

REAL PROPERTY											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		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
13050.	652.50 12.50										665.
PERSONAL PROPERTY											
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing		45% of amount in next preceding column			
NETS											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS											
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
TOTAL RECOMMENDATION											665.

CASE NO: 35.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lytton, B.C.,
January 14th, 1948.

IN THE MATTER OF THE CLAIM OF
KUNIZO SUZUKI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 35.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E
 (THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Lytton, B.C.,
 January 14th, 1948.

IN THE MATTER OF THE CLAIM OF
KUNIZO SUZUKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
 Dominion Government.

R.J. McMASTER, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 G.N.R. UPTON, Esq., Official Interpreter.
 T.P. HORROBIN, Esq., Official Reporter.

30

K. Suzuki,
In Chief.

MR. McMASTER: My lord, I would ask to proceed with the case of Kunizo Suzuki as Case No. 35. I will require the services of the Interpreter in this case, my lord. May I have the claim form, Mr. Secretary, please?

KUNIZO SUZUKI, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

10 Q Is this your signature and did you swear this declaration on the claim form?

A Yes.

MR. McMASTER: My lord, before proceeding further I would ask to amend the claim form by reducing the valuation claimed from \$23,000.00 to \$19,000.00. I might say, my lord, that I think my client was poorly advised by whoever assisted him in preparing the claim form. He had originally himself considered \$19,000.00 was a
20 fair claim and a proper claim, and whoever advised him thought it was too low and pushed it up. I persuaded him it was not proper.

THE COMMISSIONER: \$12,376.50 was the amount recovered.

MR. HUNTER: I think I should mention at this point, my lord, the gross sale price for this property was \$13,050.00 which would make the actual claim, as I see it, \$5,950.00.

MR. McMASTER: Was there something paid off on the
30 mortgage?

K. Suzuki,
In Chief.

THE COMMISSIONER: The gross sale price was what?

MR. HUNTER: \$13,050.00, my lord.

MR. McMASTER: I presume the difference between that
\$13,050.00 and the \$12,376.50 represents the
commission that was paid and some minor adjust-
ments.

MR. HUNTER: There is a statement of adjustments here.

MR. McMASTER: Q: Witness, did you ask Mr. Leckie or
myself to prepare this statement which I now
10 produce to you on your behalf?

A Yes.

Q Will you kindly sign the statement? Are the
statements contained in that document true
to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I will file that document as Exhibit 1,
my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. McMASTER: I draw your Lordship's attention to
20 the fact it refers to a rooming house known
as 215 Princess Avenue in Vancouver and to
stores which were in the same building known
as 578, 580 and 582 Powell Street. It was on
the corner of Powell and Princess. The claimant
states there were 57 rooms in all in the rooming
house in addition to the three stores.

It was a brick building of three storeys, con-
crete foundations, tar and gravel roof, and
lathe and plaster finish on the walls inside.

30 There were two city lots of 25 x 120; purchased

by him in December, 1938, for \$14,000.00, and in that statement he explains he had the stores rented for a total of \$75.00 per month prior to his evacuation, that he operated the rooming house himself but made a forced sale at the time of the evacuation of the rooming house business and entered into a lease. Unfortunately he hasn't that lease, and his recollection is the monthly rental was \$110.00 a month.

10 THE COMMISSIONER: Now he has made no claim in respect of the sale of the rooming house business.

MR. McMASTER: No, my lord. That was done prior to his evacuation.

Q Now, witness, in this statement you refer to an appraisal report which was furnished to you by the Custodian or to your solicitor by Loewen & Harvey. Is it this report of August 5th, 1944, to which you refer?

A Yes.

20 Q And I take it from your statement that you don't take exception to the description of the premises contained in this appraisal except with regard to the number of rooms, and whereas Loewen & Harvey say there are 45 suites and rooms, you say that there are 57 rooms, 35 single rooms and 11 double rooms?

A The numbers are on the doors. He says that the doors are numbered from 1 to 47, but there are 11 double rooms which would make it 58.

30 Q 58.

K. Suzuki,
In Chief.

THE COMMISSIONER: Just before you go on, I understood you to say he had bought the property in 1928.

MR. McMASTER: No, my lord, 1938, I am sorry.

THE COMMISSIONER: Yes, that is shown on the statement.

MR. McMASTER: That is correct, my lord.

Q Now, I take it from your statement also that you don't agree with the valuation of \$9000.00 placed on the premises by Loewen & Harvey?

10 A He says he doesn't consider that price is right but it is a cheap price. It is lower than it should be.

MR. McMASTER: Would my learned friend produce the original of this valuation to be filed?

MR. HUNTER: Yes.

THE COMMISSIONER: In view of that last question and answer, do I understand that the cost price to this man for building and land alone was \$14,000.00?

20 MR. McMASTER: That is correct, my lord. I am sorry, I had better clear that point. It may have included the rooming house. I will clear that up.

Q Witness, you have shown the cost price of these premises to you of \$14,000.00. Did that include the rooming house business which the previous owner had carried on in those premises?

A Just the building only. It doesn't include the business.

Q The building and the land?

A Yes.

THE COMMISSIONER: No furniture?

30 MR. McMASTER: Q: Did it include any furniture?

K. Suzuki,
In Chief.

A No, it doesn't.

Q At the time you purchased the land and the building, did you also purchase a rooming house business, that is the business that had been carried on in these premises?

A At the beginning he bought the rooming house business. He bought the rooming house business and he was operating it before he bought the building.

10 Q I see. In these premises?

A Yes.

Q And prior to his purchasing the building and the land, had he rented the business from the previous owner? Had he rented the space in the building from the previous owner?

A Yes.

20 Q And I take it from the statement that you have made that you have no special knowledge of the value of real estate in the City of Vancouver in 1944?

A No. He said he thought generally speaking that he bought the building at a cheap price.

Q I produce to you a picture. Can you identify that picture?

A: This is a photograph about the building about which we are talking.

Q And does he know when that picture was taken?

A Just a little while before he was evacuated.

30 Q That would be in 1942. Is this picture taken from the Princess Street side of the building?

K. Suzuki,
In Chief.

Is it a side view or a front view of the building?

A This is facing Princess Street. It is the front view.

Q It is the front view of the building?

A Yes, the front.

MR. McMASTER: I will file that photograph, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. McMASTER: I would ask my learned friend to admit that the building was sold on the 14th day of April, 1944.

10

MR. HUNTER: That is correct.

MR. McMASTER: For a price of \$13,050.00.

MR. HUNTER: That is correct.

MR. McMASTER: And I would ask to have marked as an exhibit the original letter from Loewen & Harvey. The witness identified a copy, shortly being the appraisal dated August 5th, 1944.

(LETTER MARKED EXHIBIT NO. 3).

THE COMMISSIONER: Yes, Mr. Hunter.

20 MR. HUNTER: Can I see Exhibit 3, please?

MR. McMASTER: My lord, might I ask my learned friend to admit the assessment on this property? Has he the 1944 assessment? I only have the 1942.

THE COMMISSIONER: The amount?

MR. HUNTER: What is the amount for 1942?

MR. McMASTER: The value of the land in the 1942 assessment was \$1855.00 and the improvements \$17,300.00.

MR. HUNTER: I have improvements, \$16,600.00.

30 MR. McMASTER: Do you know what year yours is?

K. Suzuki,
Cross-Exam.

Perhaps you will admit that is the assessment
in 1942 and if you have other evidence of change,
it can be submitted later.

MR. HUNTER: What is it again?

MR. McMASTER: \$17,300.00 on the improvements,
\$1855.00 on land.

MR. HUNTER: I have \$1855.00 on land, and \$16,600.00
on the improvements.

MR. McMASTER: I presume you will check on that date.

10

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Suzuki, this building was built in 1910?

A He doesn't know.

Q Decorations were in poor condition?

A The declaration, did you say?

Q The decorations -- the decorating?

A He says he wouldn't say it was either good or bad,
that it was a sort of average.

Q I see. And some of the cement window sills were
cracked?

20

A: He said he didn't

see. He says he didn't know the condition when
he was evacuated.

Q Did you know, Mr. Suzuki, that the electrical
wiring was condemned by the city?

A Yes, he says he knows that.

Q Mr. Suzuki, do you know what value was shown in
your Affidavit of Value when you purchased this
property? If you find he doesn't know what it
is, Mr. Interpreter, just forget it, but if he
knows, let us have it.

30

K. Suzuki,
Cross-Exam.
Re-Direct Exam.

A What is an affidavit of value exactly? Is it a tax value?

Q No, it is an affidavit that is attached to the transfer which shows the valuation for the purpose of land transfer? I think we better leave it. We will check it in the Land Registry Office. Just pass up that question. Was the \$14,000.00 you paid for the property ~~ea~~ cash transaction? I don't want to know how much or anything; I want to know if it was cash or part cash.

10

A No, it wasn't all cash. There was a mortgage.

Q I don't want a debate on this, Mr. Suzuki. I want to know if it was cash or if there was a mortgage or an agreement for sale. Please answer.

A: He said

there was a mortgage.

THE COMMISSIONER: Is there any re-examination, Mr. McMaster?

20 RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Does the witness recall how much that mortgage was?

A: \$7000.00. At the

time of evacuation it was \$7000.00.

Q Does he recall what it was in 1938 when he bought the place?

A He says about \$11,500.00.

Q And what monthly payments was he making on the mortgage? How much each month?

A He paid such amounts as he was able to. It varied.

30 MR. McMASTER: I see my learned friend has a certificate

K. Suzuki,
Re-Direct Exam.

of encumbrance, my lord, as I look over his shoulder, which shows the mortgage as being for \$11,000.00, and being with the Credit Foncier Franco-Canadien.

THE COMMISSIONER: Is that a mortgage which he assumed?

MR. HUNTER: It is the only one on the title, my lord.

MR. McMASTER: I would say, my lord, it must have been a mortgage that he assumed.

10 THE COMMISSIONER: Who is the mortgagor?

MR. McMASTER: The mortgagor doesn't show on the certificate of charge, my lord. However, the date of the registration of the mortgage would indicate he must have assumed the mortgage at the time he took it. That is all from this witness, my lord.

THE COMMISSIONER: Thank you, Mr. Suzuki. That is all.
(Witness aside)

THE COMMISSIONER: That concludes this case, does it, Mr. McMaster?

20 MR. McMASTER: Yes, my lord.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrobin
"T.P. Horrobin"
Official Reporter.

14

DEC - 2 1947

base 35-

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

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

ACKNOWLEDGED

NOTIFIED

9780

Kamada
Lillooet

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

- (1) NAME SUZUKI (Print) Surname Kunizo Given Name (RCMP) Reg. No. 04365
Avenue
- (2) Pre-Evacuation Address 215 Princes Street, Vancouver, B. C.
- (3) Present Address East Lillooet, B. C.
- (4) REAL ESTATE Ave.
- (a) Street Address (if any) 215 Princes St., Vancouver, B. C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
Lot. 15 & 16 BLK. 53 D.L. 196
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence Type of business Rooming House
(iii) Business
(iv) Any other type of property (describe) Building, Rooming house, Eureka Rooms
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
Sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$
(ii) Buildings - - - - - \$
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 19,000.00
23,000.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 12,376.50 (13050)
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 10,623.50
646.50
\$ 6,623.50
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
- (c) How stored or packed at time of evacuation

(over)

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

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

1.	_____	Estimated Value \$	_____
2.	_____	Estimated Value \$	_____
3.	_____	Estimated Value \$	_____
4.	_____	Estimated Value \$	_____
5.	_____	Estimated Value \$	_____
6.	_____	Estimated Value \$	_____
7.	_____	Estimated Value \$	_____
8.	_____	Estimated Value \$	_____
9.	_____	Estimated Value \$	_____
10.	_____	Estimated Value \$	_____

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 10,623.50
6,623.50

(6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require the services of an interpreter
at the hearing? Yes or no Yes

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

DOMINION OF CANADA }
of }
TO WIT: }

I, Kunizo Suzuki of the
of East Lillooet in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the Village
of Lillooet
in the Province of British Columbia
this 18 day of November
A.D. 1947.

Kunizo Suzuki
A Commissioner &c.

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

Kunio Suzuki
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 35-1
DATE 14 Jan 1948
FILED BY R-J McMaster

04365
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Rooming house known as 215 Princess Ave Vancouver BC and stores in the building known as 574-540-542 Powell St	57 rooms (35 single and 11 two room suites)	3 story brick; concrete foundation; tar & gravel roof; lath & plaster walls & ceilings	rooming house and stores	2 LOTS 25' x 120' each (corner)		Dec 1938
Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale		
Good Japanese district before evacuation	\$14000	Barred roof and general repairs	approx.	\$19000 ⁰⁰		

Comments re upkeep of premises:

after purchase and before evacuation I operated the premises as a rooming house and rented the stores at a total of \$75.00 per mo. the daily rate for single rooms was 60¢; the monthly rate \$9.00. the monthly rate on 2 room suites was \$15.00. most occupants were monthly tenants. as I had to evacuate, I sold my rooming house business under pressure for \$2300.00, and gave the purchaser a three year lease of the rooming house portion of the premises. my rec-

Comments re Appraiser's report not covered above:

collection is that the lease provided for a monthly rental of \$110.00. I placed rental collections and property management in the hands of Pemberton's Real Estate.

I do not take exception to the description of the premises contained in the appraisal of Lowder & Harvey Ltd dated Aug 5, 1944. except as to the number of rooms. However I do not agree with their valuation.

I have no special knowledge of the value of real estate in 1944 when the property was sold. I have heard that the prices of rooming house premises had greatly increased. I believe the assessed value would not exceed a fair market value at that date.

Kunio Suzuki
SIGNATURE



18
EXHIBIT No. 35-2

DATE 14 Jan 1948

FILED BY

R. J. McMaster.

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A. B. C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

August 5th, 1944.

Department of The Secretary of State,
Office of The Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Vancouver, B.C.

EXHIBIT No. 35-3

DATE 14 Jan 1948

FILED BY R. J. McMaster

Dear Sir:

Re: Catalogue No. 225 - 578 - 82 Powell Street
and 215 Princess Street, Lots 15 and 16,
Block 53, District Lot 196.

This property consists of two (2) lots, each 25 x 120 feet
to a 20 foot lane, situated on the South West corner of Powell and
Princess Street, and level with all frontages.

On this is a three (3) storey ^{brick} building, containing three (3)
stores on the Powell Street frontage, and 45 Suites and rooms with
entrance from Princess Street. There is a set back in the building
on the Princess frontage 4 x 55 feet and an area-way on the West side
10 x 65 feet.

Each store is 16 x 30 feet and has a toilet and small sink.
The corner is connected at the rear with the room at the back. The
first (1st) floor contains Six (6) rooms - One (1) bath and Two (2)
toilets. Second (2) and Third (3) floors each consist of Nine (9)
rooms and Five (5) - Two (2) room suites. There are two public
baths and four (4) toilets on each of these floors. There is a part
basement for heating and fuel purposes only. Heating is by hot
water system and there is a sawdust hot water heater for domestic pur-
poses.

The building was erected in 1910, and is in a fair state of repair
but decoration is poor, and some of the cement window sills are cracked.
The electrical wiring has been condemned by the City. The Tar and
Gravel roof is in fair condition.

In my opinion a fair valuation as at the date of inspection,
November 8th, 1943, is \$9000.00.

Yours faithfully,
Loewen and Harvey, Limited.

A. Rout Harvey
Director.

ARH/F.