

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1245		610.14			610.14
<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		
<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										610.14

CASE NO: 126

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 17, 1948

IN THE MATTER OF THE CLAIM OF

KIKUO SUDA

PROCEEDINGS AT HEARING

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

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kamloops, B.C.

May 17, 1948

IN THE MATTER OF THE CLAIM OF
KIKUO SUDA

PROCEEDINGS AT HEARING

20 APPEARANCES:

R.W. KENNEDY, Esq.,

appearing for the
Dominion Government.

A.E. COBUS, Esq.,

appearing for the
Claimant.

 J.R. COLLEY, Esq.,
Secretary to Kamloops
Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

K. Suda
In Chief

MR. COBUS: The claim, your honour, of Kikuo Suda,
No. 120 on the list.

KIKUO SUDA, the Claimant herein, being first
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. COBUS:

10 Q: Witness, I produce to you a statement concerning
the real estate for which you are claiming. Did
you instruct Mr. Leckie to prepare this statement
for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the
best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement as the
first exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 1)

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

20 Q: This property for which you are claiming, witness,
was located about two and a half miles from New
Westminster, B.C., is that correct?

A: About four from the City of New Westminster --
District of New Westminster.

Q: It is not more than four miles, at any rate?

A: No.

MR. COBUS: I would ask to file the Farm Appraisal Re-
port on behalf of my learned friend.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

30 MR. COBUS: The property which is the subject matter of

K. Suda
In Chief

this claim, your honour, is a parcel of land four acres in extent. It was cultivated and in crop, having 1.92 acres in strawberries and raspberries, and about 2 acres in black currants, about .08 acres was not cultivated. The land was purchased in 1928 at a cost of \$1400.00 to the claimant's father. His father gave the land to the claimant about 1940. There was no consideration for the transfer.

10

At the date of purchase there were no improvements on the land, but it was all cleared when the father purchased it in 1928. He estimates the value of the property at \$2500.00 for land and improvements which are described in the statement.

20

At a cost of \$50.00 he and his father put in about 800 feet of drainage ditches, four feet deep, which were open ditches. Planted on the property were about 15 fruit trees and three grapevines. He estimates the cost of that improvement to be \$25.00. The buildings which were erected on the property by his father and which were on the property at the time it was transferred to him consisted of a one storey house, a boathouse and garage, and a barn which was used as a packing shed. These were built at an estimated cost of \$1,000.00. There was a woodshed also on the property, but he is not including any value as having been added by the erection of the woodshed.

30

As to the appraiser's report, he says that none of the buildings were as old as the appraiser

K. Suda
In Chief

10 states. He does not agree that they were in poor condition. Admittedly they were rough buildings, but in quite fair condition when he was evacuated. Part of the house was built on scows, the rest of the house was on posts. He believes that the valuation of \$1,268.00 was substantially under a fair market value. As to the land itself, it was, he submits, excellent, well-drained land and in A-1 state of fertility and grew the best of small fruits. It was well situated and close to New Westminster. He considers that it was worth about \$2500.00 when sold by the Custodian for \$1,245.00.

Referring to Exhibit 2, your honour, the Farm Appraisal Report, I should have pointed out that the inspector puts a total value on the farm of \$1,268.00. The District Superintendent Barnet gave as his opinion the value of the property was \$1400.00.

20 Your witness.

MR. KENNEDY: Your honour, the submission of the Custodian in respect to this claim will be that the property in question was sold at a fair value after appraisal by qualified appraisors.

I would ask my learned friend to admit that the assessed value of this property in 1933 was \$1,028.00.

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

MR. KENNEDY: I have just one or two questions to ask
30 the witness.

CROSS EXAMINATION BY MR. KENNEDY:

Q: Witness, prior to your evacuation from the area did you or did you not retain Miss Janet K. Gilley in New Westminster to look after your interests? A: Yes.

Q: Did you erect any buildings on this property after you purchased it? A: Re-roofed the house roof, that is all.

10 Q: The house was on the property when you bought it? A: I didn't buy that, my father did, you see.

MR. KENNEDY: Your honour, I would ask leave to submit two letters purported to have been addressed to the Custodian by Miss Janet K. Gilley, barrister and solicitor, of New Westminster, and a letter from Coulthard, Sutherland and Company to the Custodian, subject, of course, to proof.

MR. COBUS: Subject to proof, your honour, I have no objection to those letters going in.

20 (LETTERS MARKED EXHIBIT NO. 3)

MR. KENNEDY: The letters referred to in exhibit No. 3 are: a letter of May 22, 1942 from Miss Gilley to the Custodian; a letter dated 27th of January, 1943 from Miss Gilley to the Custodian; and a letter dated February 19th, 1943 from Coulthard, Sutherland and Company, Limited, to the Custodian.

30 In respect to the letter dated May 23, 1942, it is pointed out that certain markings appear on the letter at paragraph one, underlined in red and marginally noted by a cross in red.

MR. KENNEDY: That is all.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton,
Official Reporter

10

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

J.R. Archibald

J.R. Archibald
Sub-Commissioner

20

30

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.

MAY 11 1948
Kamihara
OC

APR 15 1948

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

(1) NAME Suda Kikuo (RCMP) Reg. No. 05489
(Print) Surname Given Name

(2) Pre-Evacuation Address P.O. Box 970 New Westminster, B.C.

(3) Present Address Blind Bay, British Columbia.

(4) REAL ESTATE

(a) Street Address (if any) Municipality of Richmond, British Columbia
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 1 of Section 1, Block 4 North, Range 4 West, Map 4193, District of New Westminster, C of B 51808.

(c) Type of Real Property (cross out words which do not apply):

- (i) ~~Farm~~
- (ii) ~~Residence~~ Type of business _____
- (iii) ~~Business~~
- (iv) Any other type of property (describe) _____

(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 - - - - - \$ 1800
- (ii) Buildings - - - - - \$ 700
- (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) - - - - - \$ 2500
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1245
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1255

(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 _____

(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) - - - - - \$ 1255

(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 _____

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, K. Susan
of Tappen in the Village
of 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 City
of Kamloops
in the Province of British Columbia
this 13th day of March
A.D. 1948
[Signature] A Commissioner &c. K. Susan

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.

Unable to locate statement from Custodian regarding sale of property.

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

March 18th 1948.

Mr. Kikuo Suda, Reg.No.05489,
Blind Bay, B.C.

Dear Sir:

Re: CLAIM OF KIKUO SUDA

This will acknowledge receipt of the claim of the above in connection with property sold by the Custodian.

For your information the Custodian will be forwarding to you particulars in regard to the valuation made for him of any Real Property involved. Statements of account have previously been supplied to all persons evacuated from the protected area, whose property has been taken over.

If the above claimant did not receive his statement of account, or has lost it, please advise the undersigned, who will supply you with a duplicate.

If the claimant has filed a claim in person and proposes to retain a lawyer to present the claim, he should immediately deliver to his lawyer the valuation report and all other documents received from the Custodian.

Prior to the date of hearing, any further relevant documents which the Custodian intends to use at the enquiry will also be made available to the claimant.

The claimant or his lawyer will be given notice later of the time and place fixed for the hearing of his claim, which in so far as possible will be at a point near the present residence of the claimant.

Yours truly,

Secretary to the Commission.

K. SUDA.
(Claimant's Name)

REAL ESTATE
(Farm Land)

Clearance No. 126-1
MAY 17 1948
Reg. No. 05489

LAND	Acres	Date of Purchase	From Whom	Cost Price
Uncleared <i>none</i>				
Cultivated not planted <i>not</i>	<i>0.08 ac</i>	<i>about 1929</i>	<i>Father gave to me about 1940</i>	<i>Father paid 1400 for property.</i>
Cultivated and not in crop				
List Crops				
<i>Bleed currants 2 ac</i>				
<i>Strawberries & raspberries - 1.92 ac</i>				
<i>(on Kahu Island)</i>				
Total <i>2.92 ac</i>				

Uncleared or cultivated at date of Purchase

Improvements at date of Purchase

Estimated value at Date of Sale

all cleared none when father bought (land and improvements) \$2500.00

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
<i>my father put in about 800' of drainage ditches (open) - after 1929 - even labour & hired help.</i>		<i>500</i>
<i>" " planted about 15 fruit trees and 3 grape vines - est value (cost) -</i>		<i>2500</i>

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value	Cost
<i>erected by father</i>										
<i>House (one story)</i>		<i>15x58</i>	<i>frame on posts - shingle roof - 1/2 painted one room - plaster walls wood lined - 1st floor no cellar</i>	<i>about 1929</i>	<i>finished about 1929</i>	<i>hired labour and bought material</i>			<i>750.00</i>	<i>1500.00</i>
<i>Bathhouse & garage</i>		<i>16x40</i>	<i>frame on posts - shake roof</i>	<i>about 1936</i>						<i>100.00</i>
<i>Barn (padding shed)</i>		<i>15x30</i>	<i>frame on posts - shake roof</i>	<i>about 1938</i>						

Woodshed also but no estimate of cost - dont consider of much value

Comments re Appraiser's report not covered by above information:

none of the buildings were as old as the appraiser states. I would not agree that they were in poor condition. They were admittedly rough buildings but were in quite fair condition when we were evacuated. Part of the house was built on screws, rest of house was on posts. I believe the valuation at 1268 was substantial - fully under a fair market value.

Comment this was excellent, well drained land in an A1 state of fertility and grew the best of small fruits. It is well situated and close to New Westminster. I consider it was worth at least \$2500.00 when sold by the Custodian for 1245.00

K. Suda
SIGNATURE

BC-465P

Farm Appraisal Report

EXHIBIT No. 126-2
DATE MAY 17 1948
FILED BY M. Blum
File No. J.L.501

Land Description Lot 1 of Frac. Sec. 1, Blk. 4N, Rge. 4 W. of Coast Meridian.

House not numbered. Containing 4 Acres

Owner's Name SUDA, Kikuo Post Office Address Queensborough.

Nearest Rail Point New Westminster, B.C. Distance 2 1/2 miles

Market Town " " " Distance 2 1/2 "

Church (give denomination) " " all denominations Distance 2 1/2 "

Nearest School Local public school Distance 1/2 "

State how property was identified: map location and corner posts.

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

Direct access to Dyke Road - fair gravel road.

Is this district a good one? Fairly good. Specialised farming and industries.

Employment opportunity Good. New Westminster industries.

Predominating Nationality and religion: Mixed nationals.

Describe Fencing and its condition: No fencing. Value \$

Water supply: Domestic supply from municipal system. Value \$

Electricity - power lines not extended to this locality.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	15 x 58	Frame	1 st.	Shgl.	20	Wood	Poor	\$250.00
Boat house & garage	16 x 42	"	1 "	Shke	20	"	"	80.00
BARN Woodshed	12 x 32	Poles & Shke	1 "	"	20	"	"	-
BARN Pkg. shed	15 x 30	Frame	1 st.	"	20	"	"	50.00
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 380.00

Total Value Buildings add to farm \$ 280.00

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

Describe the basement and chimneys: No basement; metal chimney.

No. rooms downstairs? 4 Upstairs? - How finished One room lined V. joint; wood-lined.

Are buildings painted? No. Condition of paint -

Distance from nearest bush No bush.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.92	Level <i>3.92 acres</i>	Clay loam 18 to 20.	Clay	Bush fruit and berries and vegetables.	\$250.	\$980.00
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
Area Unsuitable for Cultivation.						
.08	Outside of dyke - poor building site on river front. <i>.08 acres</i>			Suitable for small boat anchorage.	\$100.	8.00

Total value of Land \$ 988.00

Total added by buildings to value of farm \$ 280.00

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

Total value of farm \$ 1268.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Land operated by Chinese tenant, mainly in bush fruit and vegetables in fair state of cultivation and production.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Suitable for truck farming or production of cane and bush fruits.

Noxious weeds: None of consequence.

Municipality of Richmond.

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

Assessment: Land - \$648. Taxes 1942 - \$20.84.
Imp. - 380.
Taxes included dyking and drainage. Domestic water \$2.00 per month plus 50 cents per head of stock kept.

Date: 11th July, 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 10th day of July 19 42

Inspector's Signature

"H. L. SINCLAIR"

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

Farm Appraisal Report

SUDA, Kikuo

Remarks: This is a 4-acre parcel of low-lying land, well-drained and protected by dyke. The soil is of a good type and judging by crop growth a good state of fertility exists.

Included in the total acreage is a narrow strip of land situated between the dyke and river line which is used as building site. The buildings situated on this strip are of shack-like construction and in poor condition with foundation on piles and scow.

The cropped area is leased to Yee Sang to March, 1943, for \$130.00 The dwelling is occupied by Percy Badger who pays a rental of \$12.00 per month to E.Hoffman. Hoffman apparently has a lease on the buildings but I was unable to contact him in this regard.

(FOR ORCHARD LANDS ONLY)

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

Low-lying land within the Richmond drainage and dyking system.

Drainage is assisted by pumping system when required.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Dyking and drainage charges are included in the general tax.

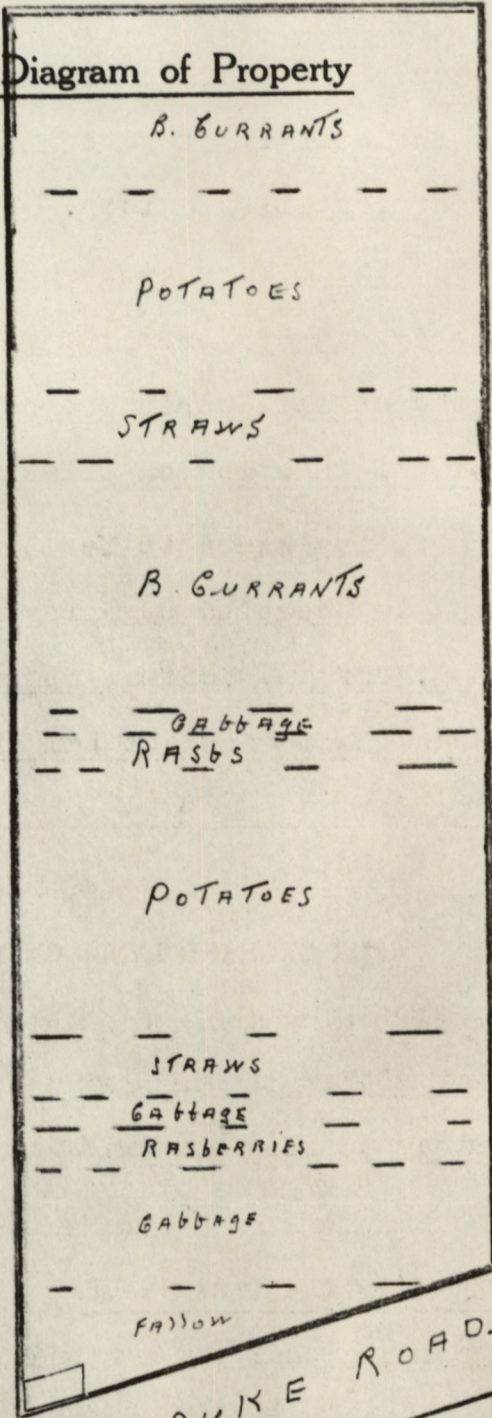
Pumping charges fluctuate from 15¢ per acre.

ORCHARDS, SMALL FRUITS, ETC.

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

		<u>Present Value</u>
Black Currants	- 1.28 acs.	\$
Potatoes	- 1.35 "	\$
Strawberries	- .39 "	\$
Raspberries	- .24 "	\$
Fallow	- .16 "	\$
Cabbage	- .50 "	\$
	<u>3.92 "</u>	\$
Approximately .08 outside of dyke - river frontage.		\$
		\$
Total \$		<u> </u>

Amount fruit trees add to value of farm \$



SAED

DYKE ROAD.

SCALE 100' = 1" INCH

LOT 1 - of FRAC. SECT-1-Block 4 N. R. 4 W. of 60 AST. MER.

KIKUO - SUDA.

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

value is \$ 1400

Date 17th July 19 42

District Superintendent.

Miss Janet K. Gilley
Barrister and Solicitor
Notary Public

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Shear

TELEPHONES:
OFFICE 1923
RESIDENCE 122

RECEIVED
MAY 23 1942

Handwritten signature/initials in red ink

411 WESTMINSTER TRUST BUILDING,
713 COLUMBIA STREET,
NEW WESTMINSTER, B. C.
May 22, 1942.

EXHIBIT No. 126-3
DATE MAY 17 1948
FILED BY M. Kennedy

R. P. Alexander, Esq.,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville,
Vancouver, B. C.

adm 7
auth 17/6

Dear Sir:

Re: File #5457.

I beg to advise that the Japanese, Kikuo Suda, has rented his house to E. Hoffman, a fish peddler, 1506 Nanaimo Street, New Westminister. The terms of rental are \$50.00 per year, plus water rate-\$24.00 per year, commencing May 1, 1942. This rent and the rent from Yee Sang, Chinese who leased the land, has already been paid to the Japanese. There is also a small house on the property owned by H. Oikawa. He pays no rent to Suda for the land on which his house is situated.

wrong

Regarding insurance, I have been unable to obtain insurance on the dwelling which is valued at about \$300.00 as there are two stove pipes instead of brick chimneys and the house is close to other buildings. The house itself is in a very dilapidated state. The roof is covered with moss and presents a very poor risk as far as fire is concerned. I would suggest that you make arrangements from your office to cover this property as it might be possible for you to arrange it where I cannot.

Kindly advise if you wish me to try elsewhere to obtain this insurance or if a letter from the Japanese owner releasing the Custodian from liability in the event of fire, would be sufficient.

Yours truly,
Janet K. Gilley
D. J.

JKG:DW

Miss Janet K. Gilley

Barrister and Solicitor

Notary Public

EVACUATION SECTION

Rec'd JAN 28 1943

File No. 5457

Ans.

Referred Gibson

TELEPHONES:
OFFICE 1923
RESIDENCE 122

RP
[Handwritten signature]

411 WESTMINSTER TRUST BUILDING.
713 COLUMBIA STREET.
NEW WESTMINSTER, B. C.
January 27, 1943.

126/3

Mr. S. M. Gibson,
Insurance Department,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: File #5457 - Kikuo Suda

Referring to your letter of November 6th, I was hoping to be able to get down again to look over the above property but owing to weather conditions and shortage of gasoline I have been unable to do so. I attended last May with J. S. McIntosh, Insurance Agent of this City, at the property and found that Suda had a dilapidated dwelling -- without brick chimneys -- which is situated on the dyke and towards the water. I enquired at the house, which was full of Japanese women and children at the time, and they said that Kikuo Suda lived there but was at present in town. We met Suda later and explained the matter to him and he said he had never had any insurance on his house. The next day he came into the office and said that if we could get insurance on it to do so, and as I wrote you on May 22nd, we were unable to do so. I am to-day writing the Municipality of Richmond for an assessment notice and will let you know further if there is any other dwelling that I did not see on the property. The fact that the house is now rented to Hoffman for \$50.00 per year would seem to be additional evidence that the dwelling is worth very little.

*Received -
see letter
Jan 27/43*

Yours truly,

[Handwritten signature]

JKG:DW

TELEPHONE 106

126/3

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

EVACUATION SECTION	
Rec'd	FEB 22 1948
File No.	5457
Ans.	
Referred	Gibson

RP
7

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

Your File: 5457.

February 19, 1948.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Gibson.
RE: Kikuo SUDA.

Dear Sir:

As requested in your letter of February 12th the writer has inspected the property of the above man and regrets to report that it is of practically of no value and we feel sure that our company would decline the risk.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard
F. H. Coulthard.

*Insurance
little value to
Co do not want
with me*

Vernon, B. C.,

February 23rd, 1948.

Mr. Kikuo Suda,
Tappen, B.C.

Dear Sir:

Referring to your letter of the 6th instant, will you please complete your claim and send it to us properly declared with as little delay as possible, and at the same time we wish you to explain the reasons for your delay in filing your claim.

Yours truly,



A. WATSON, Esq.,
Secretary.

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

February 11th 1948.

Mr. A. Watson,
c/o Plaza Hotel,
Kamloops, B.C.

Dear Mr. Watson,

The attached letter from Kikuo Suda,
Tappen, B.C. has just been received, through the
Custodian's Office. I do not know if any ruling
has been made about these late claims.

Sincerely,

J. James White

W

ask reasons for delay in filing claims

Yours truly,
Frank Coleman,
Feb. 6, 1948.

The Commissioner,
% the Office of the Auditor
Royal Bank Bldg.
Vancouver, B.C.

Dear Sir:

I mailed my property loss claim form to the Corporation
Committee on Japanese Losses but was informed
that my form was not to late and cannot
be taken care of. Will it be alright if I have
the "Declaration" signed by a Notary Public and
mailed to your office. I would appreciate very
much if you are able to send me a immediate
reply, as I will be extremely sorry.

Thank you.

Yours truly,
Frank Coleman

FEB 10 1948

February 11th 1948.

Mr. A. Watson,
c/o Plaza Hotel,
Kamloops, B.C.

Dear Mr. Watson,

The attached letter from Kikuo Suda,
Tappen, B.C. has just been received, through the
Custodian's Office. I do not know if any ruling
has been made about these late claims.

Sincerely,

Suda asking if he can file claim
with Commission now.