

Name of Claimant

SUZUKI, Yoshi

Case 1315

Custodian File

12885

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					896.		407.01			407.01
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 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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION									407.01	



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

CASE NO: 1315.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
December 1, 1948.

IN THE MATTER OF THE CLAIM OF

MISS YOSHI SUZUKI

PROCEEDINGS AT HEARING

Original.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J.A. MCGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

December 1, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHI SUZUKI (Miss)

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C., appearing for the
Dominion Government,

R.A. BEST, ESQ., appearing for the
Claimant.

A. SMITH, ESQ., Secretary,
G.N.R. UPTON, ESQ., Official Interpreter,
A.G. VEITCH, ESQ., Official Reporter.



1 MR. BEST: This is a case which was sent down from
2 Montreal and added to the foot of our list. Neither go-
3 vernment counsel, nor ourselves have any file on it.
4 We have both been handicapped to some extent by lack
5 of information.

6 I think Mr.Christie just received his file this
7 morning.

8 MR. CHRISTIE: It is the one for which we tele-
9 graphed.

10 MR. BEST: It is a simple case. It is just a claim
11 for a house and property.

12 _____
13 MISS YOSHI SUZUKI, the claimant herein, being
14 first duly sworn, testified
15 as follows:

16 DIRECT EXAMINATION BY MR. BEST:

17 Q. Miss Suzuki, is that your signature (Indica-
18 ting)? A. Yes.

19 Q. And was that form prepared upon your instru-
20 ctions? A. Yes.

21 Q. And do you swear the contents of it are
22 true? A. Yes.

23 MR. BEST: I am filing as Exhibit 1 particulars of
24 Real Estate other than Farm Land claim.

25 (PARTICULARS OF REAL ESTATE OTHER THAN FARM LAND
26 CLAIM, MARKED EXHIBIT NO.1)

27 MR. CHRISTIE: I tender as Exhibit 2 the Farm
28 Appraisal Report.

29 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO.2)

30 MR. BEST: Q. I understand prior to evacuation
you were the owner of a house and some land at Eburne,
B.C. Is that correct?

A. Yes.



1 Q. Just about how far from Vancouver would
2 your house be?

3 A. About 10 miles.

4 Q. It is more or less suburban. Is it considered
5 suburban there?

6 A. I think so.

7 Q. And it is on the Fraser river?

8 A. Yes, right on the Fraser River.

9 Q. In your claim you have a note "Water frontage."
10 I take it that that means that your place was right on
11 the river?

12 A. Yes.

13 Q. And you had three-quarters of an acre there?

14 A. Yes.

15 Q. When you bought this place in 1931 for
16 \$1,200., the house was on the premises at that time?

17 A. Yes.

18 Q. I see. Then, according to your claim you
19 have made very extensive repairs or improvements to
20 it in the meantime?

21 A. Yes.

22 Q. For what did you use the three-quarters of an
23 acre of ground? Was that used for flower beds, or
24 did you grow vegetables or was it all lawn?

25 A. Oh, it was taken over by a farmer. The
26 farmer had rented it.

27 Q. You rented it to a farmer?

28 A. Yes.

29 Q. What was the arrangement? Did he pay you
30 so much rent per year or did he give you half the crop?



- 1 A. Oh, no, rent.
- 2 Q. For how much did you rent it to him?
- 3 A. I cannot remember. It is such a long while
- 4 ago.
- 5 Q. That was the usual arrangement made every
- 6 year?
- 7 A. Yes.
- 8 Q. What did he grow on the land?
- 9 A. Vegetables.
- 10 Q. Was it considered fairly good land?
- 11 A. Oh, yes.
- 12 Q. There is mention in the appraisal which
- 13 was made by the Soldiers' Settlement Board that a
- 14 chinaman has the back area in peas?
- 15 A. That is correct.
- 16 Q. It was a chinese man who rented it from
- 17 you? A. Yes.
- 18 Q. Is this a two-storey or a one-storey house?
- 19 A. It is a two-storey house.
- 20 Q. How many rooms would be on the ground floor?
- 21 A. Three, and the hallway, which is as large
- 22 as the other room. The hallway was as large as the
- 23 other rooms. There was the hallway and three rooms
- 24 downstairs. There were two rooms upstairs and a hallway.
- 25 Q. Was there a bath upstairs or downstairs?
- 26 A. No, downstairs.
- 27 Q. Do you know a Mr. Jamieson?
- 28 A. Yes.
- 29 Q. Did he have anything to do with your property?
- 30 A. Well, we did ask verbally if he would look



1 after it, but we really wanted to have his - I think
2 they were his relatives, but, in the meantime the
3 Custodian took it over and we were not able to do
4 anything.

5 Q. There is a note on the appraisal that the
6 taxes were \$81.77 for the township of Richmond, but it
7 does not give us any assessment. Do you recall what
8 the taxes were per year?

9 A. That I just cannot remember.

10 MR. CHRISTIE: I will file this document.

11 I tender as Exhibit 3 a Tax Notice for the year
12 1943.

13 (TAX NOTICE, 1943, MARKED EXHIBIT NO.3)

14 The value of the land is noted as \$158., the
15 value of the improvements \$620., making a taxable value
16 of \$778.

17 MR. BEST: Now, there is mention on this appraisal
18 which was made, by the way, in July 1942. When were you
19 evacuated?

20 A. In 1942.

21 Q. What month? A. I left Vancouver in
22 September.

23 Q. When did you leave this house?

24 A. The house, I think it was June, if I remember
25 right.

26 Q. You were not around when the Soldiers'
27 Settlement Board sent an inspector to look the place
28 over?

29 A. No.

30 Q. There is mention here that:



1 "This was a fisherman's home at N.W. corner of
2 the Island."

3 They mean Lulu Island?

4 A. Yes.

5 Q. And:

6 "The frontage has been made attractive and a
7 small lawn laid out."

8 You lived in the house just prior to evacuation?

9 A. My mother and myself, and my brother, when-
10 ever he was home.

11 Q. Was he a fisherman?

12 A. No. He was a buyer. His boat was always
13 chartered by the cannery. He was just buying fish.

14 Q. Had there ever been a fisherman in this
15 house? A. No. It was my house.

16 Q. And you had owned it since 1931?

17 A. Yes.

18 Q. Continuing to read:

19 "The frontage has been made attractive and a small
20 lawn laid out. Chinamen have the rectangle at the
21 back in peas. I do not know who they are.
22 None were around at the time of visit; the
23 balance of the land South of the buildings is
24 wild, with the odd apple tree and wild bushes,
25 bramble, etc."

26 Would you say that is correct?

27 A. It was not wild. That really is a lawn
28 leading to the back piece of land. We did have fruit
29 trees along there; but, it was not wild.

30 Q. There is a further sentence here:



7
Y. Suzuki,
Dir.ex.

1 "The B.C. Packers have their storage sheds on
2 the front for cans, salt, and nets; not
3 attractive outlook."

4 Did they actually have a shed built on your property?
5 on

6 A. No. They had it ^{on} their side, but not on our
7 side.

8 Q. When you say on their side, did they own the
9 property next door?

10 A. Yes.

11 Q. Not between you and the river but beside you?

12 A. Yes.

13 Q. So that these storage sheds would be to the side
14 of your property?

15 A. I think it is about 100 feet back of our house
16 but on their side.

17 Q. Your brother worked for B.C. Packers?

18 A. Yes. No, not, the B.C. Packers. I just do
19 not remember but I do not think it was B.C. Packers.

20 Q. From the way this is written up this man
21 I doubt actually saw the property, or it may be he was
22 informed by Mr. ~~J~~^maleson, and if not by Mr. Jam^eison by
23 someone, as to some of these facts, because a lot of
24 them are obviously wrong.

25 He says:

26 "The owner of this parcel was employed by the
27 Company. House is securely boarded up tight
28 and outbuildings padlocked. I was not able to see
29 inside any of them."

30 Did you board up the house at the time you left or did
your brother?



Y. Suzuki,
Dir.ex.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

A. Yes. The windows were.

Q. Apparently there were two sheds on the property. Is that right?

A. Yes.

Q. One fairly large one, 14 by 35 feet, and another one 20 by 24 feet?

A. Yes.

Q. What were they? A. One was for the hunters. They came and used one. The other one was really a barn. We used it for a wood shed.

Q. In respect of these various repairs which were done to the property, did you pay someone to do those or did your brother? For instance, building this lean-to to the house, \$250., in 1940?

A. My brother helped but I had another party to do it.

Q. You paid another man?

A. Yes.

Q. Was he a carpenter?

A. Yes.

Q. Just what is meant by redoing the foundation in 1935, \$100?

A. The posts were changed.

Q. The house was built on posts?

A. Yes.

Q. And with respect to redoing the fence all around 1940, does that mean a new fence was built all around the property in 1940?

A. It was more or less a repair but the front part was all new fencing around the front. It is quite



1 long, because there is a lane leading to this back land.

2 Q. And was the house entirely reroofed in 1939?
3 Or, was only part of it reroofed in 1939?

4 A. Entirely; and, painted. The house was
5 painted, too.

6 Q. Now, what flooring was done? You have an
7 item here, wallpapering and flooring in 1940, \$100.

8 A. That was a floor covering which was just
9 put in and it was a year after that that we moved out.
10 The varnishing was done inside.

11 Q. Was it linoleum?

12 A. Yes. It was inlaid linoleum.

13 Q. And apparently up to 1934 there had been no
14 inside plumbing and you installed it in 1934?

15 A. Yes.

16 Q. And put electric lights in the house at the
17 same time?

18 A. Yes.

19 Q. I think that is all, thank you.

20
21

CROSS-EXAMINATION BY MR. CHRISTIE:

22 Q. I am showing you a J.P. Card, dated
23 September 15, 1942. Whose signature is that?

24 A. That looks like mine.

25 Q. That is your signature?

26 A. Yes.

27 Q. I was wondering at the time you signed it
28 why you did not mention your property on this card.
29 Was there some reason for not putting it down?

30 A. I did not think we were going to be away



1 very long, so that is one reason.

2 MR. CHRISTIE: I file this J.P. Card as Exhibit 4.
3 (J.P. CARD, MARKED EXHIBIT NO.4)

4 I think perhaps at this stage I will file the
5 Certificate of Encumbrance as Exhibit 5.

6 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.5)

7 Q. And I show this photo. Of what is that a
8 picture? A. That is our house.

9 Q. That is your house?

10 A. Yes.

11 Q. This picture was taken April 13, 1943.

12 I will tender this as Exhibit 6. It is a photo of the
13 claimant's property.

14 (PHOTOGRAPH OF CLAIMANT'S PREMISES, MARKED
15 EXHIBIT NO.6)

16 Q. In relation to this picture where would
17 the sheds to which they refer be?

18 A. Right at the back. Apparently they took
19 the barn off in that picture.

20 Q. The sheds were at the back of your house?

21 A. Yes, the shed and the barn behind there,
22 but the barn to which Mr. Best referred a little while
ago should be there.

23 Q. You are indicating a place about 100 feet to
24 the right of the house in the picture?

25 A. Behind this house. That is about 25 feet
26 behind our house, too.

27 Q. When you bought this house in 1931 do you
28 know how old the house was then?

29 A. No. I would not know.
30



1

Q. You have no idea as to its age?

2

A. No.

3

4

Q. Who did the work of putting the trees and the plants and the flowergarden in?

5

A. My brother always helped me do that.

6

Q. You did not employ any outside help?

7

A. No.

8

9

Q. Of that \$250. what portion would be for trees and flowers, and what part would be for labour?

10

A. Well, that is for trees and perennials and no annuals accounted for, or counted in.

11

12

Q. And is there no part of this \$250. for labour?

13

14

A. No.

15

Q. Who did the work or redoing the fence around the house? Was that your brother?

16

17

A. No. I had another party to do that. He was not well.

18

19

Q. And you paid \$150. for having this work done?

20

A. Yes.

21

Q. And who did the foundation in 1935?

22

A. Brother helped but there was always - brother just helped. Each time I had a regular party to do it.

23

24

Q. When you put the amount of \$100. there is that entirely an amount paid for outside labour?

25

26

A. That covers everything.

27

Q. Does that cover your brother's work, too?

28

A. No. I am not charging for brother's work.

29

Q. That is just for outside labour?

30

A. Yes.



1 Q. And in 1934 you state that electrical
2 installation and sewage system was put in at a cost of
3 \$250. Who did that work?

4 A. The electrical work was done by an electrician
5 and the digging was done by another party. That was
6 the amount.

7 Q. Have you any receipts or papers with you
8 today? A. No.

9 Q. Showing that you paid these different amounts?

10 A. No. Most of the papers that I had were lost
11 and I just have not ---

12 Q. I was just wondering how you remember those
13 amounts so accurately or is this just a guess at it?

14 A. About.

15 Q. It is just approximately?

16 A. Yes.

17 Q. And you are just relying on your memory
18 here? A. Yes.

19 Q. I think that is all, thank you.

20 _____
21 MR. CHRISTIE: I tender as Exhibit 7 the Real
22 Property Summary.

23 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.7)

24 It is submitted that the real property was sold
25 at its fair market value.

26 THE SUB-COMMISSIONER: For what was it sold?

27 THE SECRETARY: \$896., your honour.

28 THE SUB-COMMISSIONER: Very well.
29 _____
30



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch,
Official Reporter.

I, John A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

John A. McGibbon,
Deputy Commissioner.

base 1815

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.

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

(1) NAME SUZUKI YOSHI (RCMP) Reg. No. 06745
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. #1, EBURNE, B.C.

(3) Present Address 5280 PONSARD AVENUE, MONTREAL, QUE

(4) REAL ESTATE
(a) Street Address (if any) #17 RIVER ROAD, LULU ISLAND WEST, B.C. (R.R.#1, EBURNE, B.C.)
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
PART OF LOT 2 OF SECTION 4, BLOCK 4, NORTH RANGE 7 WEST,
MAP 457, IN THE DISTRICT OF NEW WESTMINSTER

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

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)....SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ _____
(ii) Buildings - - - - - \$ _____
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2000.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 896.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1104.00

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

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 1104.00

(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 NO
 (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

TORONTO

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)
 DISTRICT of MONTREAL)
 TO WIT:)

I, YOSHI SUZUKI of the 5280 Ponsard Avenue,
 of the city of Montreal in the Province of Quebec

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the city)

of Montreal)

in the Province of Quebec)

this 24th day of November)

A.D. 1947/8)

Yoshi Suzuki
 Commissaire de la Cour Supérieure
 District de Montréal
 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.

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.

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

(1) NAME SUZUKI YOSHI (RCMP) Reg. No. 06745
(Print) Surname Given Name

(2) Pre-Evacuation Address R.R. #1, EBURNE, B.C.

(3) Present Address 5280 PONSARD AVENUE, MONTREAL, QUE

(4) REAL ESTATE
(a) Street Address (if any) #17 RIVER ROAD, LULU ISLAND WEST, B.C. (R.R.#1, EBURNE, B.C.)
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
PART OF LOT 2 OF SECTION 4, BLOCK 4, NORTH RANGE 7 WEST,
MAP 457, IN THE DISTRICT OF NEW WESTMINSTER

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

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)... SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ _____
(ii) Buildings - - - - - \$ _____
(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 2000.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 896.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1104.00

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

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 1164.00)

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

TORONTO

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 }
DISTRICT of MONTREAL }
TO WIT: }

I, YOSHI SUZUKI of the 5280 Ponsard Avenue,
of the city of Montreal in the Province of Quebec

DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the city) Yoshi Suzuki
of Montreal)
in the Province of Quebec)
this 24th day of November) Commissaire de la Cour Supérieure
A.D. 1947./8) District de Montréal
) 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.

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)

Vancouver, B.C.

November 19th, 1948 10.00 a.m.

10

IN THE MATTER OF THE CLAIM OF
(MISS) YOSHI SUZUKI

PROCEEDINGS AT HEARING.

20

APPEARANCES:

J. W. G. HUNTER, Esq.,	appearing for the Dominion Government.
F. A. BREWIN, Esq.,	appearing for the Claimant.
<hr/>	
A. WATSON, Esq.,	Secretary,
T. P. HORROBIN, Esq.,	Official Reporter.

30

MR. HUNTER: My lord, there is a case of Yoshi Suzuki, in which the letter of Mr. Ouimet was forwarded to me, and the facts as affecting the Custodian's office has been investigated, and are correct.

The facts in the rest of the affidavit I know nothing about, except what is stated in the affidavit.

10

This is an application for late filing, and I have no objection, subject to those facts being correct of the late filing.

It would appear to constitute a genuine case. The only question will be the mechanics of the hearing of her case, which is a Montreal matter.

THE COMMISSIONER: Was a suggestion not made by Mr. Ouimet that it might be proved by affidavit?

MR. HUNTER: That was his suggestion, my lord, but it is never very satisfactory, when you can't cross-examine on an affidavit.

THE COMMISSIONER: It is most unsatisfactory.

20

MR. HUNTER: Possibly she could go to Toronto to have her claim presented.

THE COMMISSIONER: I think, in the circumstances, that that direction should be made. It is putting too heavy a burden on the Government to permit her to file her claim as late as this and then ^{to} approve it by affidavit when she cannot be cross-examined.

30

I will make that direction, and leave will be given to file a claim now, conditional upon the claimant ~~approving~~ approving her claim before the sub-commission in Toronto.

M R. HUNTER: Very good, my lord. I will undertake to get the file off to Toronto as soon as it is prepared.

THE COMMISSIONER: Very well. Mr. Secretary, will you inform Mr. Ouimet. I would write him air mail, and intimate to him that the Toronto sub-commission will wind up by the first week in December, so he should make arrangements to have her there as soon as possible.

10 MR. HUNTER: Thank you, my lord.

(PROCEEDINGS ADJOURNED SINE DIE)

*I hereby certify the foregoing to
be a true and accurate report of
the said proceedings.*
J. S. Hanolin
Deputy Official Stenographer

20

30

DEMERS, MONET, QUIMET, & LEFEBVRE

BARRISTERS & SOLICITORS

ANDRÉ DEMERS, B.A., LL.B.
FABIO MONET, K. C.
ROGER QUIMET, K. C.
PAUL LEFEBVRE, B.A., LL.B.

MARQUETTE 2228-9*
LA SAUVEGARDE BUILDING
152 NOTRE DAME ST., EAST
SUITE 52-53-54

MONTREAL 1.

November 10th 1948

The Honourable Mr. Justice Henry Irvine Bird,
Associate Justice,
Court of Appeal for British Columbia,
Court House,
Vancouver,
B.C.

Personal

re: Miss Yoshi Suzuki - File no: 12885
Reg. No: 06745
my file J-346

Dear Mr. Justice Bird,

May I submit the following circumstances in
connection with the above Japanese Canadians:

Miss Suzuki came to Montreal in 1945 from Denver, B.C.

In 1947, when she was residing at 7051 Fabre
Street, Montréal, she received from the Department of The Secretary of State,
office of the Custodian, Japanese Evacuation Section, a letter dated August
4th 1947, (copy of which is enclosed herewith), a cheque in the sum of \$840.34
and a statement of account showing the above balance. On November 29th 1947
she returned the cheque bearing #5614-7905, and dated August 6th 1947, with a
letter, copy of which is also enclosed herewith.

She never received any further correspondence from
the Custodian's office until October 8th 1948, when a second cheque for the same

COPY

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File no: 12885

4th August, 1947

REGISTERED

Miss Yoshi SUZUKI,
Registration no. 06745
7051 Fabre Street,
Montréal. Qué.

Dear Madam:

We are enclosing herewith our cheque in the amount of \$840.34 being the entire balance of your account held by the Custodian.

An itemized statement of your account is also enclosed for your personal information.

It is requested please that the duplicate copy of this letter be signed by you in acknowledgment of receipt of our cheque, and that it be returned to this office in the stamped self-addressed envelope enclosed for your convenience.

Yours truly,

(signed) J. Cuming

J. Cuming
Office of the Custodian

JC/HA
Encls.3 (cheque)

amount, bearing #6955 - 9420, dated October 9th 1948, was forwarded to her together with a letter from Mr. Cuming, copy of which is enclosed herewith.

When she wrote her first letter, on November 29th 1947 Miss Suzuki had been advised by Mr. J.Oscar Beaudet, officer in charge of relocation in the Province of Québec, otherwise known as Placement officer for Japanese Canadians. Mr. Beaudet is employed by the Federal Department of Labour and he is still handling the remaining Japanese Canadians' cases in the Province.

I have his statement to the effect that he told Miss Suzuki that it would be much preferable to await a reply from the Custodian and then decide to act accordingly.

Furthermore Mr. Beaudet had undertaken to find out the dates of the Commission's sitting in Montreal, but failed to do so and never informed Miss Suzuki accordingly.

Our client found out only at the end of June that the Commission's sitting had already taken place. She then called Mr. Beaudet who told her not to worry and that there would be another sitting in the fall.

Finally, neither Miss Suzuki nor Mr. Beaudet knew who was acting for the Japanese in Montréal.

The Japanese Canadians Association apparently did not have Miss Suzuki's address and did not correspond with her as they did with other claimants.

All the foregoing facts would be supported by affidavits. Miss Suzuki's claim appears to be only for a difference in value of Real Estate belonging to her which was sold by the Custodian. Her property was situated on Lulu Island in the Steveston district.

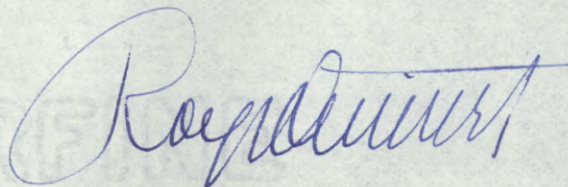
Under the terms of reference she could forward to your lordship all the necessary papers and it would seem that she could permit

her to file her evidence in the form of affidavit.

It is unfortunate that this young lady should have been misled by a government officer and it seems that under these special circumstances she ought to be given an opportunity to file her claim as if it had been filed with the others.

Thanking you in advance for a favourable consideration of these representations, I am,

Yours sincerely,



ROGER OUIMET

RO/CL

Encl.

COPY

Nov 29th 1948.

Office of the Custodians
506 Royal Bank Bldg.
Vancouver B.C.

Dear Sir:

I am returning your cheque #5614-7905 dated Aug 6th covering the amount of \$840.34 made to my order and enclosed with your letter of Aug 4th to me, which letter I received some time around the middle of Aug.

My reason for returning the cheque is that the property was sold without my consent for a ridiculous price, therefore I cannot accept the deal as it stands.

The property consisted of the house, furniture, stoves, and floor coverings, barn and shed, also $3\frac{1}{4}$ acre of land. Shortly before being vacated I had an addition built onto the house at a cost of \$250⁰⁰ which we used as an extension to the kitchen.

In view of the above facts, I think you will agree that the amount of \$840.34 is as I have already mentioned, a ridiculous price.

In order to get this affair settled, I would be prepared to accept \$1500⁰⁰ but nothing less.

I shall appreciate a reply at your earliest convenience.

Yours truly

COPY

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

FILE NO. 12885.

8th October 1948

Miss Yoshi SUZUKI
R gn. No. 06745
5280 Ponsard Ave.,
MONTREAL 28 P.Q.

Dear Madam,

On 4th August 1947 this office forwarded you Custodian cheque in the amount of \$840.34 being the balance of your account as held at this office. This cheque was returned by you under covering letter dated 29th Nov., 1947 with the comment that you did not approve of the price received for your property.

In view of the fact that you have not entered a claim to be heard before the Royal Commission investigating Japanese property disposal, it must be presumed by this office that you have reconsidered your previous decision and would now rather have your credit balance as working capital than leave it lying in this office. If you do not need the use of the funds at the moment, it is suggested that you either deposit same in a savings account bearing the usual bank interest, or purchase some of the current 2½% Government bonds.

We are therefore enclosing our cheque in the amount of \$840.34 and request that you kindly acknowledge receipt of same by signing and dating the duplicate copy of this letter, returning it in the stamped, self-addressed envelope enclosed for your convenience.

Yours truly,

(signed) J. Cuming

J. Cuming
Office of the Custodian

JC/
^ENCL. Ck\$840.34
Envl.
Dupl.

YOSHI SUZUKI
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1815-1
DATE DEC 1 1948
FILLED BY B. J. Reels

0.6745 Reg. No.

<u>Type of Premises</u> (e.g. House, Store, etc.)	<u>No. of Rooms</u>	<u>Type of Finish</u>	<u>Use of Premises</u>	<u>Size of Lot</u>	<u>When Purchased</u>	<u>Date of Purchase</u>
HOUSE	5 ROOMS 2 OPEN HALLWAYS	FRAME	RESIDENCE	3/4 ACRE	1931	Dec. 19/31

<u>Type of Locality</u>	<u>Cost Price</u>	<u>Improvements made by Claimant</u>	<u>Estimated Value Date of Sale</u>
WATER FRONTAGE	ABOUT \$1200.00	1940 Lean-to to house \$ 250.00 1932-1941 Flower Garden, Trees Plants etc. 250.00 1935 Redoing foundation 100.00 1940 Redoing fence all around 150.00 1939 Reflooring & Painting 100.00 1940 Wall papering & flooring (Interior Decorating) 100.00 1934 Electrical Installation & Senerage System 250.00 <hr/> \$ 1200.00 <hr/>	\$ 2,000.00

Comments re upkeep of premises:
The House was kept in Good Condition.

Comments re Appraiser's report not covered above:

Yoshi Suzuki
Signature

REAL ESTATE (Other than farm)

REAL ESTATE (Other than farm)

REAL ESTATE (Other than farm)

Type of structure (e.g. house, store, etc.)

No. of rooms

Type of finish

Use of premises

Size of lot

When purchased

Date of purchase

Type of locality

Cost price

Improvements made by claimant

Estimated value date of sale

Comments to appraiser's report not covered above

The house was kept in good condition. Comments to appraiser's report not covered above.

1934 Electrical installation & telephone system
1934 Electrical installation (interior lighting)
1934 Wall papering & flooring
1934 Painting & staining
1934 Rebuilding fence all around
1934 Rebuilding foundation
Plants etc.
1932-1934 Flower Garden, trees
1930 Lawn to house

250.00
100.00
150.00
100.00
100.00
100.00
250.00
250.00

\$ 1200.00

\$ 2,000.00

HOWARD SMITH

HOWARD SMITH

BELL-FAST BOND

BELL-FAST BOND



Signature

BC-444-P
BC-1273-B

BC/444-P
BC/1273-B

Page 1
EXHIBIT No. 1215-2
S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

DATE DEC 1 1946

FILED BY R. O. Christie
File No. 11-532

Land Description Pt. 0.75 ac. of Lot 2, Sec. 4, Blk. 4, N., R. 7, W., Map 457,
shown red on Sketch 7219.
House #32. Containing 0.75 Acres

Owner's Name SUZUKI, Yoshi Post Office Address R.R. 1, Eburne, B.C.

Nearest Rail Point Cambie - B.C.E. Rly. Distance 3 miles

Market Town (Good local delivery) Vancouver Distance 6-8 "

Church (give denomination) All within Distance 3-4 "

Nearest School Bridgeport (School bus) Distance 3 "

State how property was identified: Posts, road and map.

Roads: State whether property has access to main road, the kind of road and its condition.
Yes. It has frontage on the River Road - good.

Is this district a good one? Yes. Both large and small holdings.

Employment opportunity Varied. Farms, fishing, and industrial.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: All fenced, board and wire. Value \$ Fair.

Water supply: City Water installed. Value \$

BUILDINGS ON FARM

12885

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 46	Frame	14'	Shgl.	min. 25	Wood	Fair	800.00
Shed	20 x 24	"	9'	"	old	"	Poor	nil
BARN	x	"	9'	Shke.	"	"	"	50.00
Shed	14 x 35	"	small	part recent				
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							

Total present day value \$ 850.00

Total Value Buildings add to farm \$ 800.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? I believe the house is quite habitable from information received from Mr. Jamieson, Wharfinger for B.C. Packers. \$

Describe the basement and chimneys: No basement; 1 brick chimney to ground; 1 stove pipe.

No. rooms downstairs? Estimated 5 Upstairs? Attic How finished Believed wood, papered.

Are buildings painted? House, yes. Condition of paint Quite good.

Distance from nearest bush Clear.

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
.75	Flat	Silty clay, 16" - 18"	Good clay	½ acre Peas	150.00	112.50
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 \$ 112.50

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 912.50

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

Chinaman has the back area in peas; the narrow neck up to buildings is Brush grown.

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

Just a home for industrial worker or Pensioner.

Noxious weeds:

Not in evidence.

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

The Corporation of the Township of Richmond.
Taxes - \$81.77 - plus Water charge, minimum \$24. per year.

Note: I think Taxes are an error, yet these figures were inked in by the Municipal Clerk.

Date: July 15, 1942.

Place: New Westminster, B.C.

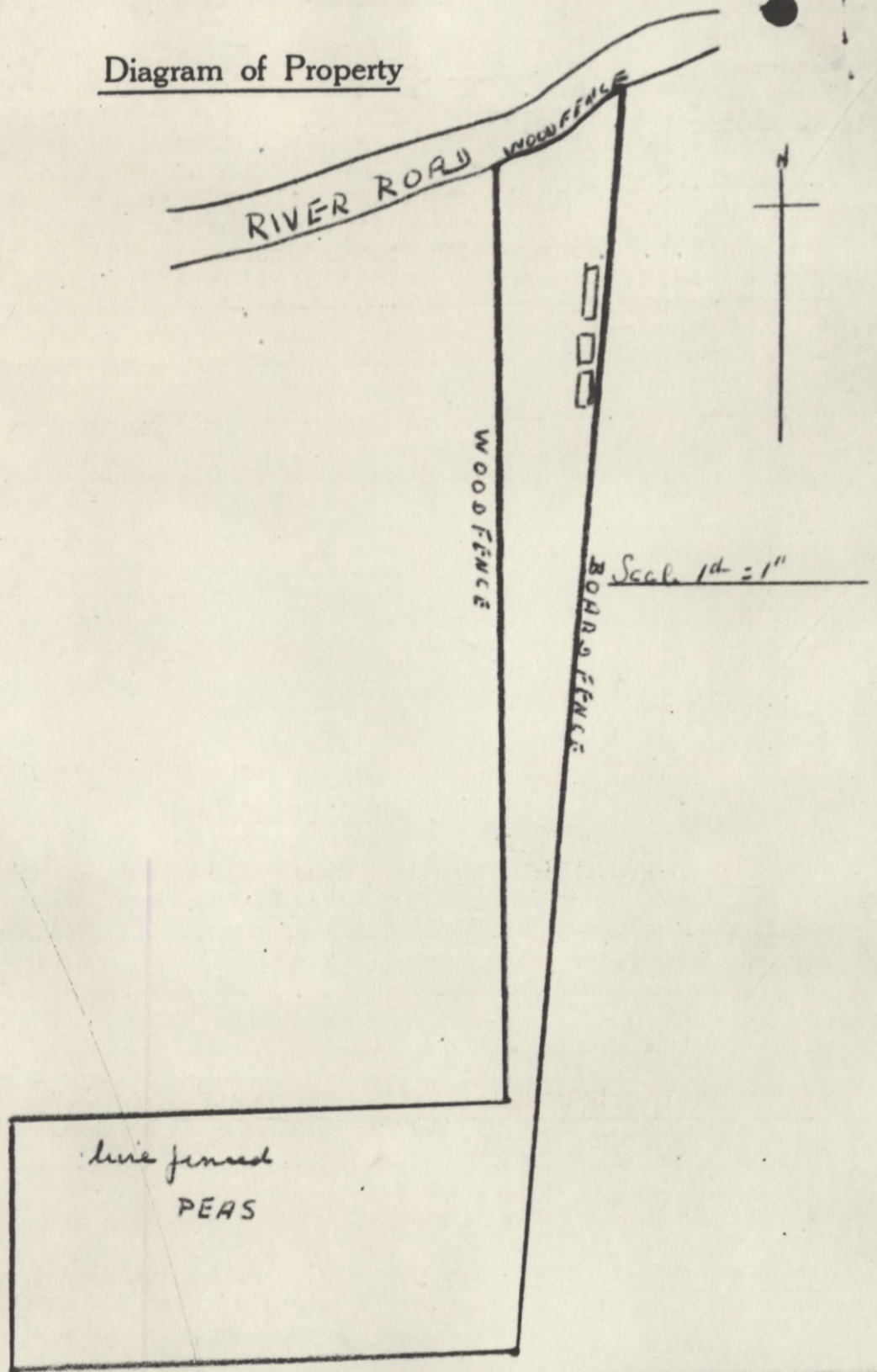
I certify that the above report is based on a personal examination of the whole farm made on the 13 day of July 19 42.

Inspector's Signature

"T. GODFREY"

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

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 900.00

Date 16th July 1942.

"I.T. BARNET"
District Superintendent.

Cash Register Figures Below Constitute Official Receipt.

EXHIBIT No. 1315-11 Taxpayers'
DATE DEC 1 1948 Copy
FILLED BY K. D. Christie

The Corporation of the Township of Richmond
Richmond Town Hall, Brighouse, B.C.

TAX NOTICE, 1943

TO Yoshi Suzuki

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1943 as follows: 12855

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'mts	Taxable Value
1689	Part 2	1	4	4	7	7219	158	620	778

are subject to the following taxes which are due on and from 1st January, 1943, and are now due and payable at the Town Hall, Brighouse, B.C.

PAYMENTS

READ CAREFULLY

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3c on all cheques up to \$100.00 and 6c on all cheques over \$100.00).

Both Notices to be returned when paying rates. DO NOT DETACH.

@ 4/20/0

34

1943 Rates Bylaw.....	10 30		
DRAINING and DYKING BYLAWS			
Sea Island Dyke			
Sea Island Drainage.....			
Lulu Island Dyke.....			
Amalgamated D. & D. Dist.	1 00		
Steveston Local			
Local Improvement District No.			
TOTAL for 1943.....	11 30		
Penalty			
Arrears of Taxes for 1942..	12 33		
" Water for 1942..	15 00	(Not entered)	
Interest	55		
Delinquent Taxes for 1941..	85		
" Water for 1941..	7 37 3		
Interest			
TOTAL			

PENALTY: Add 10% to total for 1943 if not paid on or before Nov. 15th, 1943.

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.

S

RATES BYLAW, 1943

Municipal Loans	11.1694	mills
School Loans2480	"
School General Purposes.....	10.5485	"
Municipal General Purposes.....	.0341	"
	<u>22.0000</u>	

LOCAL IMPROVEMENT DISTRICT

District No. 24 Schedule Rates

"	No. 52	"	"
"	No. 56	"	"
"	No. 57	"	"
"	No. 58	"	"
"	No. 59	"	"
"	No. 60	"	"

DRAINING AND DYKING DISTRICTS

Sea Island Dyking Bylaw No. 185 and 226

Loan	78c	per acre
Maintenance	30c	" "

Sea Island Drainage Bylaw No. 903.....

50c " "

Lulu Island Dyking Bylaw No. 186

Loan	69c	" "
------------	-----	-----

Lulu Island Drainage and Dyking Maintenance.....

60c " "

Steveston Local Improvement Bylaw 1891 No. 27A

Maintenance	full schedule	
-------------------	---------------	--

The Corporation of the Township of Richmond
Richmond Town Hall, Brighouse, B.C.

TAX NOTICE, 1943

TO Yoshi Suzuki

Take notice that the following lands in the Municipality of Richmond, for which you are liable for taxes for the year 1943 as follows:

Roll No.	Lot	Block	Sec.	Block North	Range West	Map	Value of Land	Value of Improve'nts	Taxable Value
1689	Part 2	1	4	4	7	7219	158	620	778

are subject to the following taxes which are due on and from 1st January, 1943, and are now due and payable at the Town Hall, Brighouse, B.C.

PAYMENTS

READ CAREFULLY

Cheques to be certified and payable at par at Vancouver or Steveston and to be drawn in favour of The Corporation of the Township of Richmond. Proper value of stamps must be attached (3c on all cheques up to \$100.00 and 6c on all cheques over \$100.00).

Both Notices to be returned when paying rates. DO NOT DETACH.

1943 Rates Bylaw.....	10 30		
DRAINING and DYKING BYLAWS			
Sea Island Dyke			
Sea Island Drainage.....			
Lulu Island Dyke.....			
Amalgamated D. & D. Dist.	1 00		
Steveston Local			
Local Improvement District No.			
TOTAL for 1943....	11 30		
Penalty			
Arrears of Taxes for 1942..	12 33		
" Water for 1942.	15 00		
Interest			
Delinquent Taxes for 1941..	85		
" Water for 1941..			
Interest			
TOTAL			

PENALTY: Add 10% to total for 1943 if not paid on or before Nov. 15th, 1943.

INTEREST at the rate of 6% per annum from December 31st in the year of levy must be added when arrears and delinquent taxes are paid.

R. C. PALMER, Collector.

RP
5

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

File 12885

To be completed by persons of the Japanese race having no property in any protected area.

NAME: SUZUKI, Yoshi

HOME ADDRESS: 508 Cordova East, Vancouver, B. C. REGISTRATION NO: 06745

SEX: Female AGE: 36 MARRIED? NO

OCCUPATION AND EMPLOYER: Designer Self Taking all equipment upon evacuation (New Denver, B. C.)

NAME OF WIFE OR HUSBAND: None ADDRESS: None

NAMES OF LIVING CHILDREN: None ADDRESS: None

*Mother's file 3341 - Reg. 06816
father dead - formerly Taburine*

ADDRESS:

ADDRESS:

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 15th day of September 1942.

WITNESS "E. C. Tuffley"

(Signature) "Y. Suzuki"

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

May 17/49 *J. May*

EXHIBIT No. 1315-5

DATE Dec. 1/48

FILED BY K. A. Christie

CERTIFICATE OF ENCUMBRANCE

No. 51990
Your file No. 12885

LAND REGISTRY OFFICE

New Westminster, B. C.

--- minutes 10 o'clock 25th day of June 1943

I HEREBY CERTIFY that the following is the state of the title to -----

Part 0.75 of an acre more or less of Lt 2 of Section 4 Block 4 North
Range 7 West Map 457 as shewn outlined Red on Sketch 7219 Municipality
of Richmond in the District of New Westminster

viz:

Registered Owner: YOSHI SUZUKI

Register of Indefeasible Fees Folio No. 98716E

Registered Charges: Certificate of Vesting in the Custodian Filed No. 25981

Dyking Charge

Road Bylaw filed 8622

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens; None

To Office of the Custodian

"E. S. Stokes"

Registrar.

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

May 17/49

E. S. Stokes

HOWARD SMITH

RP
3

EXHIBIT No W 15-6

DATE DEC 1 1948

FILLED BY K. G. Christie

SUZUKI, Yoshi
32 River Road, Richmond
Evac. File 12885



Picture Taken April 13, 1943

REAL PROPERTY SUMMARY

DATE Dec. 1/48

FILED BY

K.A.Christie

JAPANESE NAME: Yoshi SUZUKI Reg. No. 06745
File No. 12885

CATALOGUE NO: Sold to the Director, The Veterans' Land Act.
BC/444P First Offer.

PROPERTY ADDRESS: 32 River Road, Richmond, B. C.

LEGAL DESCRIPTION: Part 0.75 of an acre more or less of Lot 2 of Section 4, Block 4 North, Range 7 West, Map 457 as shown outlined red on Sketch 7219, Municipality of Richmond, District of New Westminster.

TITLE: Registered in the name of Yoshi SUZUKI.

ENCUMBRANCES: Dyking Charge
Road Bylaw filed 8622
No judgments as confirmed by Land Registry Office Search, 16 Apr. 43
Vesting Order filed No. 25981

ASSESSED VALUE: 1943 Land 158.00
Improvements \$620.00 - \$778.00 Taxes \$11.30

CLASSIFICATION: Two-storey frame house, shingle roof, on $\frac{3}{4}$ acre lot. See picture taken 13th April, 1943.

HISTORY OF ADMINISTRATION: On the 15th Sept. 1942, Miss SUZUKI completed Form "J", declaring herself to be without property in any protected Area of B. C. On the 26th March, 1943, she presented herself to Mr. Green of this office and confirmed that she was the owner of property, to wit: "part of Blk.2, Sec. 4, Blk. 4N, Rge 7 W, Map 7219, Municipality of Richmond, District of New Westminster, B. C." (See memo dated 26th March, 1943. Confirmation of ownership was established by the Land Registry Office Search, 16th April, 1943, and Certificate of Title No. 98716E dated 19th December, 1931, was disclosed as having been issued in favour of Yoshi SUZUKI. Miss SUZUKI stated this property had been left by her in care of a Mr. Jameson who was the Terra Nova Cannery Manager. In April, 1943, the house being still vacant from the time of evacuation of the owner, (a period of ten months), a prospective tenant, G. A. Tingley, rented the property through our Steveston office at a monthly rental of \$10.00 including water rates as from 10th April, 1943. A situation was brought to light whereby the Township of Richmond claimed the sum of \$22.50 as arrears of water rates. (See Robinson to Russell, dated 8th April, 1943). The reason for same being, that while Mr. Jameson turned off the water on the departure of the owner, due to his not making an official report of same to the Township they considered that a charge for this service was desirable even though no water was used. A letter from our Steveston Office dated 14th April, 1943, to the Municipal Council cleared the matter, and the claim was waived in their letter dated 27th April, 1943. This property was rented for a period of 5 months during 1943, until taken over by the Veterans' Land Act in September 1943. In this period a total revenue of \$50.00 was collected by this office and

disbursements of all kinds amounted to \$5.00. As the date of sale to the Veterans' Land Act was as at 1st January, 1943, all monies on credit at this office from the operation of this property were turned over to the V.L.A. No revenue was placed to the credit of or forwarded to the former owner.

It might be pointed out however, that the 1943 appraisal of her property by the Municipality, quoted a price of \$778.00, whereas the price received by her was considerably in excess of that figure.

SOLD:

To The Director, The Veterans' Land Act for \$896.00 as at 1st January 1943.

Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Yoshi SUZUKI as at 16th March, 1944, against which were the following charges: Registration Fees - \$3.00
Cert. of Encumbrance - \$1.00, Legal fees \$15.00, Tax arrears - \$29.82
- \$48.82, leaving a net credit of \$896.00 \$847.18.

FIRE INSURANCE:

Nil

Certificate of Title No. 166808E in the name of The Director, The Veterans' Land Act.

This summary is certified to be in accordance with information on file.

5th August, 1947.

"J. Cuming"
J. CUMING

JC/HA

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

May 17/49 *J. May*



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

CLASS OF SERVICE DESIRED	
Full Rate	<input checked="" type="checkbox"/>
Day Letter	<input type="checkbox"/>
Night Message	<input type="checkbox"/>
Night Letter	<input type="checkbox"/>
PLACE X OPPOSITE SERVICE DESIRED	

W. D. VANCE, GENERAL MANAGER, MONTREAL

ACCOUNTING REFERENCE

CHECK

TIME FILED

Send the following message, subject to the conditions on the back thereof, which are hereby agreed to.

NOVEMBER 29TH 1948.

A. SMITH,
134 HOPEDALE AVE.
TORONTO 6.

RETEL TWENTYNINTH YOSHIO SUZUKI CUSTODIAN FORWARDING FILE TODAY.

A. WATSON

Charge Japanese Property
Claims Commission.
235 Court House, Vancouver.

Telephoned

D. L. HOWARD, Assistant General Manager, Montreal, Que.

P. G. McLEAN, General Superintendent, Montreal, Que.

R. R. BACON, Superintendent, Sudbury, Ont.

L. A. RAYMOND, Superintendent, Toronto, Ont.

W. S. EMERY, Superintendent, Montreal, Que.

D. LESLIE, Superintendent, Saint John, N.B.

G. H. PESCU, General Superintendent, Winnipeg, Man.

L. E. HAMSON, Superintendent, Vancouver, B.C.

T. H. HOLMES, Superintendent, Calgary, Alta.

R. V. TOMBE, Superintendent, Moose Jaw, Sask.

E. ELSEY, Superintendent, Winnipeg, Man.

TERMS AND CONDITIONS UPON WHICH TELEGRAPH AND CABLE MESSAGES SHALL BE TRANSMITTED ARE PRESCRIBED BY ORDER No. 49274 DATED DECEMBER 5th, 1932, OF THE BOARD OF TRANSPORT COMMISSIONERS FOR CANADA, AND PUBLISHED IN THE CANADA GAZETTE.

It is agreed between the sender of the message, on the face of this form and this Company, that said Company shall not be liable for damages arising from failure to transmit or deliver, or for any error in the transmission or delivery of any unrepeatable telegram, whether happening from negligence of its servants or otherwise, or for delays from interruptions in the working of its lines, for errors in cypher or obscure messages, or for errors from illegible writing, beyond the amount received for sending the same.

To guard against errors, the Company will repeat back any telegram for an extra payment of one-half the regular rate, and in that case the Company shall be liable for damages, suffered by the sender to an extent not exceeding \$200, due to the negligence of the Company in the transmission or delivery of the telegram.

Correctness in the transmission and delivery of messages can be insured by contract in writing, stating agreed amount of risk, and payment of premium thereon at the following rates, in addition to the usual charge for repeated messages, viz.: one per cent. for any distance not exceeding 1,000 miles, and two per cent. for any greater distance.

This Company shall not be liable for the act or omission of any other Company, but will endeavor to forward the telegram by any other Telegraph Company necessary to reaching its destination, but only as the agent of the sender and without liability therefor. The Company shall not be responsible for messages until the same are presented and accepted at one of its transmitting offices; if a message is sent to such office by one of the Company's messengers he acts for that purpose as the sender's agent; if by telephone the person receiving the message acts therein as agent of the sender, being authorized to assent to these conditions for the sender. This Company shall not be liable in any case for damages, unless the same be claimed, in writing, within sixty days after receipt of the telegram for transmission.

No employee of the Company shall vary the foregoing.

CLASSES OF SERVICE

FULL RATE TELEGRAM

A full-rate expedited service.

NIGHT TELEGRAM

Accepted up to 2 a.m. at reduced rates, to be sent during the night and delivered on the morning of the next day after their date at places where the Company's offices are open on Sundays, and on the morning of the next ensuing business day at places where the Company's offices are not open on Sundays.

DAY LETTERS

A deferred day service at rates lower than the standard telegram rates as follows: One and one-half times the ten-word day telegram rate for the transmission of 50 words or less, and one-fifth of the initial rate for such 50 words for each additional 10 words or less.

Day letters may be forwarded by the Company as a deferred service, and the transmission and delivery of such Day Letters are, in all respects, subordinate to the priority of transmission and delivery of full-rate telegrams.

Day Letters may be delivered by the Company by telephoning the same to the addressees and such deliveries shall be a complete discharge of the obligation of the Company to deliver.

Day Letters are received subject to the express understanding and agreement that the Company does not undertake that a Day Letter shall be delivered on the day of its date absolutely and at all events; but that the Company's obligation in this respect is subject to the condition that there shall remain sufficient time for the transmission and delivery of such Day Letter on the day of its date during regular office hours, subject to the priority of the transmission of full-rate telegrams under the conditions named above.

NIGHT LETTERS

Accepted up to 2 a.m. for delivery on the morning of the next day after their date at places where the Company's offices are open on Sundays, and on the morning of the next ensuing business day at places where the Company's offices are not open on Sundays, at rates still lower than its standard night telegram rates as follows: The standard day rate for 10 words for the transmission of 50 words or less and one-fifth of the initial rate for such 50 words for each additional 10 words or less.

Night Letters may, at the option of the Company, be mailed at destination to the addressees, and the Company shall be deemed to have discharged its obligation in such cases with respect to delivery by mailing such Night-Letters at destination, postage prepaid.

EXCLUSIVE CONNECTION WITH WESTERN UNION CABLE SERVICE



CANADIAN NATIONAL



W. M. ARMSTRONG, GENERAL MANAGER
TORONTO

TELEGRAPHS

STANDARD TIME

1948 NOV 29 AM 10 11

(00)

TNA138 66/53 COLLECT=TORONTO ONT 29 1250P

A WATSON, SECRETARY JAPANESE PROPERTY CLAIMS=

361 COURT HOUSE VANBC=

REFERRING TO TELEGRAM JOSHIO SUZUKI REAL PROPERTY CLAIM ONLY.
 DETAILS ARE PART OF LOT 2 OF SECTION 4 BLOCK 4 NORTH RANGE
 7 WEST MAP 4J7 IN THE DISTRICT OF NEW WESTMINSTER \$2000 LESS
 \$896 NET CLAIM \$1104. SITTINGS FINISH THURSDAY. FORWARD CLAIM
 FILE IMMEDIATELY. NOT TIME TO MAIL COPY OF CLAIM=

A SMITH.

This is a COLLECT Telegram. CHARGES
 will be DEBITED to you unless you advise
 us to the CONTRARY.

File will be mailed to day.

November 22nd 1948.

A. Smith, Esq.,
Secretary, Japanese Property Claims
Sub-Commission,
134 Hopedale Ave.,
Toronto 6.

Dear Mr. Smith,

We enclose transcript of evidence with respect to the claims of Miss Yoshi SUZUKI and Chisato KINOSHITA and which we forwarded to you in our letter of the 20th inst. Please hold the transcript for reference if and when these cases are heard by the Toronto Sub-Commission, and have them attached to the transcript, claims and exhibits which in due course will be returned to this office.

Yours very truly,

N

Secretary.

Encs.
AW/W.

November 22nd 1948.

Roger Ouimet, Esq., K.C.,
152 Notre Dame East,
Montreal.

Dear Mr. Ouimet,

Re Miss Yoshi SUZUKI

Referring to the transcript forwarded
to you in our letter of the 20th inst.-

On page 2 - 6th line from the bottom:

"file her claim as late as this and then approve"
should read:

"file her claim as late as this and then to prove".

Please make the necessary correction
in the transcript.

Yours very truly,



A. WATSON

Secretary.

AW/W.

November 20th 1948.

Roger Ouimet, Esq., K.C.,
152 Notre Dame St. East,
Montreal, P.Q.

Dear Mr. Ouimet,

Re Miss Yoshi SUZUKI Reg.No.06745

Referring to your letter of the 10th inst.-

Permission has been granted to Miss Suzuki to file a claim, conditional, however, on her being willing to appear before the Sub-Commission in Toronto and submit evidence in support of her claim. The Commission does not see its way to receive evidence by affidavit at this late date. If Miss Suzuki is willing to go to Toronto, you might please prepare a claim form and forward it to Mr. Arthur Smith, Secretary of the Toronto Sub-Commission, his address being: 134 Hopedale Ave. Toronto 6. The Toronto Sub-Commission is hearing claims at the Metropolitan Church Hall, Cor. Queen and Church Sts., entering from Bond St.

We are in the meantime instructing our Secretary at Toronto to enter the claim of Miss Suzuki on his list for hearing, but if Miss Suzuki does not see her way to appear in person the claim can then be removed from the list.


As the Toronto Sub-Commission will wind up their hearings around the beginning of December, no time should be lost in having the claim prepared and filed in Toronto.

Please let us hear from you in due course what transpires in this connection.

We enclose herewith for your information copy in duplicate of transcript in the matter of Miss Suzuki's claim.

Yours very truly,

Encs.
AW/W.


A. WATSON
Secretary.

November 20th 1948.

Arthur Smith, Esq.,
Secretary, Japanese Property Claims
Sub-Commission,
134 Hopedale Ave.,
Toronto 6.

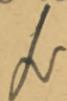
Dear Mr. Smith,

We enclose herewith claims of
Chisato KINOSHITA, Reg.No.12994, and Miss Yoshi SUZUKI
Reg.No.06745.

Permission has been granted to have
these claims presented by Mr. Brewin before the
Sub-Commission, and you might please therefore add
them to your list and see that all parties are duly
notified. The Custodian is arranging to forward
the files to Mr. Christie, Crown Counsel.

The claim of Miss Suzuki has not yet
been prepared, and the hearing of this claim is
conditional on Miss Suzuki appearing in person before
the Toronto Sub-Commission to submit evidence.
She is at present living in Montreal, and if she
elects to appear in Toronto her claim will be prepared
by her Counsel, Mr. Roger Guimet, and forwarded to you.

Yours very truly,



A. WATSON
Secretary

Encs.
AW/W.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

Room 506,
Royal Bank Building,
Vancouver, B.C.

19th November 1948.

Roger Ouimet, Esq., K.C.,
Demers, Monet, Ouimet & Lefebvre,
152 Notre Dame Street E.,
MONTREAL.

Dear Roger,

Re: Yoshi Suzuki
Custodian File No.12885

Your application for late filing of the above mentioned's claim came before the Commissioner this morning. His direction was that the late filing be permitted and that the claimant's evidence be taken before the sub-commission in Toronto. He was not prepared to accept the claimant's evidence by affidavit.

In order to prepare a claim file and have it in Toronto at a very early date it is necessary that we should have a proper claim filed in order that we may know what is the claimant's claim. We should appreciate it, therefore, if you would immediately forward the claim to this office by air-mail. No doubt you will be forwarding one anyway to the Secretary of the Commission.

As it is expected that the sub-commission in Toronto will terminate the first week in December, speed would be much appreciated.

Roger Ouimet, Esq.

19.11.48

I should also be glad to be advised if Miss Suzuki decides not to go to Toronto for the hearing. I am not anxious to have a claim prepared which will not be used.

With kindest regards,

Yours sincerely,

(Sgd) J. W. G. Hunter

W

c.c. Mr. Watson

REID, ALLEN, HUNTER & CAMPBELL
BARRISTERS & SOLICITORS

JOHN B. ALLEN, K.C.
ALAN R. CAMPBELL

JOHN W. G. HUNTER
ROBERT I. HENDY

~~35XKIN53CFEEDWESTX~~
TELEPHONE ELGIN 3141

~~TORONTO~~

Room 506,
Royal Bank Building,
Vancouver, B.C.

17th November 1948.

A. Watson, Esq.,
Secretary,
Japanese Claims Commission,
The Court House,
Vancouver, B.C.

Dear Sandy,

Re: Miss Yoshi Suzuki
Custodian File No.12885

We return herewith letter from Mr.R. Ouimet, together with
enclosures thereto attached.

The facts in the letter as relating to the Custodian's correspondence
are correct. We know nothing about the facts as set forth in the remainder
of the letter.

No objection is made to the late filing of this claim, subject to
adequate confirmation by affidavit. We should appreciate being advised
whether the Commissioner intends to permit this claim to be heard, in order
that our files and brief may be prepared.

Yours sincerely,

N

John W.G. Hunter

Encl.