Name of Claimant SUZUKI, Shunnosuke & SUZUKI Jun

Case 882

Custodian File 5602 & 5557

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% there-of	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	
					410.00		385.06				385.06

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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	385.06

CASE NO: 882

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 9th, 1948

IN THE MATTER OF THE CLAIM OF

SHUNNOSUKE SUZUKI

AND

JUN SUZUKI

PROCEEDINGS AT HEARING

Original.

CASE NO: 882

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

10 B E F O R E

(THE HONOURABLE MR. JUSTICE A.G.BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.
September 9th, 1948.

IN THE MATTER OF THE CLAIM OF

SHUNNOSUKE SUZUKI

AND

20 JUN SUZUKI

PROCEEDINGS AR HEARING

APPEARANCES:

F.M.FERG, Esq.,	Appearing for the Dominion Government.
S.M.CHERNIAK, Esq.,	Appearing for the Claimant.

- - - - - - -

G.N.R. UPTON, Esq.,	Official Interpreter.
MARK H. PEARCE? esq.,	Official Reporter.

30

MR. CHERNIAK: I ask leave to amend Your Honour to show the total value at $1,200.00, that is the real property, the Custodian's sale price, $410.00, and the loss, $790.00. We are withdrawing the claim for personal property.

JUN SUZUKI, the Claimant herein, being first duly sworn, testified as follows:-

DIRECT EXAMINATION BY MR. CHERNIAK:

10 Q Mr. Suzuki, I show you a typewritten statement, was this prepared in accordance with your instructions and your father's instructions?

A Yes.

Q And is that your signature?

A Yes.

Q And alongside it is that your Father's signature?

A Yes.

Q Do you swear the contents of this statement to be true to the best of your knowledge and recollection?

20 A Yes.

MR. CHERNIAK: I tender this as Exhibit 1, Your Honour.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

MR. CHERNIAK: And on behalf of my learned friend I will file his S.S.B.Appraisal form as Exhibit 2p

(APPRAISAL, S.S.B., EXHIBIT 2.)

MR. CHERNIAK: Referring to Exhibit 1, Your Honour, the Claimant has set out that they purchased this property in 1939 from R.H.Ward for $200.00. I have

30 on file and I am showing to my learned friend, an

agreement of sale, dated August 1st, 1939, from Richard Hale Ward of Vancouver, to the Claimant's for the property claimed and the consideration shown is $200.00. The Claimant sets out that in 1939, when they purchased this property, it was uncleared and there were no buildings on it and he states further that they cleared half an acre and partically cleared another half an acre. This is more or less borne out by Exhibit 2, Your Honour. They state that they dug a well 16 feet deep and they constructed a wooden bridge at the entrance to the property. I believe there is no mention in Exhibit 2 of the bridge. The Claimant sets out that they constructed three buildings on the property. The buildings are fully described in Exhibit 2, that is the Appraisal Form, and the estimated cost of these buildings is shown as house, $750.00; Garage, $250.00; and woodshed, $30.00, making a total of $1,030.00 expended from the Fall of 1939 to 1941 when the garage was completed and immediately prior to evacuation. The Appraisal, Exhibit 2, in reference to the buildings, values the house at $400.00; values the garage at $95.00, and does not value the woodshed at all. And gives the present day value at $495.00 but only adds $300.00 to the value of the land. As these buildings are relatively new it will be for the appraiser to explain this reduction in the value of the buildings. In relation to the location of the property, Your Honour, the Appraiser in Exhibit

2 sets out that it is five miles from New WEstminster on a good gravel road and not far off hard surfaced Scott Road. This would appear to be only a difference as to the value of the property Your Honour. The Claimant shows his value at $1,200.00, estimating it roughly, on the basis of what it cost him, less certain depreciation. The Appraisal shows it as $495.00 and the District Superintendent includes his
10 estimate at $500.00. I think I have already indicated to your Honour that it was sold for $410.00. The Claimants' state in their comment that they disagree with the appraiser's valuation of both the land and the buildings and they believe that the fair market value at date of sale was at least $1,200.00

MR. FERG: It is submitted Your Honour that the real property sold at its fair market value.

20 CROSS-EXAMINED BY MR. FERG:

Q Did you have an independent person or appraiser value this property? A No.

MR. FERG: That is all, Your Honour.

SHUNNOSUKE SUZUKI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Suzuki, I show you Exhibit 1, was this statement prepared in accordance with your instructions
30 and that of your son?

A Yes.

Q Is that your signature on that document?

A Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

MR. FERG: No Questions, Your Honour.

(PROCEEDINGS ADJOURNED SINE DIE)

10 Certified to be a true and accurate transcript

Mark Pearce

(MARK H. PEARCE)
OFFICIAL REPORTER

CERTIFICATE

I, the undersigned Sub-Commissioner hereby certify that the foregoing 5 pages of typewritten matter contain a true and accurate record of the Sub-Commission held in the Law Courts Building, Winnipeg, Manitoba, at the
20 time and date first above mentioned.

(SUB-COMMISSIONER)

Case 882 wpg NOV 28 1947

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.

5-607
5-5-5-7

ACKNOWLEDGED

wpg.

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

(1) NAME SUZUKI (Print) Surname — Shunnosuke and Jun Given Name — (RCMP) Reg. No. 12717 and 11621

(2) Pre-Evacuation Address Hellings Road, R.R. #1, New Westminster, B.C.

(3) Present Address 850 Moncton Avenue, Winnipeg, Manitoba

(4) REAL ESTATE

(a) Street Address (if any) Hellings Road, Municipality of Delta, Ladner, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Municipality of Delta, Lot 23, of the South ½ of the N.E. ¼ of Section 25, Township 4, Map 1431, District of New Westminster, C. of E. 50470

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) ~~Residence~~
(iii) Business
(iv) Any other type of property (describe) See item 5 (E)

Type of business ~~xxxxxx~~ (Portable) Sawmill

(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.) jointly owned by us

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - $ 525.00

(ii) Buildings - - - - - - - - - - - - - - - - $ 700.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ see reverse side

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 1225.00 1200

(v) Amount at which Custodian sold property and credited your account - - $ 410.00 410

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 815.00 790

(5) PERSONAL PROPERTY

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

(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") Sold by Custodian as a going concern. (operated as Kennedy Lumber Co.)

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

				sold	Loss
1.	No. 3 American Saw Mill with 4 Block Carriage	Estimated Value $	500	300	200
2.	1 small planer "Sizer" and cutout saw	Estimated Value $	250	75	175
3.	1 new Dodge Motor	Estimated Value $	180	40	140
4.	1 Buick Motor	Estimated Value $	50	15	35
5.	1 small gas donkey with Lines (cables)	Estimated Value $	200	50	150
6.	tools and blocks	Estimated Value $	100	20	80
7.	1936 Maple Leaf Truck	Estimated Value $	500	250	250
8.	Setting up mill ready for operation	Estimated Value $			500
9.		Estimated Value $			
10.		Estimated Value $			
		TOTAL CLAIM FOR PROPERTY LOSS $			1350.00

Claim withdrawn as to personal property. A.S.M.

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) - $ 2345.00

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

(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 Manitoba)
TO WIT:)

I, We, Shunosuke Suzuki and Jun Suzuki of the City of Winnipeg in the Province of Manitoba

Severally 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".

Severally

DECLARED before me at the City of Winnipeg in the Province of Manitoba this 14th day of November A.D. 1947.

S. Suzuki
J. Suzuki

A Commissioner &c.

A BARRISTER AT LAW ENTITLED TO PRACTICE IN THE PROVINCE OF MANITOBA

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.

SUZUKI, Shinosuke & Jun.
(Claimant's Name)

REAL ESTATE
(Farm Land)

12717 and 11621.
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared							
Cultivated not planted	3½ acres						
~~Cultivated and not in crop~~ ~~List Crops~~	½ acre	August 1939	R. H. Ward	$200.00			
Cleared except for stumps etc.	½ acre				Uncleared	None	Land and Bldgs. $1,200.00
Total	4½ acres.						

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

Description	When Made	Cost
Cleared ½ acre and partially cleared other ½ acre.		
Dug Well 16 feet.		
Constructed wooden bridge at entrance to property,		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ Cost
House	As described in appraisal		Fall of 1939	Bought materials and own and hired labour				$750.00
Garage (2 truck)	As described in appraisal		1941	Bought materials and own and hired labour				$250.00
Woodshed	As described in appraisal		1940	Bought materials and own and hired labour				30.00

Comments re Appraiser's report not covered by above information: We disagree with the Appraiser's valuations of both the land and the buildings. We believe that the fair market value at date of sale was at least $1,200.00.

EXHIBIT No. 882-1
DATE Sept. 9/48
FILLED BY Claimant

J. Suzuki S. Suzuki
Signature

BC-414-P
BC-3095-B

BC/414-P
BC/3095-B

S.S. Form No. 43
(Sheet 1)

EXHIBIT No. 882-2
DATE Sept. 9/66
FILED BY Claimant

1.

Farm Appraisal Report

File No. J.L. 598

Land Description Lot 23 of S½ of N.E.¼, Sec. 25, Tp.4, Map 1431.

Containing 4.487 Acres
Roll shows 4.57

Owner's Name Shino & Jim Suzuke Post Office Address New Westminster, R.R. #1

Nearest Rail Point New Westminster Distance 5 miles

Market Town " " Distance " "

Church (give denomination) Various denominations Distance 1 "

Nearest School Kennedy. Distance 1 "

State how property was identified: Roads, map, tenant.

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

On good gravel road not far off hard surfaced Scott Rd.

Is this district a good one? No.

Employment opportunity Industry. New Westminster and Delta good.

Predominating Nationality and religion: British. Protestant.

Describe Fencing and its condition: No fencing. Value $

Water supply: Well. Said to be never failing. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1½ st.	24x36x16 x	Frame	12' eave	Shgle.	3 & 4	Conc. & wood.	Good	$400.00
There is also a dirt floored cellar below above 8' full size, wood walls. The front 18 feet of house has small concrete wall foundation. Back 18' wood.								
BARN Garage	16x28x12 x	Frame	10' eave	Shgle.	1	Wood	Good	95.00
Dirt floor, 1 thickness.								
BARN Woodshed	6x12x7 x	Fr.	6' eave	"	3	Wood	Good	Nil
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric lights.

Total present day value $ 495.00

Total Value Buildings add to farm $ 300.00

Is dwelling habitable without repairs? No. If not what is your approximate estimate of cost to make it habitable? 1 thickness boards tarpapered. Only half house double floored.

To complete downstairs and put siding on $ 115.00

Describe the basement and chimneys: Brick to ground, full size 8' wood walled, dirt floored unfinished. basement.

No. rooms downstairs? 5 Upstairs? How finished shiplap.

Are buildings painted? No. Condition of paint

Distance from nearest bush 98'

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
.46	Level .46 acres Hardpan 16" to 3' varying.	6-12" lt. sdy loam. Somewhat gravelly in spots.	Sandy	None	60	27.60

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
.33	Level .33 ac.	As above		Roots, stumps, brush	75	35	11.55
3.697	" 3.697 ac.	" "		Bush, no cordwood	125.	20	73.94

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 113.09

Total added by buildings to value of farm $ 300.00

Total fruit trees add to value of farm (for use in orchard districts only) $ 5.00

Total value of farm $ 418.09

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Never received much tillage. Continuously occupied by a Jap who followed milling on his own place. Mill now removed.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Unsuitable till more cleared then poultry and small fruit.

Noxious weeds: Natural weeds only.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: General. $7.33 - Delta Municipality.

Date: July 22, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 22nd day of July 19 42.

Inspector's Signature "R. L. Ramsay"

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

Farm Appraisal Report

Re: [redacted]. & J. Suzuke

File J.L. 598

Remarks: Place reasonably well located on very fair side road and close to Scott Rd. Soil is light with a scattering of small stones through it. Hardpan runs from 16" to 3' but would, I think, average just over 2 feet.

Buildings are just a start and house could do with quite a bit of expense on it though would pass with expense as already listed.

There is no small fruit on place except a small garden patch of strawberries.

Rented to Mr. Rempel who pays $8.00 per month for buildings only.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

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

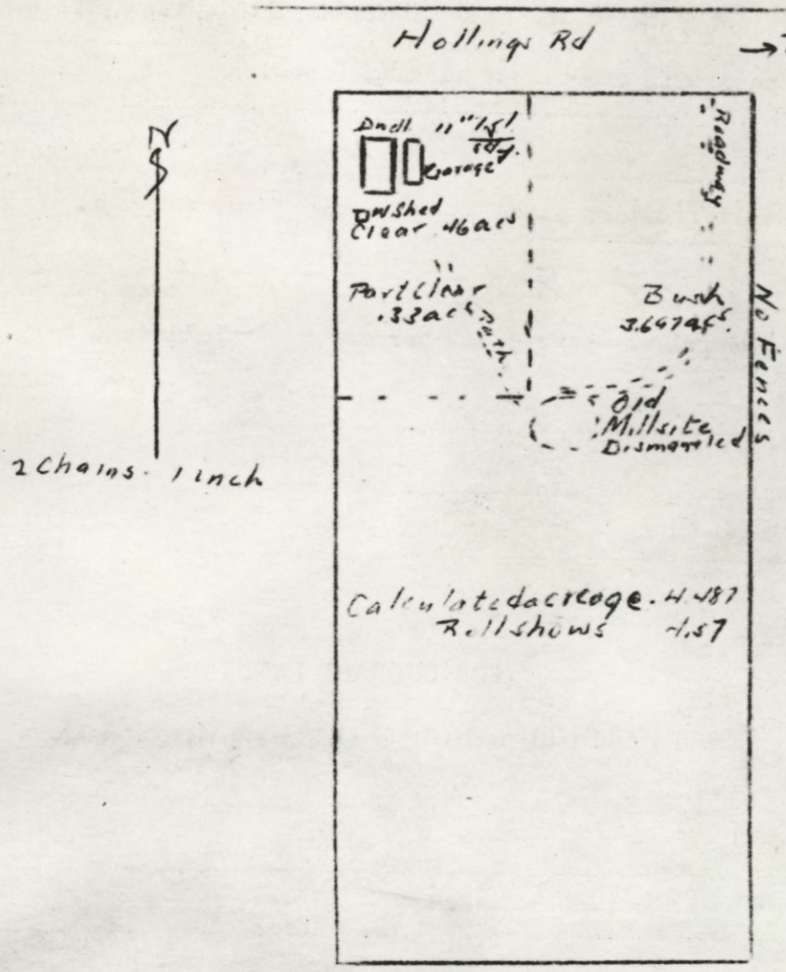
	Present Value
5 prunes - 4 years old.	$ 5.00
	$
	$
	$
	$
	$
	$
	$
	$
Total	$ 5.00

Amount fruit trees add to value of farm $

#45
S & J. Suzuki.

Diagram of Property

Lot 23 of S. ½ of N.E.¼, Sec 25, Tp. 4, Map 1431



Following careful review of this appraisal report, it is my opinion that the present value is $ 500.00

Date 24th July 19 42

"I. T. Barnet"

District Superintendent.