Name of Claimant SUZUKI, Masaru, Shuji, Minoru & Sentaro Case 1087

Custodian File 455, 4136, 459 & 9957

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	
		7800.		390.00 12.50							2102.50

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	
		Tender Rates	63.49%	929.50	590.13	1200.	144.00	734.13

TOTAL RECOMMENDATION	2836.63

CASE NO: 1087.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 26, 1948.

IN THE MATTER OF THE CLAIMS OF

MINORU SUZUKI,
MASARU SUZUKI,
SENTARO SUZUKI,
SHOJI SUZUKI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1087.

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).

Toronto, Ontario,

May 26, 1948.

IN THE MATTER OF THE CLAIMS OF

MINORU SUZUKI,
MASARU SUZUKI,
SENTARO SUZUKI,
SHOJI SUZUKI.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
F.A. BREWIN, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
A.G. VEITCH, Esq., C.S.R.,	Official Reporter.

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

DIRECT EXAMINATION BY MR. BREWIN:

Q. Are you the joint owner with two of your brothers, Masaru and Sentaro, and your father, of the property at the foot of Jardine Street, in New Westminster, British Columbia?

A. Yes, sir.

Q. The four of you are all joint owners?

A. My father.

Q. I mentioned your father, two brothers and yourself?

A. Yes, sir.

Q. They are all here? A. Yes, sir.

Q. And they are ready to have you present the evidence on their behalf?

A. That is right.

Q. I am showing you a form under real estate, other than farm. There are four signatures. Whose signatures are they?

A. That is my two brothers', my dad and myself.

Q. That is the four claims? A. Yes.

Q. Are the facts set out in that statement correct?

A. That is right.

(PARTICULARS OF REAL ESTATE, OTHER THAN FARM, MARKED EXHIBIT NO. 1)

Q. In respect of this I see you put the cost price at $14,600, land $3,600, and buildings $11,000. Was the land bought first and then the building erected later?

A. Yes, sir.

Q. $11,000 was the cost of erecting the building?

A. Yes.

Q. In what years was the building erected?

A. In 1939 and 1940.

Q. In 1939 and 1940? A. Yes.

Q. I see you have put quite an item here for the installation of electric lighting, water roads, telephone, clearing and general repairs, and waterfront improvements, and wharfing?

A. Yes.

Q. Do you know of your own knowledge those things were done? A. That is right.

Q. And did you spend the amounts of money set out here to do them? A. Yes.

Q. In respect to that property are there any other facts which you wish to bring to the attention of the Commissioner which are not set out in your report?

A. (No audible answer).

Q. Is there anything else which is not on your written report? A. Well, the valuation of the property is arrived at from - you see, all the improvements were paid for and the intention was to subdivide it for a home. That was in the city of New Westminster. It is not in the county.

Q. The building which was on it, the $11,000 building, what type of building was that?

A. It was a frame building, a large boat-building plant.

Q. What was it used for?

A. For building boats.

Q. For building boats; and repairing them, I suppose?

A. That is right.

Q. Mr. Hunter has produced a photograph here. Of what is that a photograph?

A. That is the main building, itself. We started that.

Q. When you say, "That is the main building", you are pointing to the left of the photograph?

A. Right.

Q. And on the right in the foreground is what?

A. The start of another addition.

Q. That is, expanding? A. Yes.

Q. When was that built?

A. I believe it was ---

Q. The completed part, when was it built?

A. It was around 1940. We only operated a year before we evacuated.

(PHOTOGRAPH, MARKED EXHIBIT NO. 2)

Q. You are also making a claim in respect of equipment.

By the way, my lord, the original claim includes items for business and stock, and accounts, which we are not pressing at this time.

THE COMMISSIONER: The stock, I take it, is a stock of material?

MR. BREWIN: Yes, my lord.

As I will point out to your lordship there was a considerable amount of lumber and hardware which was sold at a price which was quite satisfactory to the claimants; in fact, it was sold at a price I think some $700 in excess of their own valuation of it. Whether that shows the Custodian's

zeal or their own moderation, I do not quite know.

MR. HUNTER: But in any case you will be making a rebate, no doubt?

MR. BREWIN: We will make the rebate if you will make the original payment we ask for.

Q. In respect of your equipment in your boat-building business, does this document set out the inventory of that equipment? A. Yes.

Q. Together with some facts about it. Is that right?

A. Yes.

Q. And it is signed by yourself, your brothers and father? A. Yes, sir.

Q. Are the facts set out there correct?

A. Yes.

Q. You state the prices paid and your estimate of value at the date of evacuation? A. Yes.

(INVENTORY OF EQUIPMENT OF BOAT-BUILDING BUSINESS, MARKED EXHIBIT NO. 3)

MR. BREWIN: Q. In respect of these items, except the last four, where did you get the list of items?

A. That was made out and sent to us when we were in the camps.

Q. Who was it sent to you by?

A. By the Custodian.

Q. So that with the exception of the last four items on this inventory which has been filed as Exhibit No. 3, all of the things are just taken from the list supplied by the Custodian?

A. Yes. That is right.

Q. With respect to the last four items, how did they get on the list?

A. We added them on.

Q. You added four onto the list, the cradles, the timber dolly, the steam boiler, the winches and cables were added by you to the list sent to you by the Custodian. Is that correct?

A. Yes.

Q. Were those latter items on the property at the date of evacuation? A. Yes.

Q. They were part of your building equipment?

A. Yes.

Q. Part of your boat-building equipment?

A. Yes. That is right.

Q. Tell his lordship about the lumber. What I said was correct, that you were not making a claim because it was sold at a price satisfactory to you; that is, the lumber and hardware?

A. That is right.

Q. But there is one ---

A. But there is a reason - may I speak?

Q. Yes. A. There is a reason for accepting that price.

Q. If you are not making a claim about it you do not need to talk about it.

A. There is no need for me to speak about it, then.

Q. No. I see you have stuck at the bottom of the last exhibit a claim for boat nails, $250. Did you ever receive anything for those nails?

A. Not - I have no record of it.

Q. Not as far as you know? A. No.

Q. Actually when the hardware was sold I think it was

sold to the B.C. Packers? A. Yes.

Q. It would appear from a letter, a copy of which I have and I expect my friend has the original, from Mr. Green, that the hardware as appraised was sold for $632.75 less nails $250. Apparently the nails were not included in the sale to the B.C. Packers. Do you know if they were sold later?

A. No, I do not know.

Q. And apparently they were appraised through the Custodian's office at $250? A. Yes.

Q. So you for that reason added it to your claim?

A. That is right.

Q. I have another copy of a letter from Mr. Green of the Custodian's office to yourself dated March 10, 1943, in which they refer to this. I might read this paragraph to you:

"Mr. Coulthard, who arranged this rental on "our behalf, has handed us a copy of your "valuation on the buildings and equipment. "Omitting the buildings and ways which are "rented as above this gives the following: "New motor equipment $1,478.47, old equipment "685, hardware $700, lumber $1,000, totalling "$3,863.47.

"Mr. Coulthard has had Mr. Lane of "Messrs. McLennan, McFeely & Prior value the "equipment and hardware and a competent lumber "appraiser value the lumber. The total "valuation which has been very carefully "conducted is $3,719.26 or approximately $144

"less than your valuation."

You received that letter? A. Yes.

Q. Of which this is a copy? A. Yes.

Q. I notice that although the total valuation was only $144 less I think I am correct in saying that your valuation for the lumber was $700 less than the appraisal and on the other hand your valuation of the equipment was something like $700 higher. Is that not right?

A. Yes.

THE COMMISSIONER: That must appear in the figures.

MR. BREWIN: Yes.

Q. I wanted to ask you this question: The total figure here for the new and old motor equipment is $2,160, which is somewhat less than the amount we are claiming now. Have you any explanation of that?

A. Well, there is a lot of items missing in that. We did not put in the full estimate when we put it in.

Q. At that time did you have the Custodian's original list? A. No. We were down to register and we just had very little time. We just made a rough draft. We did not even take an inventory. That is a very rough estimate.

Q. I should not cross-examine my own witness, but have you any explanation of why the new motor equipment is valued at exactly $1,478.47? Do you know how you arrived at that actual figure?

A. No, I do not.

Q. You do not recall that? A. No.

Q. But there were later items you found on the inventory which were not included?

A. Yes, sir.

(LETTER, H.F. GREEN, TO CLAIMANTS, MARCH 10, 1943, MARKED EXHIBIT NO. 4)

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value.

It is submitted that the personal property known as the equipment was sold for its fair market value and that the personal property known as the stock-in-trade or supplies was sold for its fair market value.

There is no claim made for these floats?

THE COMMISSIONER: Not independently of the plant.

MR. HUNTER: I am wondering if it is included at all, because I would like to know so I can put in material on it.

THE COMMISSIONER: You have a copy of the claim form?

MR. HUNTER: Yes. Does that just indicate the main building which has been shown in the photograph and the land, or is this claim inclusive of the floats?

THE COMMISSIONER: What is the position, Mr. Brewin?

MR. BREWIN: I am not fully instructed. The claimant has included waterfront improvements and wharfing. I do not know just how these floats would be described.

MR. HUNTER: They are floats with small houses on them.

MR. BREWIN: No. We are not claiming them.

I have not been instructed to claim for them.

THE COMMISSIONER: Q. Have you in mind pressing a claim for the floats which were, I presume, in the water abutting on the plant?

MR. BREWIN: I think I have an explanation for that, if I may interrupt the witness. I did not know that it was necessary to put this in. Apparently and I have just been informed of this, a while ago, a separate claim entirely has been filed by Masaru Suzuki, one of the brothers, and another separate claim by Minoru Suzuki, which probably should have been heard on this in respect to what my friend may be describing as the floats. This was not one of the cases I prepared, at all; in fact, I did not see it until yesterday and if it had come up sooner I would have suggested that they be heard together. When I heard of it for the first time to-day I did not think my friend would have the necessary material.

MR. HUNTER: It is shown on the list as all together.

THE COMMISSIONER: Yes. That is the way it appears on my list. The four individuals are claiming a total of $16,100 but that apparently relates only to claim No. 1087, which is No. 95 on the short Toronto list.

MR. BREWIN: Yes. That is what we understand. All of these four individuals are joint owners of the property in respect of which we claim and in respect of these floats separate claims were apparently filed and, while they should have been

put on the list, I did not know about it until to-day.

MR. HUNTER: As far as I know they are not included in this. I shall not deal with them.

MR. BREWIN: They are not included.

THE COMMISSIONER: What are the other two claims?

MR. BREWIN: There is a claim for a building described as a house.

THE COMMISSIONER: Might I have the long Toronto list for a moment? It will be easier to describe, for all purposes, by the number on the long list.

MR. BREWIN: Yes. I have not got that.

THE COMMISSIONER: What are their first names?

MR. BREWIN: Minoru Suzuki.

MR. HUNTER: And Masaru Suzuki.

THE COMMISSIONER: Yes.

MR. BREWIN: Yes.

THE COMMISSIONER: Yes; there is a claim by Minoru Suzuki for $425 real property and he has a claim of $161 personal. That is No. 310 on the long list; and another claim by Masaru Suzuki for $400 real property and $187 chattels. That is case No. 309 on the long list; so that the items claimed for in claim Nos. 309 and 310 are not included in the claim we are now considering.

MR. HUNTER: Yes.

THE COMMISSIONER: All right. We have it on the record.

MR. HUNTER: Purely as a technicality those two should be a personal claim. They are floats and were floating with houses on their photographs. For

some reason there does not seem to be very ample material on this file.

The larger bits, the land and the buildings, were sold in two parcels, a one-acre portion including boat-building words, which was sold for $4,300 as of November 24, 1945, and the balance being ---

THE COMMISSIONER: Let me get that. The one acre with boat-building words sold for $4,300?

MR. HUNTER: On November 24, 1945.

THE COMMISSIONER: Yes.

MR. HUNTER: The balance being approximately 15 acres was sold for $3,500 on January 25, 1946, making a total sale price of $7,800.

The appraisal of this property made on September 19, 1945, by Joseph Dorgan, a copy of which has been forwarded to the claimant, or his counsel, breaks it down and says:

"It is my opinion that a logical way to "divide the property would be to give an "acre with 220 feet waterfront to the boat "plant. This would give a depth of 200 feet "approximately. Such an area would be "sufficient for the present occupant and I "believe for anyone who took it over.

"This would leave a remainder of water-"front of about 473 feet and with a similar "depth 200 feet would equal about two acres. "The area remaining, something over nine "acres, would be left for farm land, separated

"from the water.

"This garden land is highly productive "but it has gone back to pasture. With "ploughing and re-cultivation it should be "at its best. The trouble with most of "such land has been over-cultivation. The "value is to a large extent destroyed by "the heavy acreage tax, $17.50 to $18 per "acre.

"I would apportion the value as follows "as close as possible to meeting your request.

"One acre 220 feet frontage by 200 feet "depth, has frontage on Jardine Street, an "open gravelled road now serving the plant, "$1,000.

"Garage, 18 feet x 18 feet, wood floor, "shingled roof, single boarded, $150.

"Boathouse, 60 x 50 foot approximately, "and and two storey single board construction, "on posts, plank floor, roof shelter adjoining "20 feet x 50 feet, 8 x 8 inch posts, 2 x 8 "inch rafters, composition roof, walled one "side, not floored. Roof leaking. Three "slipways, 12 foot x 12 foot sleepers, two "with steel and one with wood rails, $3,000.

"Westerly two acres waterfront 473 feet x "200 feet depth approximately, not served by "driveable road to waterfront, $1,500.

"Rear land 9.20 acres (has 12 foot x 18 "foot light constructed garage on northwest

"corner) at $200 per acre, $1,840; totalling "$7,490."

He then goes and gives some information regarding the actual manner in which he would recommend subdivision and so on and giving the reason why he would it, dealing with ties, dikes, and so on, which I do not think is particularly relevant at this point, but his valuation is $7,490.

THE COMMISSIONER: That is for the whole?

MR. HUNTER: That is for the whole.

THE COMMISSIONER: What is the date of that appraisal?

MR. HUNTER: September 19, 1945.

(APPRAISAL, JOSEPH DORGAN, SEPTEMBER 19, 1945, MARKED EXHIBIT NO. 5)

No claim is being made for the lumber and hardware.

The equipment for which the claimant is claiming, excepting these last four or five items, the last four items, I believe, which he has added, was valued on March 5, 1943, at $1,275.75. I am sorry, I cannot seem to find a copy of the appraisal here, although I am sure there was one here. However, that can be produced later.

It was sold under bill of sale from the Secretary of State to Conrad Stokeland on October 21, 1946, about three years later, for $1,200. In the meantime it had been used by the tenant, of course.

CROSS-EXAMINATION BY MR. HUNTER:

Q. Was that tenant your tenant or the Custodian's tenant? A. The Custodian's.

Q. That is, you left the building locked up?

A. Yes.

THE COMMISSIONER: I think it appears that the B.C. Packers were the tenant. They were put in by the Custodian.

MR. HUNTER: Thank you. I had an idea that this chap had been the tenant. I think I have seen a lease to that effect, although I remember the B. C. Packers were the original tenant.

Yes; I see a lease here on October 1st, 1944, to this man, my lord, the subsequent purchaser. In that lease there is the same list of equipment save and except those last four items shown on the personal property inventory.

THE COMMISSIONER: So far as the inventory is concerned it appears from Mr. Green's letter dated March 10, 1943:

"We have arranged to rent your boat works "to the B. C. Packers as from the 1st of "March"

etc.

MR. HUNTER: Yes. They were there for a limited period and later it was rented to Stokeland who eventually became the purchaser of the equipment at a figure slightly under the appraised value made some three years earlier than the sale.

The rent as shown in the lease to Stokeland is $600 a year. It would be $50 a month, I guess.

THE COMMISSIONER: That is $10 higher than the B.C. packers paid.

(TWO APPRAISALS, MARKED EXHIBIT NO. 6)

THE COMMISSIONER: Q. Would you examine this document, Exhibit No. 6, and make what comments you wish to with regard to the prices at which these various articles were sold or appraised?

A. My lord, this would take a long time, if I commented on all of this. We have submitted the original cost and the estimated price, so that could be compared with this?

THE COMMISSIONER: Yes. It will be.

MR. BREWIN: He referred to one thing, which is the Delta shaper.

THE WITNESS: Yes.

Q. You have said that it was $350 new?

A. Yes.

Q. Never used? A. Yes, sir.

Q. And you are claiming $350 for it? A. Yes.

Q. It appears there at, I think, $125?

A. Yes, $125.

Q. From whom did you buy that? A. Mc and Mc.

Q. The same firm which made the appraisal?

A. Yes, sir.

Q. And had you used it at all? A. No.

Q. Had it been set up? A. No.

Q. I am not quite sure what a shaper is.

A. No, it was not set up.

Q. Are there any other items like that, without going over the whole list to which you wish to call attention particularly?

A. There is a five h.p. motor; it cost us $195 and

we got $100 on it. That was just barely used.

Q. You said $225, if that is the same one I am looking at, and you have claimed $200 for it. 1941; is the five h.p. motor? Is that the one you are thinking about?

A. Maybe I was thinking about the three. There is a three h.p. motor.

Q. There is a three h.p. motor too for which you have claimed $150. It was new, bought in 1941 and you paid $165 for it. To which one are you referring now?

A. I must have my figures wrong.

Q. Is there another one?

A. There is the saw-filing outfit. They appraised it at $100. That is new and it cost us $250.

Q. Did you buy it from the same people?

A. No. We got this shipped in from the United States.

Q. Is there anything else? I suppose you could go down all of them?

A. Yes. I have it listed there, I believe.

Q. You have listed the prices you paid here and shown the approximate dates you bought them. I suppose we can take the new articles and what you say would apply to that? A. Yes.

Q. Is there anything else in that on which you wish to comment? A. No.

Q. I notice there is a very low estimate in relation to the value which you put on the building which perhaps in relation even to the appraisals of Mr. Dorgan you might have something to say. Have you

any comment to make on that, any explanation?

A. Well, the boat shop, itself, was built outside of the dyke. The property outside of the dyke is not taxable. We pay a harbour due which takes care of all the property outside the dyke. So far as the assessment on that building itself is concerned I just wonder whether that is on the building or whether it is on the improvement of the lands.

Q. That may be an explanation.

A. Yes.

THE COMMISSIONER: Anything further, Mr. Hunter?

MR. HUNTER: I would like to find out about this business of "outside the dyke."

Q. Did you own the land outside the dyke?

A. Well, we have first claim to it because we own the waterfront, land adjoining the waterfront.

Q. Was it tidal outside the dyke?

A. I am not sure on that. We have the first claim to use that.

Q. But you had no Crown grant. I suppose that would be Crown grant, either provincial or federal, providing whether it was tidal or fresh water.

THE COMMISSIONER: Did you make any application to erect the building outside the dyke under the Navigable Waters Protection Act?

A. Yes, sir.

Q. You did? A. Yes, sir.

Q. That will be navigable and would require federal authority to erect the building. You had a

license of occupation?

A. I am not sure whether it was a license or a permit.

Q. But you had made an application under the Navigable Waters Protection Act?

A. Yes, sir.

Q. Who were your lawyers?

A. Could I find out and send it in? It was some people in Westminster.

Q. When you find out write your own counsel and he will inform the Secretary.

A. All right.

THE COMMISSIONER: You might get the information from the solicitor, Mr. Hunter.

MR. HUNTER: Very good, my lord.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

Case 1087 DEC - 2 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.

ACKNOWLEDGED

455
459
4136
9957

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

(1) NAME Suzuki. (Print) Surname — Masaru. Minoru. Shoji Given Name — Sentaro. (RCMP) Reg. No. 08160 08328 08329 08209.

(2) Pre-Evacuation Address Foot of Jardine St. New Westminster. B.C.

(3) Present Address 120 Cavendish. London Ont.

(4) REAL ESTATE

(a) Street Address (if any) Foot of Jardine New Westminster B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot. 14 (Ex. 1 ac.) 757/2620
New West minster B.C.

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

(i) Farm ✓
(ii) ~~Residence~~ ~~Type of business~~ Boat building.
(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.) Partner ship. (4 person)

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

(i) Land - - - - - - - - - - - - - - - - $ 8,000
(ii) Buildings - - - - - - - - - - - - - - - - $ 10,000
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - $ business — 3,000 fixtures Machines 2,500 stock. — 3,000 accounts — 600

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 27,100

(v) Amount at which Custodian sold property and credited your account - - $ ✓ 11,000 ✓ EK

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 16,100

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

_____

_____

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

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

TOTAL CLAIM FOR PROPERTY LOSS $ ∅

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ ~~[illegible]~~ 16,100. S.K.

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

Toronto ~~[illegible]~~ S.K.

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

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

DOMINION OF CANADA)
Province of Ontario)
TO WIT:)

I, Minoru Suzuki of the City of London in the County of Middlesex, Ontario,

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 London in the County of Middlesex this 27th day of November A.D. 1947. G. Richmond

Minoru 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.

_____

_____

_____

_____

Minoru
SUZUKI, Masaru and Shoji
Sentaro
(Claimant's Name)

REAL ESTATE
(Other than farm)

08328, ~~08209~~ 08160
~~08209~~
08329 Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Business (boat-building)	2	Frame	Business	12 acres farm land with business building on waterfront.	1939	

Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value Date of Sale
Business and farming district.	$14,600.00	Land - $3600. Building - $11,000. (erection of new building for business includes material and labour.	Installation of electric lighting, water roads, telephone, clearing & general repairs - - - $1800.00 Waterfront improvements, wharfing, etc. - - 1500.00	$18,000. Land - $8000. Bldgs.- $10,000.

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Rent: Boat building to B.C. Packers at $40.00 per month.

Machinery to B.C. Packers at $10.00 per month.

Land inside dyke to Mr. Spagnol at $10.00 per month.

Bungalows on property -- $10.00 per month.
-- $ 7.00 per month.

Total Rental -- $77.00 per month.

Summary

Estimated Value ----		$18,000.00
Sold by Custodian to C. Stokeland (1) 1 acre and buildings	$4300.00	
Sold by Custodian to J.N.Anderson (2) Lot 14 except 1 acre	$3500.00	
		$7,800.00
Claim		$11,200.00

Masaru Suzuki
Sentaro Suzuki
Minoru Suzuki
Shoji Suzuki
Signature

EXHIBIT No. 1087-1
DATE 26 May 1948
FILED BY F.A. Brown

(581)

File 455 & 459

MARUNO BOAT WORKS

SUZUKI, Minoru
SUZUKI, Masaru

New Westminster
Feb. 26th, 1943

EXHIBIT No. 1087-2
DATE 26 may 1948
FILED BY
L. a. Brewin

File 455 & 459

MARUNO BOAT WORKS

SUZUKI, Minoru
SUZUKI, Masaru

New Westminster
Feb. 26th, 1943

Evacuee File #455 & 459

Maruno Boat Works
Minoru SUZUKI
Masaru SUZUKI

New Westminster.

26th Feb. 1943.

EXHIBIT No. 1087-2
DATE 26 May 1948
FILED BY L. A. Brewin

SUZUKI, Minoru
Masaru
Shoji
Sentaro (Claimant's Name)

PERSONAL CHATTELS

08328
08160
08209
08329 Reg. No.

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
All furniture, equipment and fixtures purchased from 1928 - 1940 were sold by the partners on moving to new premises and buildings in 1940.					
See attached Inventory of Equipment of Boat Building Business.					
The Boat Building Business was located at the foot of Jardine St. in New Westminster. Net Income for 1941 -- $4,000. Gross Turnover for 1941 -- $30,000. Estimated Value of Goodwill -- $1500.					

Description of Storage of Goods:

General Statement as to Chattels not Described above:

Additional Comments, if any:

EXHIBIT No. 1087-3
DATE 26 May 1948
FILED BY L. A. Brennan

Masaru Suzuki
Sentaro Suzuki
Minoru Suzuki
Shoji Suzuki
Signature

SUZUKI, Sentaro

INVENTORY OF EQUIPMENT OF BOAT BUILDING BUSINESS

Reg. No. 08209

	Description	Date Acquired	New or Used on date of Acqu't.	Price Paid	Condition when Evacuated	Value at Evacuation
1	¾ H.P. Delta Motor	1940	New	$75.00	New	$75.00
1	1 H.P. " "	1940	New	90.00	New	90.00
1	1 H.P. Westinghouse Motor	1940	New	80.00	New	80.00
1	Small Grinder	1938	New	15.00	Used	12.00
1	Jackshaft and Bearings	1940	New	15.00	New	14.00
1	Post Drill	1938	Used	20.00	Used	10.00
1	Lathe	1937	New	30.00	Used	22.50
1	Bandsaw	1941	New	150.00	New	140.00
1	Bandsaw Table	1940	New	12.50	New	11.00
1	Belt and Pulley	1940	New	5.00	New	4.00
1	6" Jointer	1941	New	85.00	New	80.00
1	Jointer Stand	1941	New	12.50	New	11.00
1	Belt and Pulley	1941	New	2.50	New	2.00
1	½ H.P. Motor	1941	New	60.00	New	55.00
1	Delta Shaper	1942	New	350.00 Never used	New	350.00
1	3 H.P. Westinghouse Motor	1941	New	165.00	New	150.00
1	Saw Silling Outfit	1941	new	250.00	New	240.00
1	Set of Shaper Cutters	1942	New	20.00 Never used	New	20.00
24	Ship clamps	1937	New	30.00	Used	25.00
2	Split Pulleys	1941	Used	28.00	Used	25.00
1	Band Saw and Blades	1937	Used	200.00	Used	175.00
1	Rip Saw	1938	Used	50.00	Used	40.00
1	Complete Line Shaft	1937	Used	80.00	Used	70.00
1	Gas Engine	1937	Used	75.00	Used	60.00
1	5 H.P. Motor	1941	New	225.00	New	200.00
1	Ship Adze	1941	New	3.00	New	2.00
1	Hookroon	1941	Used	1.00	Used	1.00
1	Turning Chisel	1940	New	12.00	Used	10.00
1	Delta Shaper Guard	1942	New	10.00	New	10.00
2	Rolls Belting	1942	New	15.00	New	15.00
1	Assortment Tools	1930-42	New and Used	50.00	Used	40.00
15 ft.	4" Belting	1942	New	10.00	New	10.00
5	Cradles for hauling up boats	1940	New	400.00	Used	350.00
1	Timber Polly	1937	Used	5.00	Used	4.50
1	11 H.P. Steam Boiler with pipes and valves	1941	Used	225.00	Used	200.00
2	Winches and cables and chains and pulleys and shakles	1939	One used One new	150.00	Used	125.00

uninventoried by custodian

added by claimant

Sold by Custodian $2820.00
1200.00
Claim $1620.00

TOTAL - - - - - - - - - - - - $2570.00
Nails (Boat) 250.00
$2820.00

Full appraisal of equipment, lumber hardware.

Copy

SPECIAL DELIVERY

455
459

March 10th, 1943

Messrs. Masaru & Minoru SUZUKI,
Registration Nos. 08160 & 08328,
Kaslo, B. C.

Dear Sirs;

We have arranged to rent your boat works to the B. C. Packers as from the 1st of March for $40.00 per month and now wish to ask you about some offers they are making for your lumber and equipment.

Mr. Coulthard, who arranged this rental on our behalf, has handed us a copy of your valuation on the buildings and equipment. Omitting the buildings and ways which are rented as above this gives the following;

New motor equipment	$1478.47
Old equipment	685.00
Hardware	700.00
Lumber	1000.00
Total	3863.47

2160.
2000

Mr. Coulthard has had Mr. Lane of Messrs. McLennan, McFeely and Prior value the equipment and hardware and a competent lumber appraiser value the lumber. The total valuation which has been very carefully conducted, is $3719.26 or approximately $144.00 less than your valuation.

The B. C. Packers are prepared to pay the appraised value, namely $3719.26 cash for all the equipment, lumber and hardware. If you are willing to sell, we recommend that you agree to this offer which we believe to be a good one.

Willyou and your brother please consult together on receipt of this letter and then telegraph us collect as promptly as possible? We would mention that in our opinion you should at least agree to sell the lumber and consumable supplies since with the boat works in use, it will be very hard to protect these. Please be sure to let us know your wishes as promptly as possible.

Yours truly,

H. F. Green,
Protection Department.

HFG:IF

EXHIBIT No. 1087-4
DATE 26 May 1948
FILED BY R. A. Brown

EXHIBIT No. 1087 - 5

DATE 26 May 1948

FILED BY

J. W. G. Hunter

JOSEPH DORCAN

713 Columbia Street

New Westminster, B. C.

September 19th, 1945.

The Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir: Re: Catalogue #677 - Lot 14 of D.L. 757 etc.
City of N. W. - Instructions of 14th Sept.

It is my opinion that a logical way to divide the property would be to give an acre with 220' waterfront to the boat plant. This would give a depth of 200' approximately. Such an area would be sufficient for the present occupant and I believe for anyone who took it over.

This would leave a remainder of waterfront of about 473' and with a similar depth 200' would equal about 2 acres. The area remaining, something over nine acres, would be left for farm land, separated from the water.

This garden land is highly productive but has gone back to pasture. With plowing and re-cultivation it should be at its best. The trouble with most of such land has been over-cultivation. The value is to a large extent destroyed by the heavy acreage tax, $17.50. to $18.00 per acre.

I would apportion the value as follows as close as possible to meeting your requests.

One acre 220' frontage by 200' depth. Has frontage on Jardine St., an open gravelled road now serving the plant.	1000.00
Garage 18' x 18', wood floor, shingle roof, single boarded.	150.00
Boat house, 60 x 50' approx., 1 & 2 story single board construction, on posts, plank floor, roof shelter adjoining 20' x 50', 8 x 8" posts, 2 x 8" rafters, composition roof, walled one side, not floored. Roof leaking. Three slipways 12" x 12"sleepers, two with steel and one with wood rails	3000.00
Westerly 2 acres waterfront 473' x 200' depth approximately, not served by drivable road to waterfr nt	1500.00
Rear land 9.20 acres (has 12' x 18' light constructed garage on N.W corner) at $200.00 per acre	1840.00
	$ 7490.00

Subdivision might require a service road from east to west paralleling the dyke. Plant equipment value not included as it is presumed this value is in hand from men familiar with such values.

To meet your wishes as set out in letter above referred to I would apportion the parcels as follows.

Boat Plant, 1 acre waterfront, garage etc.		$4,150.00
All the balance of lot and including	1,500.00	
balance of water front	1,840.00	3,340.00

Referring to the third request two acres all fronting the river this does not seem practical to the writer as the depth that would go with it, about 125 feet, would hardly be workable for any type of industry. The tides are quite heavy and structures must be located to meet this condition. Also the area taken by the dyke takes up considerable area unusable for yard room.

Both Lots 13 and 14 are fronted with a number of dwellings and floats which are presumed to belong to the occupants.

I trust this information meets your requirements.

Yours very truly,

"Jos. Dorgan"

Jos. Dorgan.

JD/S

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

July 26, 1948

C. McCleghan
C.L.

Files Nos. 455 & 459

COPY

EXHIBIT No. 1087-6
DATE 26 May, 1948
FILED BY Geo Brunter.

BOAT EQUIPMENT TO BE RENTED TO

THE B. C. PACKERS LTD.

1	only	½ H.P. Delta Motor	60.00	
1	only	1 H.P. Delta Motor	75.00	
1	"	1 H.P. Westinghouse Motor	65.00	
1	"	Small Grinder	5.00	
1	"	Jack Shaft	5.00	
1	"	Post Drill	10.00	
1	"	Lathe	5.00	
1	"	Band Saw	80.00	
1	"	" " Table	7.50	
1	"	Belt & Pulley	2.50	
1	"	6" Jointer	75.00	
1	"	6" " Stand	7.50	
1	"	Belt & Pulley	2.00	
1	"	½ H.P. Motor	50.00	
1	"	Delta Shaper	125.00	
1	"	3 H.P. Westinghouse Motor	125.00	
1	"	Saw Filing Outfit	100.00	
1	"	Set of Shaper Cutters	10.00	
24	* "	Ship's Clamps	15.00	
2	"	Split Pulleys	4.00	
1	"	Band Saw & Odd Blades	150.00	
1	"	Plane	25.00	
1	"	Saw	25.00	
1	"	Complete Line Shaft	50.00	
1	"	Gas Engine	50.00	
1	"	5 H.P. Motor	100.00	
1	"	Ship Adze	2.00	
1	"	Hookaroon	.75	
~~2~~	~~"~~	~~Water Gauges~~	~~(4.00)~~	4.00
1	"	Assortment Turning Chisels	3.00	
~~2~~	~~"~~	~~Step Bearings~~	~~10.00~~	10.00
1	"	Delta Shaper Guard	5.00	
~~8~~	~~"~~	~~Post Lights~~	~~35.00~~	35.00
~~300~~	~~Ft.~~	~~½" Cable~~	~~30.00~~	30.00
2		Rolls Belting	7.50	
1	only	Assortment Odd Tools	25.00	
15	Ft.	4" Belting	4.00	
			$1,354.75	79.
			79.00	
			$1,275.75	

* The above-mentioned equipment based with bldg. to Conrad Stokkeland, Oct. 1/44.
5 Ship's clamps taken during B.C. Packers' tenancy.
Consequently only 19 appear in list attached to Lease.
23/10/44.

Valuation by Mr. Lane, representative of Mc. & Mc. MARENO BOAT WORKS.

1	Only	1 H.P. Delta Motor	$ 75.00
1	"	1 H.P. Westinghouse Motor	65.00
1	"	Small Grinder	5.00
1	"	Jack Shaft	5.00
1	"	Post Drill	10.00
1	"	Lathe	5.00
1	"	Band Saw	80.00
1	"	" " Table	7.50
1	"	Belt & Pulley	2.50
1	"	¾ H.P. Delta Motor	60.00
1	"	6" Jointer	75.00
1	"	" " Stand	7.50
1	"	Belt & Pulley	2.00
1	"	½ H.P. Motor	50.00
1	"	Delta Shaper	125.00
1	"	3 H.P. Westinghouse Motor	125.00
1	"	Saw Filing Outfit	100.00
1	"	Set of Shaper Cutters	10.00
24	"	Ship's Clamps	15.00
2	"	Split Pulleys	4.00
7	lbs.	Caulking Cotton	2.00
75	Ft.	High Tension Cord	2.50
1		Assortment Carriage Bolts	100.00
25	lbs.	Washers	2.50
100	"	Galv. Chain	15.00
1	Only	Star Block	5.00
1	"	Band Saw & Odd Blades	150.00
1	"	Planer	25.00
1	"	Saw	25.00
1	"	Complete Line Shaft	50.00
1	"	Gas Engine	50.00
1		Assortment Loop Mild Iron	30.00
1		Part Drum Creosote	20.00
1		" " Boiled Oil	15.00
150	lbs.	Galv. Cut Nails 4"	7.50
60	"	" " " 3½"	3.00
50	"	" Fin. " 2"	3.00
50	"	" Cut Nails 5"	3.00
75	"	" " " 3½"	3.50
50	"	2" C.W. Nails	2.50
25	"	3" " "	1.25
2600	"	Assorted Boat Nails	250.00
150	"	" Nails	7.50
10	"	Cop. Boat Nails	2.50
1	"	Assortment of Odd Equipment	25.00
1	"	5 H.P. Motor Westinghouse	100.00
20	Only	Tank Lugs	4.00
1	"	Ship Adze	2.00
1	"	Hookaroon	.75
2	"	Water Gauges	4.00
1	"	Assortment Turning Chisels	3.00
2	"	Step Bearings	10.00
1	"	Assortment Deck Blocks	20.00

"Other Material" 127

Other material 373.75

Other Material 400

Other Material 20

524.75

(continued)

(continued) (Page 2) 5247.75.

1 Only	Delta Shaper Guard	$5.00	
1 "	Assortment Window Glass	5.00	Other Material 45
1 "	" Brass Grills	15.00	
1 "	" Ship's Hardware	25.00	
8 "	Port Lights	35.00	
300 Ft.	½" Cable	30.00	
2	Rolls Belting	7.50	
3 Lengths	Galv. Pipe	10.00	
200 Ft.	Brass Pipe	15.00	
100 Ft.	C/R Steel	10.00	
3	Flat Boxes	3.00	Other Material
1	Assortment Pipe Fittings	10.00	
50 Ft.	Machine Chain	4.00	
1 Only	Assortment Odd Tools	25.00	
1	25 lb. Anchor	5.00	
15 Ft.	4" Belting	4.00	
12	Rope Plates	6.00	
			63 632.75
	TOTAL	$1987.50	

Note: "Other Material" - items to be sold to B P Packers value $632.75

Remaining items to be rented value 1354.75

$1,987.50