

Name of Claimant

SUZUKI, Kanroku

Case 935

Custodian File

4945

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 % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total			
					377.00 1369.00	395.98 927.84				60.00 395.98 927.84	
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 & 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 CHATELS											
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										1383.82	

CASE NO. 935

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba,

22nd September, 1948.

IN THE MATTER OF THE CLAIMS OF

KANROKU SUZUKI

PROCEEDINGS AT HEARING

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

JAPANESE PROPERTY CLAIMS COMMISSION

SUB-COMMISSION

B E F O R E

10 THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-SOMMISSIONER)

Winnipeg, Manitoba,

22nd September, 1948.

IN THE MATTER OF THE CLAIMS OF

KANROKU SUZUKI

20

PROCEEDINGS AT HEARING

APPEARANCES:

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

G.N.R. UPTON, Esq., Official Interpreter

30 MARK H. PEARCE, Esq., Sr., Official Reporter.

K. Suzuki,
In Chief.

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

DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: This claim consists of two parcels of land, no chattels, and both D.V.A. claims. I ask leave to amend this matter, your honour, showing parcel number one value \$4,500.00, Custodian's sale price \$1,369.00, loss \$3,131.00.

THE COMMISSIONER: The value is what?

10 MR. CHERNIACK: \$4,500.00, sale price \$1,369.00, loss \$3,131.00.

THE COMMISSIONER: Yes.

MR. CHERNIACK: Parcel number two value \$1,180.00, sale price \$377.00, loss \$803.00. Total loss for both properties \$3,934.00.

Q Mr. Suzuki, I show you two typewritten statements, were these prepared in accordance with your instructions?

A Yes.

Q And are these (indicating) your signatures?

20 A Yes.

Q And do you swear the contents to be true to the best of your knowledge and recollection? A Yes.

MR. CHERNIACK: I tender as Exhibit 1, your honour, the Real Estate Statement, parcel number 1, identified by the claimant and on behalf of my learned friend I will file the Farm Appraisal Report as to parcel number 1 as Exhibit 2.

(Real Estate Statement, EXHIBIT 1.)

(Farm Appraisal Report, EXHIBIT 2.)

30 MR. CHERNIACK: As Exhibit 3, I will file the Real Estate

K. Suzuki,
In Chief.

Statement of the claim affecting parcel number 2 and on behalf of my learned friend I will file the S.S.B. Appraisal as to parcel number 2 as Exhibit 4.

(Real Estate Statement re Parcel No. 2,
EXHIBIT 3.)

(S.S.B. Appraisal, EXHIBIT 4.)

10 MR. CHERNIACK: Dealing now with parcel no. 1, the claimant sets out that parcel no. 1 was purchased in 1929 from the Municipality of Delta for about \$400.00 and at the time of purchase the property was all bush. The claimant sets out that he cleared all the land, which is confirmed in Exhibit 2. He sets out further he constructed this 1,700 feet of cedar covered ditching and dug two wells, and in 1936 he equipped the wells with Beatty Electric Pressure Pump and the cost of the pump alone was \$150.00. The Appraisal, Exhibit 2, indicates this pump but gives no value for same and doesn't mention it was included in the valuation of the land. The claimant sets out he planted 30 mixed fruit
20 trees. He also indicates all the buildings on the property showing their sizes, when they were built or added to, and the estimated cost at that time. The Appraisal, Exhibit 2, shows the valuation of the buildings at \$1,625.00 but reduces it by \$425.00 in adding the value to the land. The Appraiser took his easy way out in estimating the age of the buildings to lump them all at fifteen years. Contrary to what he thought, it took the claimant longer than this to acquire all these buildings and he shows the buildings
30 were build from about 1930 up to the addition to the

K. Suzuki,
In Chief.

house in 1941. It is indicated that his chicken house was rebuilt year after year and added to at that time. The claimant sets out in connection with (1) that during all the years he was on the land he only hauled water one summer. This is in relation to the remarks of the Appraiser that the water is not good and has to be hauled. The claimant disputes that by saying he only hauled it once in all the time he was on the land. He sets out the buildings were in good condition and were newer and of more value than estimated by the Appraiser. He shows an estimated fair market value of \$4,500.00 and it is indicated that this property is 3-1/2 miles from New Westminster and half-a-mile from Kennedy Station on the street railway track. Has direct access to Gibson Road, which is a fair gravel road. The assessment is indicated as being land \$268.00, improvements \$1,800.00, or a total of \$2,068.00. Other than that it is merely a question of value. Referring now to parcel no. 2, your honour will note this was purchased in 1939 from Bungaro Goto for \$200.00, at which time the property was all bush and consisted of 2-1/2 acres of land and the claimant sets out he cleared 1-1/2 acres as compared to the Appraiser, in Exhibit 2, estimating a cleared portion of half an acre.

Q On what basis do you feel you cleared 1-1/2 acres?

A My own estimation.

Q You indicate that you paid \$100.00 for the bulldozer in clearing this land, was that on the basis of time spent or on the basis of area?

30 A That was on the hourly basis.

K. Suzuki,
In Chief.

MR. CHERNIACK: The claimant indicates further that he built a large hen house, two storeys, and three colony houses, both in 1941 and shows his estimated value at \$800.00 to \$900.00 and the colony house \$150.00 to \$200.00. I have checked my original handwritten statement and I find this is not estimated value, it should be estimated cost and I would appreciate your honour correcting that error.

10 THE COMMISSIONER: Yes, I have the parcel here. The heading above that should read, "Estimated Cost," not the values.

BY MR. CHERNIACK: The Appraisal, Exhibit 2, in connection with these buildings shows the value at \$690.00 and divides that in half in spite of the fact that these buildings are new, as indicated by himself.

THE COMMISSIONER: He says there is no access to these buildings on property number 2 except through parcel number 1.

20 MR. CHERNIACK: I do not know what his reason may be but in answer to that I should indicate that although it is not cleared this property is on Gibson Road, it fronts on Gibson Road.

THE COMMISSIONER: Do they adjoin one another?

BY MR. CHERNIACK:

Q Are your two properties adjoining properties, right next to each other? A Yes.

MR. CHERNIACK: For some reason or other there is no diagram on my copy of the Appraisal, Exhibit 2.

THE COMMISSIONER: There is here.

30 MR. CHERNIACK: Well, if I might see it, sir,-- no, that

K. Suzuki,
In Chief.

is Exhibit 4.

MR. FERG: Apparently there is no diagram here.

THE COMMISSIONER: No, there is not.

MR. CHERNIACK: But on Exhibit 4 there is a diagram showing the parcel number 2.

Q I show you Exhibit 4, Mr. Suzuki, and this sets out a diagram of parcel no. 2, this was a small parcel; now, you say that this area here (indicating) is divided in half by a line drawn north and south?

10 A Yes.

Q Is it correct that this property on the left side of the page, which would be the west side, is that your parcel no. 1? A No.

Q Where is your other parcel in relation to this?

A It is on this (indicating) side.

Q It is on the east side? A Yes.

Q On the right-hand side? A Yes.

Q That is right? A Yes.

Q Well, here is another way of looking at it; according to this plan the area that is cleared on the east side is much wider than the area cleared on the west side. Is that right, you cleared more nearer to your other lot? A In the middle it is cleared.

Q Was your poultry house closer to your property?

A Yes.

Q So your property would be east of that? A Yes.

Q And right next to it? A Yes.

MR. CHERNIACK: The claimant has indicated the portion to the immediate east.

30 THE COMMISSIONER: As 106, yes, as 106.

K. Suzuki,
In Chief.

MR. CHERNIACK: It is of interest to note in Appraisal, Exhibit 4, the value of the farm is shown at \$384.40. Mr. Barnett, the District Superintendent, possibly had in mind what I pointed out about the buildings. In any event, whether he had that in mind or not, he showed the value at \$600.00, which is an increase of \$215.60. Assessment is shown also on Exhibit 4, page 2, 1942, land \$128.00, improvements \$780.00 or a total of \$908.00. The claimant shows in 1939 he paid about \$80.00 an acre uncleared and the Appraiser values it at \$10.00 an acre uncleared. It shows in his opinion the fair market value was at least \$1,180.00. In his claim he shows how he arrives at that figure. He shows land and improvement \$400.00, chicken house \$700.00 and the colony houses \$80.00.

Q Mr. Suzuki, how many colony houses did you have on that property? A I remember three and my wife says there were five.

Q You remember three and your wife remembers five?

20 THE COMMISSIONER: He claims for two.

MR. CHERNIACK: On Exhibit 3 he shows two and on Exhibit 4 we are shown by the Appraiser that he saw three, which is supported by his document, and in the claim itself there is indication of four colony houses, so, your honour, I again looked at my original handwritten statement and I find it says three colony houses. This again must be a typographical error which I didn't notice.

THE COMMISSIONER: On Exhibit 3 it says two colony houses.

30 MR. CHERNIACK: My writtencopy shows three.

K. Suzuki,
In Chief.

Cr. Exam.

THE COMMISSIONER: Do you want him to change it to three?

MR. CHERNIACK: If you don't mind, obviously it was a stenographer's error which I didn't catch.

MR. FERG: Is that in Parcel 2?

MR. CHERNIACK: Yes, on Exhibit 3, it should say three, so that at least the claimant is a little more consistent.

Q You say you remember three and your wife remembers five? A Yes.

MR. CHERNIACK: Both cases are questions of value, which
10 will be gone into in that group.

CROSS EXAMINATION BY MR. FERG:

MR. FERG: It is submitted, your honour, that the property, parcels 1 and 2, included in this claim, sold at their fair market value and it is also submitted that the area of land cleared in parcel 2 as indicated on the S.S.B. Appraisal, Exhibit 4, not as in the claim.

Q Have you had an independent valuation made of parcel no. 1 or parcel no. 2? A No.

20 Q And have you ever measured up, actually measured by a measuring stick, or other measuring instrument, the amount of land you have cleared on parcel no. 2?

A No.

MR. FERG: That is all.

THE COMMISSIONER: All right witness.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

Mark H. Pearce

(MARK H. PEARCE, Sr.)
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner, hereby certify that the foregoing 8 pages of typewritten matter contain a true and accurate record of the Sub-Commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

A. G. Henderson

SUB-COMMISSIONER.

(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) - - - - - \$ 5,364.00

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

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, Kanroku SUZUKI of the Municipality
of North Kildonan in the Province of Manitoba

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 Winnipeg)
in the Province of Manitoba)
this 19th day of November)
A.D. 1947.)

K. Suzuki

G. M. Churnack
A BARRISTER AT LAW ENTITLED TO PRACTISE

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.

Parcel 2

Kanroku Suzuki Reg. No. 12695

Legal Description - The Easterly half of Lot 109 of Lot 440, Group 2 Map 1133, being all that portion of said Lot lying East of a straight line bisecting the North and South boundaries thereof in Municipality of Delta in the District of New Westminster. C. of P. 51330.

Land and Improvements \$400.00

Buildings - Chicken House \$700.00
Colony House (4) 80.00 780.00
1180.00

Amount at which Custodian sold
and credited 377.00

LOSS 803.00

SUZUKI, Kanroku

(Claimant's Name)

REAL ESTATE
(Farm Land)

PARCEL 1

12695

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	none						
Cultivated not planted	2.05 acres						
Cultivated and not in crop		1929	municipality of Delta	about ₱400.00			
List Crops							
currants	.76 acres				all bush	none	land & Bldgs. ₱4500.00
asparagus	.20 acre						
strawberries	.78 acre						
buildings, yards, etc.	1.08 acres						
Total	4.87 acres						

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

Description	When Made	Cost
cleared 4.87 acres		
constructed 600 to 700 feet of cedar covered ditching		
dug 2 wells and in 1936 equipped with Beatty electric Pressure pump. Cost of Pump alone		₱150.00
planted about 30 mixed fruit trees.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value cost.
house	22 x 28	siding	1930	bought material	and own	& hired labour		1000.00
addition	10 x 28	frame	1941	"	"	" " "		500.00
and constructed full basement under old house-		cement walls		"	"	" " "		
chick house including								
feedhouse	20 x 120	frame	1932 and 1933	"	"	" " "		1000.00
chicken house	20 x 120	frame	1934 and 1935	"	"	" " "		1000.00
chicken house	20 x 146	frame	1936 and 1937	bought material	and own	& hired labour		1200.00
garage	12 x 24	frame	1935)	bought material	and own	& hired labour		75.00
addition	8 x 24	frame	1939)	bought material	and own	& hired labour		50.00
straw house	12 x 18	frame	1936	bought material	and own	& hired labour		25.00
bathhouse	8 x 10	frame	1930	bought material	and own	& hired labour		25.00
woodshed	14 x 18	frame	1930	bought material	and own	& hired labour		25.00

Comments re Appraiser's report not covered by above information: During all the years I was on this land, I only hauled water one summer. Our water supply was very good. The buildings were all in good condition and were newer and more valuable than as estimated by appraiser. In my opinion the fair market value of the land and buildings was at least ₱4500.00.

EXHIBIT No.

935-1

DATE

Sept. 22/48

FILLED BY

Claimant.

K. Suzuki
Signature

BC-741-P
BC-2496-A

BC/741-P
BC/2496-A

EXAMINER NO. 935-2

DATE Sep. 23/48 **Farm Appraisal Report**

COPIES FILLED BY Claimant

File No. JL-670

Land Description Lot 106 of S.E. 1/4, Sec. 36, Tp. 4, Map 1133.

Containing 4.87 Acres

Owner's Name SUZUKI, Kanroku Post Office Address R.R.#1, New Westminster.

Nearest Rail Point New Westminster - C.P.R. & shipping Kennedy Station - B.C. Electric Rly. Distance 3 1/2 miles 1/8 mile.

Market Town New Westminster, B.C. Distance 3 1/2 miles

Church (give denomination) New Westminster-all denominations Distance 3 1/2 miles

Nearest School Kennedy Public School Distance 1/2 mile.

State how property was identified: Map location

Roads: State whether property has access to main road, the kind of road and its condition.
Has direct access to Gibson Road - fair gravel road.

Is this district a good one? Good for poultry - only fair for any farming purposes.

Employment opportunity City industries - 3 1/2 miles.

Predominating Nationality and religion: Japanese owners predominate.

Describe Fencing and its condition: Fenced on South and East. Value \$

Water supply: From well by Beatty electric pressure pump. Electricity - power available - power & light used. Value \$

BUILDINGS ON FARM

4945

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 30	Frame	1 st.	shgl.	15	conc.	Fair	500.00
Add'n	15 x 30	"	1 st.	"	15	"	"	
Hen house	20 x 120	"	1 "	"	15	Wood	"	375.00
" "	20 x 140	"	1 "	"	15	"	"	400.00
" "	20 x 110	"	1 "	"	15	"	"	300.00
Add'n	20 x 24	"	1 "	"	15	"	"	
Shed	20 x 24	"	1 "	"	15	"	"	50.00
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value \$ 1625.00

Total Value Buildings add to farm \$ 1200.00

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

Describe the basement and chimneys: Full basement-cement wall-not floored. Stove pipe chimney.

No. rooms downstairs? 5 Upstairs? attic How finished Wood finish.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Approximately 200 yards.

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
4.87	Level	Lt. sandy loam & gravel - 8" to 12"	Hardpan	Mixed small crop & fallow.	40.00	194.80
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 194.80

Total added by buildings to value of farm \$ 1200.00

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

Total value of farm \$ 1394.80

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property occupied by tenant. Growth generally would indicate a low state of fertility. No land being cultivated.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Suitable for poultry raising, but had doubtful possibilities for other farming.

Noxious weeds:
No serious weed condition.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Corporation of Delta - Taxes, 1942, - \$18.98.
Assessed - Imp. \$1800.00
Land \$ 268.00

Date: 28th 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 27 day of July 19 42

Inspector's Signature

"D. DODDING"

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

Farm Appraisal Report

COPY

Remarks: This is a small holding fully developed; it is situated on a rise of land where the top soil is a sand and gravel formation over a hardpan. The top soil is quite friable and there appears to have been a heavy incorporation of chicken manure, yet growth generally does not indicate a high state of fertility; this is possibly due to a lack of humus content in the soil.

The water situation is serious on this bench, and it is repeatedly stated that when a full capacity of fowl is carried it is necessary to haul water for about 2 months in summer

The property is occupied by Mr. J. Clark who is paying \$8.00 a month; he states his arrangement was made through the Buckerfield Company who are said to hold a registered mortgage against the property. No mention is made of this from the Land Registry Office. The arrangement is said to cover the E $\frac{1}{2}$ of Lot 109, but this is not set out in the letter of arrangement shown me.

(FOR ORCHARD LANDS ONLY)

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

Nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

Black Currants	-	.76 acres	\$
Asparagus	-	.20 "	\$
Strawberries	-	.78 "	\$
Fallow land	-	2.05 "	\$
Buildings, yards,			\$
etc.	-	1.08 "	\$
		<u>4.87 "</u>	\$

Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1400.00

Date 29th July 19 42

"I. T. BARNET"
District Superintendent.

SUZUKI, Kanroku
(Claimant's Name)

REAL ESTATE
(Farm Land)

12695

Reg. No.

PARCEL 2.

Cleared
Uncleared
or cultivated
at date of
Purchase

Improvements
at date of
Purchase

Estimated
value at
Date of Sale

all bush

none

land & Bldgs.
\$1180.00

LAND	Acres	Date of Purchase	From Whom	Cost Price
Uncleared	1 acre	1939	bungaro Goto	200.00
Cultivated not planted	1 1/2 acres			
Cultivated and not in crop				
List Crops				

Total 2 1/2 acres

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

Description	When Made	Cost
cleared about 1 1/2 acres - paid for bulldozer work \$100.00 in addition to my own labour		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value <i>Cash</i>
Hen house		2 storey							
		20 x 66	frame	1941	bought materials and own & hired labour			\$800.00-\$900.00	
		installed running water & electricity							
3 colony houses		10 x 16 each	frame	1941	bought materials and own & hired labour			\$150.00-\$200.00	

Comments re Appraiser's report not covered by above information: the buildings were in excellent condition and were worth much more than appraised. I paid \$80.00 an acre uncleared and the appraiser values it at \$10.00 ~~each~~ per acre. In my opinion the fair market value of land & buildings at date of sale was at least \$1180.00.

EXHIBIT No. 925-3
DATE Sept. 22/48
FILLED BY Claimant

K. Suzuki
Signature

BC-639-P
BC-2496-A

935-4
DATE Sept. 22/48
FILLED BY claimant

Farm Appraisal Report

File No. JL-670

Land Description E $\frac{1}{2}$ of Lot 109, D.L.440, Gp.2, Map 1133.
(No number)

Containing 2.32 more or less Acres

Owner's Name SUZUKI, Kanroku Post Office Address R.R.1, New Westminster.

Nearest Rail Point New Westminster - C.P.R. - Distance 3 $\frac{1}{2}$ miles.
Kennedy Station - B.C.E.Ry. - Distance "

Market Town New Westminster Distance 3 $\frac{1}{2}$ "

Church (give denomination) All denominations - New Westminster Distance 3 $\frac{1}{2}$ "

Nearest School Kennedy-School Distance $\frac{1}{2}$ "

State how property was identified: Map location

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

Direct access to Gibson Road. Gravel road - fair condition.

Is this district a good one? Only fair - small fruits and poultry.

Employment opportunity Industries - New Westminster - 3 $\frac{1}{2}$ miles.

Predominating Nationality and religion: Japanese owners in this locality.

Describe Fencing and its condition: Partially fenced, N. & E. Chicken wire Value \$

Water supply: Nil. Supply for poultry house obtained by pipe from adjoining property on East - Lot 106. Value \$

Electricity-Power available. BUILDINGS ON FARM

4945

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NIL						
Poultry	20 x 66	Frame	2 st.	Shgl.	1 yr.	Wood	Good	660.00
BARN	X							
3 Colony Houses	10 x 16	"	1 st.	"	1 "	"	Fair	30.00
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 690.00

Total Value Buildings add to farm \$ 345.00

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? Not applicable. How finished

Are buildings painted? Condition of paint

Distance from nearest 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
.54	Undulating to Level	Lt. sandy gravelly loam-8-12"	Hardpan	Nil	40.00	21.60
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
1.78	Undulating to Level.	Sdy. grav. loam - 8-12"	Hardpan.	Clearing, stumping, levelling & breaking.	150.00 to 200.00	10.00
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 \$ 39.40

Total added by buildings to value of farm \$ 345.00

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

Total value of farm \$ 384.40

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

Only small portion of rough cleared land. No cultivation. Buildings unoccupied.

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

Suitable for poultry raising; doubtful possibilities for farming purposes owing to limited acreage and soil condition.

Noxious weeds:

None of consequence.

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

Corporation of Delta - 1942 Tax - \$8.41.

Assessed - Land - \$128.00
Imp. - \$780.00

Date: July 28th, 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 27 day of July 19 42.

Inspector's Signature

"H.L. SINCLAIR"

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

JL-670 - K. SUZUKI

Farm Appraisal Report

Remarks:

This is a small holding with very limited development from a land clearing standpoint. The property is situated on a rise of the bench land and soil conditions are poor, consisting of a light sandy gravelly loam of shallow depth over hardpan.

In approximately the centre of the property a small area has been rough cleared and on this portion is situated the poultry house and colony houses. There is no access to this building site through the property, and it is apparent that the poultry house was operated by the owner of Lot 106, as this structure is connected by pipe line with the water system of Lot 106.

The property is unoccupied. Mr. J. Clarke, who operates Lot 106 for Buckerfield Coy. advised that he was requested by the Coy. to care for the buildings but could produce no documentary evidence to substantiate his statement.

(FOR ORCHARD LANDS ONLY)

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

Nil

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

.54 acres - Grass-Rough cleared, & Buildings. \$

1.78 " - Bush & Stumps - second growth \$

2.32 " \$

\$

\$

\$

\$

\$

\$

\$

Total \$

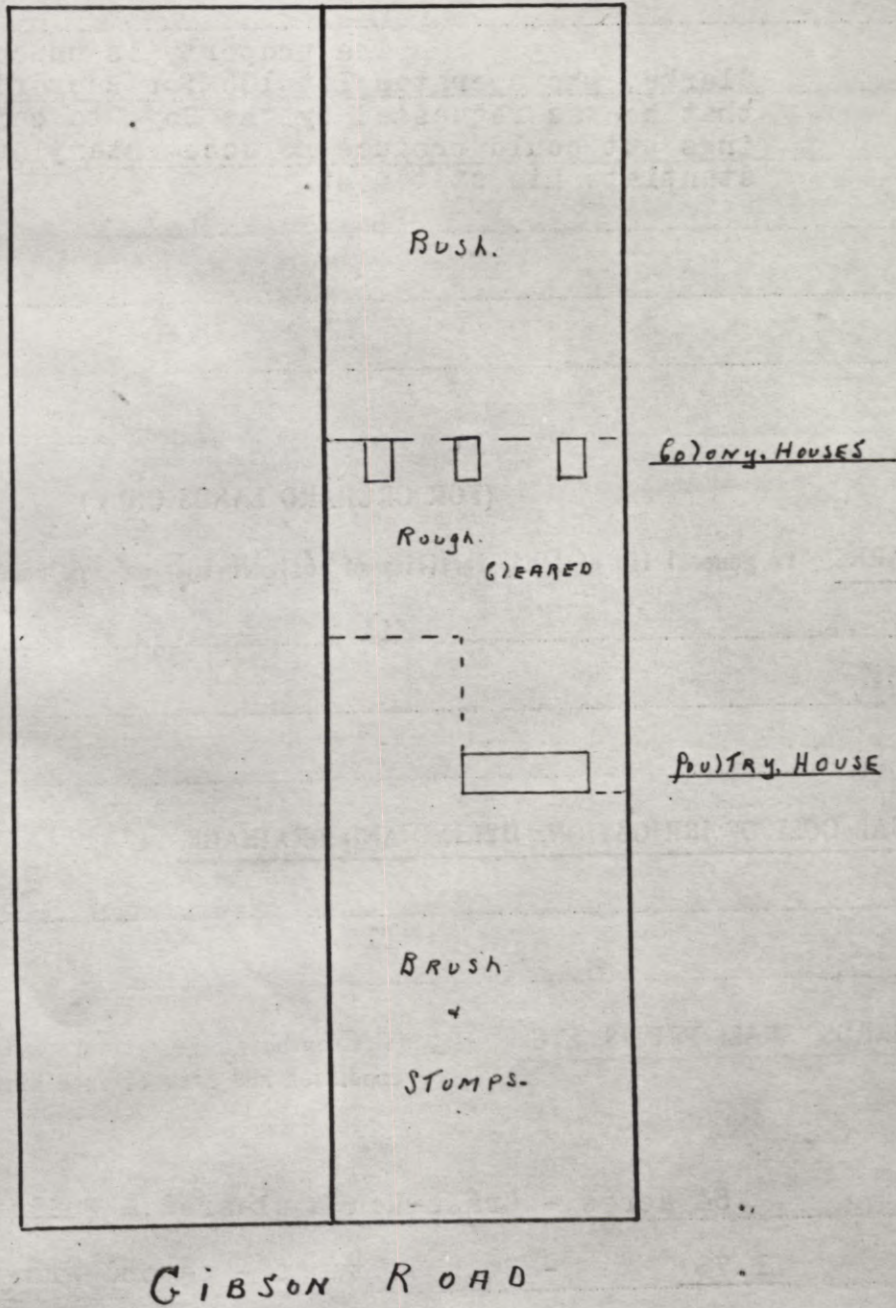
Amount fruit trees add to value of farm \$

Diagram of Property

EAST 1/2 of LOT-109-D.L. 440 - GRP-2-MAP-1133.

KANROKU-SUZUKI.

2.32 Acs. Morl.



SCALE - 100' = 1-INCH

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

value is \$ 600.00

Date 29th July 19 42.

"I.T. BARNET"

District Superintendent.