

Name of Claimant **SUZUKI, Koto**

Case.....**367**.....

Custodian File **12771**

<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	
4950.00 4925	247.50 25.00									272.50
<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			
229.05	110.15	33.04						33.04		
TOTAL RECOMMENDATION									305.54	

CASE NO: 367.

JAPANESE PROPERTY CLAIMS COMMISSION.

Nelson, B. C.,

March 9th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) KOTO SUZUKI.

PROCEEDINGS AT HEARING.

CASE NO: 367.

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

Nelson, B. C.,
 March 9th, 1948.

IN THE MATTER OF THE CLAIM OF
KOTO SUZUKI.

PROCEEDINGS AT HEARING.20 APPEARANCES:

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

A.W. FISHER, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 G.N.R. UPTON, Esq., Official Interpreter.
 G. HAMBLETON, Esq., Official Reporter.

30

MR. FISHER: Nos. 9 and 10 on the list, my lord, Mrs. K. Suzuki. My lord, there are two claims filed, we will try to deal with the two of them together as we go along. We have two pieces of real property with chattels in each.

THE COMMISSIONER: There is no reason why they shouldn't be dealt with as one. For the record, Mr. Reporter, we will deal with the two claims by this lady at one time and call the two together Claim No. 367.

10

(MRS.) KOTO SUZUKI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. FISHER: I might deal with the two claim forms first, my lord. There are certain amendments to be made to them.

Dealing first with the property 357 Powell Street, Vancouver, B.C., the correction in the claim will be \$7500.00 for the real property.

THE COMMISSIONER: That is in lieu of the \$8838.70?

20 MR. FISHER: That is correct, my lord, and a credit of \$3200.00. I think in many instances these people didn't allow for the sale charges, and so on. That leaves a net realty claim of \$4300.00. The personalty claim is reduced from \$265.00 to \$229.05, and the Custodian credit is \$110.15 leaving a net there of \$118.90 which makes a gross claim of \$4418.90.

30 In the claim with regard to 526 Alexander Street, a residence, the real property valuation is amended to \$4000.00, the Custodian credit to \$1750.00,

Discussion.
K. Suzuki,
In Chief.

leaving a net claim of \$2250.00. On the chattels
the amendment is to \$389.00 even.

THE COMMISSIONER: Reduce the \$640.00 to \$389.00.

MR. FISHER: Yes, my lord. I will supply my friend with
an amended valuation list in a minute.

MR. HUNTER: I see.

MR. FISHER: \$389.00 and a credit for sale of \$225.00--
it is the same as it was before--leaving a net
claim there of \$164.00 to be added to the \$2250.00.
10 The gross net claim is \$2414.00.

DIRECT EXAMINATION BY MR. FISHER:

Q Mrs. Suzuki, you have had an opportunity of going
over the claim with regard to the real estate for
Powell Street and you have signed it. Is it true
and correct? A: Yes.

MR. FISHER: Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. FISHER: There is just one correction on that which
20 she made this morning, it is already noted. The
word "upstairs" is shown with regard to a certain
expenditure in the way of improvements made by the
Custodian, \$438.70.

Q I produce to you a personal property claim together
with a list attached showing a list of goods and
totalling \$229.05, which you have signed. Is that
true and correct? A: Yes.

MR. FISHER: Exhibit 2, my lord.

(STATEMENT MARKED EXHIBIT NO. 2).

30 Q I produce to you a realty claim in regard to the

Discussion.
K. Suzuki,
In Chief.

Alexander Street property which you have gone over this day and signed. Is it true and correct?

A Yes.

MR. FISHER: Exhibit 3, my lord.

(REALTY CLAIM MARKED EXHIBIT NO. 3).

Q I ask you the same question with regard to personal chattels list situated at Alexander Street.

A Yes.

MR. FISHER: Exhibit 4, my lord.

10

(STATEMENT MARKED EXHIBIT NO. 4).

MR. FISHER: I shall trouble my friend for some real estate valuation forms in this matter. I file as Exhibit 5, my lord, on behalf of my learned friend the valuation of the Powell Street property by J.R. Reid & Company. Possibly we might pencil on it the assessed values. Have you those as well, Mr. Hunter?

MR. HUNTER: For Powell Street, land \$3125.00; improvements, \$1700.00; total \$4825.00.

20 THE COMMISSIONER: That assessment is for what year?

MR. HUNTER: 1944, my lord.

THE COMMISSIONER: \$4825.00.

MR. HUNTER: \$4825.00, the total, my lord; \$3125.00 for the land and \$1700.00 for the improvements.

MR. FISHER: Exhibit 5, my lord. I have pencilled those in, on land \$3125.00, improvements \$1700.00, total \$4825.00 for the year '44, city of Vancouver.

(APPRAISAL MARKED EXHIBIT NO. 5).

30

MR. FISHER: The Loewen & Harvey appraisal. Could I have the assessment figures on the other property?

Discussion.
K. Suzuki,
In Chief.

MR. HUNTER: For '42, the land was \$700.00, and the improvements, \$1650.00, making a total of \$2350.00, my lord.

MR. FISHER: They have assessed that property at \$1700.00. It is an assessment of Loewen & Harvey. It will be Exhibit 6, my lord.

(APPRAISAL MARKED EXHIBIT NO. 6).

THE COMMISSIONER: What is the appraisal then -- \$1700.00?

MR. FISHER: \$1700.00, my lord. Possibly at this point
10 for the record we might have the sale prices. In connection with the Powell Street property, the sale price was \$3200.00, and the Alexander property --

THE COMMISSIONER: Just when was it sold?

MR. HUNTER: 28th August, '44, my lord.

MR. FISHER: And the Alexander Street property sold for \$1750.00. When?

MR. HUNTER: 23rd September, '43, my lord.

MR. FISHER: I ask, my lord, to file as an exhibit, as
20 Exhibit No. 7, the analysis of personal property claim for the Powell Street property.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. FISHER: I file that on behalf of my learned friend, and the Alexander Street property analysis, personal property claim, Exhibit 8.

(ANALYSIS MARKED EXHIBIT NO. 8).

MR. FISHER: I don't know if there is anything I wish
30 to bring to your Lordship's attention with regard to the real estate that is not already apparent from the assessment figures and the valuations.

It is pretty well conceded by the claimant on Exhibits 1 and 3 that she is not familiar with real estate values. She feels that the claims are reasonable and would be subject to further proof by ourselves in that regard.

THE COMMISSIONER: Is there any question of lost goods in the personal property claim?

MR. FISHER: I will just deal with that now. Exhibit No. 7, I believe, my lord, the personal property claim for 357 Powell Street -- is that correct? What have you got for Exhibit 7 there? You haven't got it described yet.

THE SECRETARY: No.

THE COMMISSIONER: That is Powell Street. That is the Custodian's analysis.

MR. FISHER: Yes. You will note, my lord, you have in the left hand column the list of the declaration and in the right hand column the articles that were found and sold by the Custodian. A substantial number of them are lumped. You will note there are only three or four items that apparently brought any price as a unit.

MR. HUNTER: Excuse me, my lord, that is not accurate. That is lumped just for the benefit of the analysis. Many of them were sold separately but they lumped things like furniture and tools.

MR. FISHER: You aren't able to give us the details then.

MR. HUNTER: Oh yes.

MR. FISHER: You will? All right.

Q The goods on the Powell Street property, Mrs. Suzuki, the personal goods which you have listed, in whose care did you leave those?

A I went over to Pemberton's and left the key and packed up the goods and left them in the house.

Q Do you know if it was rented before the Custodian took over and removed the goods?

A Before I left, I rented the upstairs and I went to see Pemberton's in this connection.

10 MR. FISHER: My learned friend pointed out that they acknowledged inventorying these goods and they have all been sold. It is only a question of valuation. There is no dispute about their being lost in between that time. So there is no point in pursuing that.

THE COMMISSIONER: I see.

MR. FISHER: Q: What disposition did you make of the goods in the Alexander Street property?

20 A I left all these things there as I thought perhaps I may be returning, and I left them in charge of the tenant.

MR. FISHER: On the claim form, my lord -- I don't think I need to develop it by questions--she states, with regard to Exhibit 4, the personal chattel claim 1, Alexander Street, the yellow sheet, she sets out the details at the bottom.

THE COMMISSIONER: What exhibit number is that?

30 MR. FISHER: I think it is 4, my lord. That is my recollection of the way they went in. It is headed up "claim 1, Alexander Street, personal

chattels".

MR. HUNTER: It is Exhibit 4, my lord.

MR. FISHER: It also has a list attached, my lord.

THE COMMISSIONER: Yes.

10 MR. FISHER: I would just draw your Lordship's attention to the statement at the bottom there, "List attached covers all articles claimed for". And the comment, "The Custodian wrote me in Slocan City where I was evacuated to, to the effect these goods would be removed and sold unless otherwise disposed of. I then corresponded with the tenants, Mr. and Mrs. Van Sickler, and finally agreed to take \$225.00 for the articles in respect of which I am now claiming an estimated value as above . . ." and that figure is now amended to \$389.00.

THE COMMISSIONER: Wait a minute. Which is amended?

MR. FISHER: It has been amended up at the top but possibly not below.

20 THE COMMISSIONER: She made the sale of these goods herself, did she?

MR. FISHER: That is correct.

THE COMMISSIONER: How can she make any claim for them now?

MR. FISHER: Not unless the terms are widened, she can't; there is no question of that. We are taking the position she had no alternative to speak of. She got a letter from the Commission on the matter.

30 THE COMMISSIONER: Well I think I had better dispose of that now, Mr. Fisher. I have no authority to entertain a claim in those circumstances.

K. Suzuki,
Discussion.

MR. FISHER: That is what I expected. I realized it at the time of preparation.

THE COMMISSIONER: I will disallow the claim for the chattels left in the Alexander Street house.

MR. FISHER: That were sold to the tenant?

THE COMMISSIONER: Yes. Not all the goods were sold to the tenant?

MR. FISHER: I think our position is that they were all turned over to the tenant.

10 THE COMMISSIONER: All the chattels, that is the way I read her statement in Exhibit 4.

MR. FISHER: Yes, that is correct, my lord. That completes the evidence, my lord.

MR. HUNTER: It is submitted, my lord, that both these properties as a real property were sold for their fair market values. It is submitted that the chattels claimed in connection with 357 Powell Street were sold for their fair market value. If my friend wishes details of any of the items sold there, he can refer to the auction sheets in our file, but the items were all sold, my lord. There is no question of loss, destruction or theft. It is purely a question of value.

20 THE COMMISSIONER: Yes.

MR. HUNTER: For articles, for which they claimed \$229.05, the Custodian received \$125.15. There are no questions, my lord.

THE COMMISSIONER: That is all, thank you, Mrs. Suzuki.

(Witness aside).

(PROCEEDINGS ADJOURNED SINE DIE)

20

Certified a true and accurate transcript.

Gordon Hambleton
"G. HAMBLETON"
Official Reporter.

Case 367

NOV 28 1947

True

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

[Signature]

12771

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

(1) NAME SUZUKI, Koto (RCMP) Reg. No. 01493
(Print) Surname Given Name

(2) Pre-Evacuation Address 526 Alexander St., Vancouver, B. C.

(3) Present Address 1040 Brown Blvd., Verdun, P. Q.

(4) REAL ESTATE

(a) Street Address (if any) 526 Alexander St., Vancouver, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 14 Block 42 DL 196

(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 - - - - - \$
- (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) - - - - - \$ ~~4550.00~~ 4000

(v) Amount at which Custodian sold property and credited your account - - - \$ ~~1662.50~~ 1750

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ ~~2887.50~~ 2250

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

Left on above premises

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

house

(c) How stored or packed at time of evacuation Left as is.

(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")

Left with Pemberton's Real Estate and subsequently taken over by Custodian.

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

- | | | |
|---|--------------------|---------|
| 1. Furniture, Oil Burner, kitchen range, | Estimated Value \$ | |
| 2. sawdust burner, linolium, carpenter's tool | Estimated Value \$ | |
| 3. drapes, table lamps, flower baskets, | Estimated Value \$ | 389- |
| 4. potted plants and lumber. | Estimated Value \$ | 640.00 |
| 5. _____ | Estimated Value \$ | |
| 6. _____ | Estimated Value \$ | cr. 225 |
| 7. <u>2 ch 2 12771</u> | Estimated Value \$ | #164 |
| 8. _____ | Estimated Value \$ | |
| 9. _____ | Estimated Value \$ | |
| 10. <u>Custodian's price</u> | Estimated Value \$ | 225.00 |

TOTAL CLAIM FOR PROPERTY LOSS \$ 415.00

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)) - - - - - \$ 3302.50 2414-

- (6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Nelson, B.C.
- (b) Do you require the services of an interpreter at the hearing? Yes or no yes

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)
Province of B. C.)
TO WIT:)

address claimant at Hoxan City - B.C.
where claim to be heard in Nelson

I, Koto Suzuki of Montreal of the in the Province of Quebec

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 Nelson)
in the Province of B.C.)
this 18 day of Nov.)
A.D. 1947.)

Koto Suzuki

[Signature] 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.

Reasons for delay

PERSONAL PROPERTIES

526 Alexander St.,
Vancouver, B. C.

1 Chesterfies chair	\$ 25.00
1 " " with cover	50.00
1 Arm Chair	10.00
1 Oil Burner	90.00
5 Plants	25.00
2 Tables	25.00
Drapes	25.00
1 Kitchen Table 4 Chairs	20.00
1 Kitchen Range	150.00
1 Saw Dust Burner	25.00
Linoleum	25.00
Carpenter Tools and Lumber	40.00
3 Beds	75.00
2 Dressers	20.00
4 Chairs	10.00
4 Pair Drapes	12.00
Table Lamps	3.00
Flower Baskets--Vase	10.00

Amount paid for goods \$640.00

Amount received 225.00

Amount of loss \$415.00

Received letter from Custodian stating goods must
be sold by auction or self.

Modiste Limited
Complete Ladies' Wear

ALSO MADE TO ORDER

VANCOUVER, B.C.

November 24, 1947

Nelson

The Honorable Mr. Justice Henry Irvine Bird,
Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Please note that although my address is marked as 1040 Brown Blvd., Verdun,
P.Q., I am at present visitng friends in B.C. I have marked on the form that I would want
my hearing to take place in Nelson, B.C. Please advise me at Nelson, B.C.
when my hearing will take place in Nelson. Thank you.

Yours very truly,

Mrs K Suzuki

Mrs. K. Suzuki

Koto Suzuki

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

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

ACKNOWLEDGED
[Signature]

12771
Nelson

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

(1) NAME SUZUKI, Koto (RCMP) Reg. No. 01493
(Print) Surname Given Name

(2) Pre-Evacuation Address 355-357 Powell St., Vancouver, B. C.

(3) Present Address 1040 Brown Blvd., Verdun, P. Q. *See letter attached for address*

(4) REAL ESTATE
(a) Street Address (if any) 357 Powell St., Vancouver, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 30 Block 40 DL 196

(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 - - - - - \$ _____
(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) - - - - - \$ 8838.70 *7500.*
(v) Amount at which Custodian sold property and credited your account - - - \$ 3090.50 *3200*
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 5848.20 *4300*

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation
Stored in above premises
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
house
(c) How stored or packed at time of evacuation
stored in one room

(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")

Taken over by Custodian

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

1. Inventory of chattels re: Custodian's	Estimated Value \$	
2. File No. 12771	Estimated Value \$	265.00
3.	Estimated Value \$	229.05
4.	Estimated Value \$	
5.	Estimated Value \$	110.15
6.	Estimated Value \$	
7.	Estimated Value \$	
8.	Estimated Value \$	
9.	Estimated Value \$	
10. Custodian's price	Estimated Value \$	82.00

TOTAL CLAIM FOR PROPERTY LOSS \$ 183.00

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) - - - - - \$ 6031.20 ^{4418.90}

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

Nelson B.C.

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

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)
Province of B. C.)
TO WIT:)

I, Koto Suzuki
of Montreal

of the
in the Province of Quebec

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 B.C.)
this 18th day of Nov.)
A.D. 1947.)

Koto 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.

NOV 28 1947

Modiste Limited
Complete Ladies' Wear

ALSO MADE TO ORDER

VANCOUVER, B.C.

November 18, 1947

The Honorable Mr. Justice Henry Irvine Bird,
Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

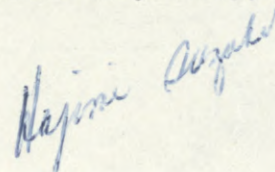
Dear Sir:

Re: Claim on real property located at 355-357 Powell St. Vancouver, B.C.

The aforementioned property was transferred from my mother, Mrs. Koto Suzuki, to myself in the spring of 1941. However this was for administrative purposes only and incomes derived from the property was and had been until the sale by the Custodian, used by my mother for her livelihood.

At the time of the Evacuation from the Coastal area in 1942, my mother declared this property to the Custodian. Such being the circumstances of this property I waive all rights in favor of my mother and if any monies be realized from this present investigation, I wish it to be that my mother Koto Suzuki be beneficiary.

Yours very truly,



Hajime Suzuki, 06931

(Mrs) Kato Suzuki
(Claimant's Name)

REAL ESTATE
(Other than farm)

- 01493 -
Reg. No.

Claim I Powell St property
(Vancouver)

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
Premises 355-7 Powell St. Vancouver - store & living quarters (main floor) size - 25' x 120' (bull size)	main floor - store in front - 2 rooms & sink & toilet behind - upstairs - 7 rooms & bath with sink & toilet -	frame shingle walls - shingle roof - concrete foundation - no cellar - vinyl tile (up & down) - bir flooring -	store in front down - living quarters - store	25' x 120'		1926

Type of Locality of lot
Business district
mostly Japanese -

Cost Price
\$6000

Improvements made by Claimant
(a) In 1926 and in 1932 built full concrete foundation and re-shingled sides & roof - cost (labour & materials) approx. 2400.00
(b) Electrical work done by Custodian & charged to my account - upstairs \$438.70

Estimated Value Date of Sale
\$17500.00
(Land + improvements)

Comments re upkeep of premises:
See improvements opposite - when I left the property in 1942 it was in very good repair -

EXHIBIT No. 367-1
DATE 9 Mar 1948
FILED BY a. Fisher

Comments re Appraiser's report not covered above:

I consider that the appraisal for \$3200.00 - determined by the Custodian in July 1944, is much below the fair market value of the property. In 1940, I rented the store and the quarters behind for \$35 per mo; and the upstairs living quarters the same year for \$45.00 per mo. In estimating value for this property in my claim form, I took the total cost price to me and added the cost of the improvements noted above. I have since been advised that this is not a proper basis for arriving at market value, and have re-estimated value at \$17500.00. However, I am totally inexperienced as to estimating values for real estate and shall have to leave the matter of ascertainment of fair market value to the Commissioner, with such assistance as counsel may see able to give him. I believe that the sale by the Custodian in Aug 1944 did not represent and was far below a fair and adequate value.

Mr. K. Suzuki.
SIGNATURE

(Mrs) Koto Suzuki
(Claimant's Name)

PERSONAL CHATTELS

01493-
Reg. No.

Claim II In 355-7 Powell St
Vancouver

Description of Major Items
(and particularly of goods
lost, stolen or destroyed)

Approximate
Date Purchase

New or Used
When Purchased

Price Paid

Condition when
Evacuated

Estimated value
at Date of Evacuation

See complete list of articles
claimed for (and values) attached
hereto. Total (est) value —

\$ 229.05

EXHIBIT No. 367-2
DATE 9 Mar 1948
FILED BY a. Fisher

Description of Storage of Goods:

all of these goods were left in the living quarters at
the rear of 355-7 Powell St. Vancouver. The premises were looted.
The Custodian later removed and sold these goods.

General Statement as to Chattels not Described above:

n/a —

Additional Comments, if any:

In estimating values I have allowed for depreci-
ation —

Mrs K Suzuki
SIGNATURE

LIST OF CHATTELSEstimated ValuesQuant.

		\$
1	Roll of used burlap	.20
	Roll rubber matting	5.00
	Iron board	2.00
	Broken cardboard wardrobe	.75
	Door	7.00
	Door	7.00
	Door	10.00
	Chair	1.50
6	Kitchen chairs	9.00
	Tools	6.00
	Crosscut saw	10.00
	Tools (garden)	8.00
2	Postcard display rack	2.00
	Kitchen table	4.00
	Bookshelf	2.00
	Umbrella stand	4.00
	Oak table	6.00
3	Chairs	5.00
	Leather case	3.00
	Small cabinet	3.50
	Basket and contents	3.00
2	Gas radiants	40.00
	Copper tea kettle	3.00
3	Bunkpads	6.00
2	White tables	3.00
3	Pictures	3.00
	Table	1.00
	Glass cabinet	10.00
	Bamboo bookstand	.25
	Low chair	.75
2	Broken tennis racquets	.25
	Pair of drapes	2.50
	Clothes hanger	3.00
	Stepladder	3.00
	Window glass	5.00
	Vase	5.00
	Pots	.25
	Box miscellaneous	2.10
	" "	.45
	Felt paper	.25
	Large cupboard with screen doors	5.00
	Box of junk	1.30
	Music stand	2.00
2	Child's trunks	8.00
	Mahogany door	25.00

TOTAL\$ 229.05

(Mrs) Koto Suzuki
(Claimant's Name)

REAL ESTATE
(Other than farm)

01493
Reg. No.

Claim II - Alexander St
(Vancouver)

Type of Premises (e.g. House, Store, etc.)	when bought No. of Rooms	when bought Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Premises # 526 Alex- ander St, Vancouver BC (one story house when bought)	4 rooms & bath	Frame siding on posts - shingle roof - frame foundation - no cellar Cath & plaster (papered) fir floors	Residence	25' x 120'		1925

Type of Locality
medium class,
mixed residential
district

Cost Price
\$1000

(a) Improvements made by Claimant
Estimated Value Date of Sale

In 1935 built 2nd story over front
portion of house (30' x 21') - raised
whole house and put concrete
foundation all around - all of
the rooms (including bathroom)
were completely rebuilt - new
plumbing and electrical fixtures
were installed - when finished
the rebuilt house contained 7
rooms + bathroom - the outside
walls and the roof were shingled.
Fireplace & chimney (from pump) built
in living room - new fir floors laid
throughout - cost of all (labour &
materials) approx \$5500

\$4000
(Land +
Improvements)

EXHIBIT No. 367-3
DATE 9 Mar 1948
FILED BY a. Fisher

Comments re upkeep of premises:
Improved property as noted.
Opposite kept in good
repair and house was in
good condition when I
left it.

Comments re Appraiser's report not covered above:
When I left the property the roof
was in good condition. I had
painted the house in 1940 and
the paint was still good. In
my opinion the appraiser at
\$1700 is much below a fair
estimate of the worth of the
property.

(b) In 1936 built a sheet metal garage
(walls + roof) - cost (labour + materials) approx \$2000

Comment - Before leaving, I rented this property (furnished) at 25.00 per month.
& fixed rent at this low figure as tenant agreed to care for property and
brought the my furniture & effects. In my claim form I inserted value
for this property at actual cost to me (ie original cost plus cost of
improvements). I have since been advised that this is not a proper basis
for estimating value and have re-used value to Mrs K. Suzuki.
\$4000.00 which I believe would be the lowest it would be however
the worth when the custom car sold in Sept 43 for 1750. I have never
had no experience in valuating properties and shall leave the
matter of determination of fair value, when sold, to the Commission.

SIGNATURE

(Claimant's Name)

PERSONAL CHATTELS

- 01493 -

Reg. No.

Mrs Kato Suzuki

Claim I - In 526 Alexander St, Vancouver

Description of Major Items
(and particularly of goods
lost, stolen or destroyed)

Approximate
Date Purchase

New or Used
When Purchased

Price Paid

Condition when
Evacuated

Estimated value
at Date of Evacuation

- See complete list of articles (with values)
attached -

Total (est) value -

\$ 525.50

389.00

EXHIBIT No. 367-4
DATE 9 mar 1948
FILED BY a. Fisher.

Description of Storage of Goods:

The goods claimed for were all in my home at
526 Alexander St, Vancouver, when I was evacuated. The
use of them was included in lease to the tenant of the
property.

General Statement as to Chattels not Described above:

Best attached covers all articles claimed for -
comment - The Custodian wrote me to Slacan City (where I was
evacuated) to the effect that these goods would be removed and
sold unless otherwise disposed of. I then corresponded with the
agents (Mr & Mrs Van Sierker) and finally agreed to
pay \$225.00 for the articles in respect of which I am now
claiming an estimated value (as above) of ~~525.50~~ 389.00. I agreed
to waive the \$225.00 amount under the
circumstances which forced the sale of these
chattels. This amount was spent and I had been selling them in
what I would have taken if I had been selling them in course

Mrs. K. Suzuki

SIGNATURE

its normal course

I believe that its value I have estimated would represent its fair market value for these chattels at the time I sold them to its tenants in Feb 1944 and I have allowed for depreciation.

Mrs. K. Suzuki (01493)

*Amended*HOUSEHOLD GOODS

<u>Quant.</u>	<u>Item</u>	<u>Yr.</u> <u>bought</u>	<u>Approx.</u> <u>cost</u>	<u>Estimated</u> <u>value</u>
1	Chesterfield chair (almost new)	1941	\$ 25.00	\$ 20.00
1	" " with cover	1935	50.00	25.00
1	Armchair	1935	10.00	5.00
1	Oil burner	1940	90.00	70.00
5	Plants (large)	diff. times	25.00	15.00
2	Tables (oak)	1937	25.00	15.00
2 prs.	Drapes	1935	25.00	10.00
1	Kitchen table with four chairs	1935	20.00	10.00
1	Four burner gas kitchen range with oven (almost new)	1938	150.00	100.00
1	Sawdust burner	1939	25.00	15.00
4	lengths Linoleum (inlaid)	1936	25.00	15.00
	Carpenter tools and lumber	diff. times	40.00	20.00
3	Oak beds ($\frac{3}{4}$ steel beds) complete	1935	75.00	35.00
2	Dressers (with mirror & glass tops)	1936	50.00	20.00
4 pr.	Drapes (dining room)	1933	12.00	7.50
	Table lamps	diff. times	3.00	1.50
	Flower baskets and vase	" "	10.00	5.00
	<u>TOTAL</u>		\$ <u>660.00</u>	\$ <u>389.00</u>

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

July 18, 1944.

EXHIBIT No. 267-5
DATE 9 mar 1948
FILED BY a. Fisher

No. 192

355 - 57 Powell St.

This property comprises a 25 ft. lot on which is erected a 2 storey wood building the full size of the lot.

There is no basement and the main floor was formerly used as a store now partitioned into living quarters with sink and toilet at the rear.

Stair from street to second floor which has 1 bath-room and 7 rooms.

Valuation \$3200. [^]

Cop Vancouver
1944
Ld 3125
2mpt 1700

4825

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.

April 11th, 1944.

Department of The Secretary of State,
Office of The Custodian
(Japanese Evacuation Section)
Granville & Hastings Street,
Vancouver, B.C.

EXHIBIT No. 367-6
DATE 9 mar 1948
FILED BY a. Fisher

Dear Sir:

Re: Catalogue No. 18 - 526 Alexander Street,
Lot 14, Block 42, District Lot 196.

This lot is 25 x 122 feet to a 20 foot lane on the South side of Alexander Street, between Jackson and Princess Avenues. The adjoining lot to the East of Lot 14, appears to belong to the property as a whole, as it is all in an attractive garden, but is not included in this valuation.

On this is an Eight (8) room two and one storey house without basement. The front two (2) storey portion is 30 x 21 feet, the one (1) storey portion to the rear 27 x 16 feet. The front portion contains entrance hall, living-room with fireplace, open arch to diningroom, one (1) bedroom downstairs and four on the second floor with washroom containing toilet and basin. The one (1) storey portion contains the kitchen leading from the diningroom, and behind the kitchen a hall leads to the wood shed. Off the hall is a Japanese steam bath, basin and laundry tubs and across the hall a separate toilet. All interior walls are of wood, covered with paper. Water was first turned on for this property in 1891. and I believe it is the original house, which on the front portion has been renovated. The exterior walls are shingled, fireplace and chimney built in the living-room. New floors laid downstairs and a concrete foundation put under this portion. Water pressure is poor. The shingle roof is poor and exterior paint only in fair condition. There is a sheet metal garage on the lane.

This property was examined on September 15th, 1943 and in my opinion a fair valuation as at that date is \$1700.00.

Yours faithfully,

Loewen and Harvey, Limited.

A. Rout Harvey
Director.

edv.
Asst.
7942
2d 700
700 + 1650

2350
ARH/F.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 12771

EXHIBIT No. _____

NAME Koto SUZUKI

REG. No. 01493

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Aug. 29/42</u>	TAKEN BY _____					
EVACUATION <u>Sept 15/42</u>	DATE _____					
<u>355-357 Powell St.</u>		Inventory of chattels sold by the Custodian at auction for \$80.00 valued by claimant at \$265.00				
1. 1 bookcase		1 Roll used burlap	Misc			
2. 1 oak table		2 Roll rubber matting	Misc			
3. 8 chairs		3 Ironing board	F			
4. 1 mahogany door		4 Broken cardboard wardrobe	Misc			
5. 2 doors		5 3 doors		\$11.50		
6. 2 crates of plate glass		6 Chair	F			
7. 1 trunk books etc.		7 6 kitchen chairs	F			
8. Carpenters tools		8 Tools	T			
9. 1 leather covered couch		9 Crosscut saw	T			
		10 Tools (Garden)		2 95		
		11 Postcard display rack (2)	Misc			
		12 Kitchen table	F			
		13 Bookshelf	F			
		14 Umbrella & Stand	F			
		15 Oak table, 3 chairs	F			
		16 Leather case	Misc			
		17 Small cabinet	F			
		18 Basket & contents	Misc			
		19 2 gas radiants		\$27 00		
		20 Copper teakettle	K			
		21 3 bunkpads	F			
		22 White tables (2)	F			
		23 3 Pictures	F			
		24 Table	F			
		25 Glass cabinet	F			
		26 Bamboo bookstand	F			
		27 Low chair	F			
		28 2 broken Tennis racquets	Misc			
		29 Pr. drapes	F			
		30 Clothes hanger	F			
		31 Stepladder, window glass	Misc			
		32 Vase	Misc			
		33 Pots etc.	K			
		34 Box miscellaneous (2)	Misc			
		35 Felt paper	Misc			
		36 Large cupboard (screen doors)	F			
		37 Box of junk	Misc			
		38 Music stand	F			
		39 2 childs trunks		4 00		
		40 Mahogany door		5 00		
				\$50.45		
			F	35.25		
			T	8 85		
			Misc	14 85		
			K	.75		
				\$265.00	\$110.15	

EXHIBIT No. 367-7
 DATE 9 mar 1948
 FILED BY a. Fisher

12771

EXHIBIT No. _____

CASE No. _____

01493

VENUE Nelson, B.C.

SALES

TENDER &c

SOLD
WITH
REAL PROP.

DECL.
NOT
FOUND

NO RECORD
AT
ANYTIME

ABANDONED

NO ACCOUNT,
THEFT
&c

UNSOLD

REMARKS

50

95

00

00

00

45

25

35

35

75

45

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 12771

EXHIBIT No. _____

NAME Koto SUZUKI

REG. No. 01493

DATE DECLARATION <u>Aug. 29/42</u> EVACUATION <u>Sept. 15/42</u>	INVENTORY TAKEN BY _____ DATE _____	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
<u>526 Alexander St.</u>		1. Chesterfield chair \$25.00				
<u>Living Room</u>		2. Chesterfield chair with cover 50.00				
Oil Burner (Coleman)		3. Arm chair 10.00				
Settee (upholstered in brown needlepoint tapestry)		4. Oil burner 90.00				
Arm chair (fabric upholstery)		5. 5 plants 25.00				
Arm chair (loom weave wicker fibre)		6. 2 tables 25.00				
Side table (walnut)		7. Drapes 25.00				
Lamp stand and Table lamp		8. Kitchen table, 4 chairs 20.00				
Plant stand and plant		9. Kitchen range 150.00				
Square walnut veneer table		10. Sawdust burner 25.00				
Ceiling light fixture		11. Linoleum 25.00				
Window drapes (Monk's cloth)		12. Carpenters' tools & lumber 40.00				
Deep cream Blinds with fringes (3)		13. 3 beds 75.00				
Wall lighting fixtures		14. 2 dressers 20.00				
Fireplace screen & 4 accessories with stand		15. 4 chairs 10.00				
<u>Dining room</u>		16. 4 pr. drapes 12.00				
Walnut Dining set (9 pcs)		17. Table lamps 3.00				
Deep cream blinds with fringes (3)		18. Flower baskets - vase 10.00				
Cretome Drapes						
Ceiling Light Fixture						
Plant stand & plant						
<u>Kitchen</u>						
Table & 4 chairs						
Gas range (Findlay, enamel finish)						
Sawdust burner & stove						
Cupboards attached to wall						
Floor linoleum						
Small cupboard						
Laundry hanger						
<u>Hall</u>						
Electric ceiling fixture						
Mahogany hall tree						
Tapestry Stair carpet						
Framed oil painting						
<u>Downstairs Bedroom</u>						
Chest						
<u>Upstairs Bedrooms</u>						
1 single steel bed						
1 double bed with mattress						
1 dresser (4 x 5 mirror plate glass top, 6 drawers)						
Bedside table (plate glass top 1 drawer)						
Sml. desk						
2 chairs						
<u>Miscellaneous</u>						
Kitchen utensils						
Garden tools & hose						
Wire clothes line						
Lawnmower						
Fuel Oil storage tank with pump						
Radio Aerial						
25 boxes left in 1 room						
Key to be given to Pemberton Realty Co.						

The above goods sold by Mrs. Suzuki to tenant for \$225.00.

EXHIBIT No. 367-8
DATE 9 mar 1948
FILED BY a. Fisher

Room 125,
Provincial Court House,
Georgia St.W.,
VANCOUVER, B.C.,
17th November, 1947.

Mrs. K.Suzuki,
c/o Mrs. K.Takalashi,
Greenwood,
B.C.

Dear Madam:

re Mrs. K.Suzuki - Reg.No.
01493.

Your letter of the 11th inst. was sent on
to me by the Custodian.

I assume that you wish to present a claim
to the Commissioner at a session of the Commission
to be held in Nelson. If so, you are required to
file a formal claim in the form which I understand
is being distributed through the local Japanese
Committees.

Will you kindly file your claim with me
at the earliest date possible.

Yours truly,

SECRETARY TO THE COMMISSION.

Address: c/o Mr. Justice H.I. Bird,
Law Courts,

Vancouver, B.C.

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 12771

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

November 15, 1947.

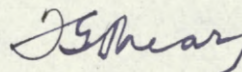
Mr. A. Watson,
Secretary to the Commission,
Japanese Property Claims,
Court House,
Vancouver, B.C.

Dear Mr. Watson:

K. Suzuki.

I am enclosing a letter from Mrs.

Yours truly,



F.G. Shears
Director.

FGS/GN
Encl. 1

EXAMINATION SECTION
Rec'd. NOV 13 1947
File No. 12771
Ans.
Referred <i>Suzuki</i>

To Mrs. K. Takahashi
Greenwood, W.C.
Nov. 11, 1947

The Custodian,
Van Curen, W.C.

Dear Sir:- Re Mrs. K. Suzuki - Key No. 01493.

I wish to inform you that
I wish to be present at Nelson, W.C.
for the property investigation.

Kindly let me know on what
date I need to be present.

James Lee
Mrs. K. Suzuki
per me.

Campbell, Brazier, Fisher & McMaster

Barristers and Solicitors

A. T. R. CAMPBELL
C. W. BRAZIER

A. W. FISHER
R. J. McMASTER

A. J. F. JOHNSON

ROYAL BANK BUILDING
675 WEST HASTINGS STREET
VANCOUVER, B.C.

OUR FILE NO.

1742-B-117

February 4th, 1948.

The Commissioner,
c/o The Custodian,
675 W. Hastings,
Vancouver, B. C.

*mailed 16
Nelson
Commence*

FEB - 5 1948

Dear Sir:

Re: Mrs. Koto Suzuki,
No. 01493.

12771

We have been requested to advise you that the above-named claimant, who indicated on her form that her present address is 1040 Brown Blvd., Verdun, P.Q., has decided to stay at Slocan until her claim hearing has been completed and therefore desires to have her claim heard at Nelson, as stated on her form filed with you.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per:

R. J. McMaster

MM