

Name of Claimant

SUZUKI, Goro

Case 1390

Custodian File

5607

<u>REAL PROPERTY</u>									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total	
					280.00				117.53
<u>PERSONAL PROPERTY</u>									
Motor Vehicles			Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
<u>NETS</u>									
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price		
<u>MISCELLANEOUS CHATTELS</u>									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
			46%	250.00	115.00				115.00
TOTAL RECOMMENDATION									232.53



CASE NO: 1390

JAPANESE PROPERTY CLAIMS COMMISSION.

Vancouver, B.C.,  
April 22nd, 1949.

IN THE MATTER OF THE CLAIM OF  
GORO SUZUKI 1390.

PROCEEDINGS AT HEARING

Original.



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.,  
 April 22nd, 1949.

CASE NO. 1390

IN THE MATTER OF THE CLAIM OF  
GORO SUZUKI

PROCEEDINGS AT HEARING

APPEARANCES:

D. BRAIDWOOD, Esq., and J. A. MACDONALD, Esq.,	appearing for the Dominion Govt.
R. J. McMASTER, Esq. and A. E. COBUS, Esq.,	appearing for the Claimants.

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E. W. WATSON, Esq.,	Secretary.
T. P. HORROBIN, Esq.,	Official Reporter.



THE COMMISSIONER: Mr. McMaster, what have you for us this morning?

MR. McMASTER: My lord, Mr. Cobus is speaking to three claims.

MR. COBUS: My lord, there are three personal claims of the three Suzukis which were left over for the Vancouver hearings, and by consent we are filing the various statements that are required to establish the claim.

10 THE COMMISSIONER: Yes.

MR. COBUS: First, my lord, I will ask leave to amend the statement with respect to the claim of Goro Suzuki.

THE COMMISSIONER: This is not the young man who appeared before us previously, is it?

MR. COBUS: No, my lord. This is a cousin of that man, my lord.

20 In respect to the amendments to the claim, my lord, the real estate credit is shown originally at \$251.66. That should, in fact, be \$280.00, leaving the net claim for real estate at \$420.00.

30 With respect to the claim for personal property, we have lumped the four items now in a total sum of \$250.00. That is to say, if we eliminate the four separate items, the total value of those items is \$250.00. There are no credits allowed with respect to those chattels, my lord, since I believe whatever was recovered was held in suspense pending proof of ownership. There was some doubt, apparently, that arose as to the owner-



Discussion.

ship of a certain float that was in fact sold.

THE COMMISSIONER: You have never resolved that in the meantime, Mr. Braidwood?

MR. BRAIDWOOD: No, my lord, not as yet.

MR. COBUS: That makes a total claim of \$670.00, my lord.

I have the claimant's signed statement with respect to the real estate claim. This statement was prepared by me, on the instructions of the claimant, and signed in my presence. I would ask  
10 leave, my lord, to file the real estate statement.

(STATEMENT MARKED EXHIBIT NO. 1390-1)

THE COMMISSIONER: Is he not available?

MR. COBUS: He will be available, my lord, for cross-examination, if Crown counsel so desires. I believe that was the understanding we had. That is to say, he is available, if he isn't out on a fish boat right now.

I have a statement concerning the personal chattels, for which the claimant is claiming \$250.00.  
20 This statement was prepared by me, on the instructions of the claimant, and signed by him in my presence. I ask leave to file the personal chattel statement.

(STATEMENT MARKED EXHIBIT NO. 1390-2)

MR. COBUS: If my friend would produce the Soldiers Settlement Board appraisal, please, I would ask leave to file that on behalf of the Crown. The Soldiers Settlement Board report, my lord, is filed on behalf of the Crown.

30

(APPRAISAL MARKED EXHIBIT NO. 1390-3)



MR. COBUS: If my friend would produce the analysis of the personal property claim, I will file it. I have had produced a copy of the analysis of personal property claim here, my lord, and I ask that be filed on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 1390-4)

MR. COBUS: Those are the only filings, my lord, that I made a note of.

THE COMMISSIONER: Yes, Mr. Braidwood?

10 MR. BRAIDWOOD: My lord, these matters are being heard by arrangement, as decided between Mr. Hunter and counsel for the claimants at the meeting with your lordship two or three weeks ago.

THE COMMISSIONER: Yes.

MR. BRAIDWOOD: It was at that time agreed that the claimants claim would be put in in this fashion, subject to the rights of the Crown of cross-examination after a perusal of material which was filed. I would like that right maintained. I have no  
20 thought at the moment of cross-examination, but I would like the matter to be left open.

THE COMMISSIONER: Could we have some finality to it? Could you intimate to me how soon you would be ready?

MR. BRAIDWOOD: I could advise my friend tomorrow if I require him to produce his witness for cross-examination.

THE COMMISSIONER: That is first-rate. In the meantime, you are not in a position to say what your defence  
30 might be?



MR. BRAIDWOOD: There has been one point raised about the distribution, and that involves a vital question. I have examined the file, my lord, and I find certain notations in the file which will have to be traced down by myself to discover the source of the notations. If the notations are as indicated, there has been a decision reached on the matter of distribution, but I would have to report that to your lordship at a later date.

10 THE COMMISSIONER: Well, if you intimate to your friend when you desire to go on, it can be brought on. Could that be within the next day or two?

MR. BRAIDWOOD: I will do that, my lord.

THE COMMISSIONER: So far as the real property claim is concerned, I take it your defence is as usual?

MR. BRAIDWOOD: My defence is the real property was sold for its fair market value, and I think I can say at this time the defence on the personal property claim is similar defence. There is only just one question on the point there, my lord, that I have  
20 already spoken to.

THE COMMISSIONER: You are not in a position to say whether you sold this man's property or not?

MR. BRAIDWOOD: No.

THE COMMISSIONER: Then you had better reserve your defence. Suppose we put this down for Monday? Would that be too soon?

MR. BRAIDWOOD: No, my lord, that would be quite satisfactory.  
30



THE COMMISSIONER: In the meantime, if you wish to examine the claimant, you will notify your friend so he will have sufficient time to get him?

MR. BRAIDWOOD: Yes, my lord.

THE COMMISSIONER: Make a note, then, Mr. Secretary, if you please, that this case is to be spoken to on Monday morning, the 25th.

(PROCEEDINGS ADJOURNED UNTIL APRIL 25, 1949).

10

*I hereby certify the foregoing to be a true and accurate report of the said proceedings.*

*J. P. Farolan*  
Deputy Official Stenographer

20

30



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

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

ACKNOWLEDGED

*[Signature]*

5607

14

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

Name

(1) NAME Suzuki Goro (RCMP) Reg. No. 10583  
(Print) Surname Given Name

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

(3) Present Address 430 E. Cordova Vancouver, B.C.

(4) REAL ESTATE  
(a) Street Address (if any) R.R. # 7 New Westminster, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lot Eight (8) of the North East quarter of Section Thirty-six (36) Township Four (4) Map One-Thousand One Hundred and Eighty-six (1186) 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 we master  
(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 - - - - - \$ 600.00  
(ii) Buildings - - - - - \$ 100.00  
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ \_\_\_\_\_  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 700.00  
(v) Amount at which Custodian sold property and credited your account - - - \$ 251.66280  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 448.34420

(5) PERSONAL PROPERTY  
(a) Place or places at which property was left by the claimant at date of evacuation Lion Island  
(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")

The Custodian of Enemy Alien Property

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

- |                                    |                    |               |
|------------------------------------|--------------------|---------------|
| 1. <u>Float House</u>              | Estimated Value \$ | <u>150.00</u> |
| 2. <u>Net storage house</u>        | Estimated Value \$ | <u>125.00</u> |
| 3. <u>Net rack</u>                 | Estimated Value \$ | <u>50.</u>    |
| 4. <u>Float walk</u>               | Estimated Value \$ | <u>20.</u>    |
| 5. _____                           | Estimated Value \$ | _____         |
| 6. _____                           | Estimated Value \$ | _____         |
| 7. <u>(Located at Lion Island)</u> | Estimated Value \$ | _____         |
| 8. _____                           | Estimated Value \$ | _____         |
| 9. _____                           | Estimated Value \$ | _____         |
| 10. _____                          | Estimated Value \$ | _____         |

TOTAL CLAIM FOR PROPERTY LOSS \$ 345.00 250

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) - - - - - \$ 1045.00 793.34

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

Vancouver

(b) Do you require the services of an interpreter at the hearing? Yes or no. no *J.P.C.*

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 British Columbia

TO WIT:)

I, Gozo Sugzuki of the city  
of Vancouver in the Province of British Columbia

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 Vancouver )  
in the Province of British Columbia )  
this 29<sup>th</sup> day of December )  
A.D. 1947. *[Signature]* )

*G. Sugzuki*  
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.



REAL ESTATE  
(Farm Land)

SUZUKI, Goro  
(Claimant's Name)

10583  
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	<del>Cleared</del> Uncleared <del>or cultivated</del> at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops  10 fruit trees	7 acres	1941	M. Oikawa	\$600.00	Uncleared save for dwelling site and garden	House & Woodshed & Garage 10 fruit trees	\$700.00
Total .....							

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

Description	When Made	Cost
Nil		

<u>BUILDINGS</u> Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House & Addition	10' x 26' 8' x 16'	Siding	Not more than 10 years	-	-	-	-	} \$100.00
Woodshed	12' x 28'	Split cedar	"					
Garage	14' x 16'	" "	"					

EXHIBIT No. 1390-1  
DATE 22 apr 1949  
FILED BY J. Kobayashi

Comments re Appraiser's report not covered by above information:

I purchased this land late in 1941 on the advice of my father who felt it was a good buy and was a good potential farm and had good prospects if subdivided. Horel Road in this vicinity had numerous excellent operating farms along its length. The soil is highly productive and \$100.00 an acre did not appear to be an excessive price to pay for such land in 1941, located as it was on an intersection of two roads, Horel and Scott Roads, and served by the interurban which ran along my eastern property line. In my opinion, \$280.00 for which it was sold to D.V.L.A. is but a nominal value for such land.

Goro Suzuki  
SIGNATURE



Completed

10 fruit trees  
Garage  
woodshed

Unleaded asy  
for dwelling  
side and garden

500.00

M. G. G. G.

1000

7 acres

10 fruit trees

111

Garage  
woodshed  
Addition  
house

101 x 201  
81 x 101  
181 x 201  
141 x 101

I purchased this land in 1911 on the advice of my father who felt it was a good buy and was a wood potential. I am adding food prospects if subdivided. One road in this vicinity had numerous excellent operating farms about 1900. The soil is productive and 100 an acre did not appear to be an excessive price for such land in 1911. Located as it was in an intersection of two roads, hotel and boot shops, and served by the interurban which ran along the eastern property line. In my opinion, 1250.00 for which it was sold to V.I.A. is but a nominal value for such land.

EXHIBIT NO.  
DATE  
FILED BY

100.00



SUZUKI, Goro  
(Claimant's Name)

PERSONAL CHATTELS

10583

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
float house about 24' x 12' on a 26' x 14' float 2 rooms shingled outside & roof fir flooring - shiplap walls inside	1937	used	Roughly \$300.00 for all floats. Being part of an en bloc purchase of a fishing vessel, 4 nets and the floats	Fair	\$250.00
net storage house and float, 40' x 15' on float 30' x 60'					
net rack float 60' x 35'					
float walk 30' x 6'					

EXHIBIT No. 1390-2  
DATE 22 apr 1949  
FILED BY J. K. hns.

Description of Storage of Goods:

All the above were moored off what I always took to be Lion Island. There is a Don Island, I understand, further downstream. In any event the island I made reference to in my J.P. form was the one next to Annacis Island and downstream from it. Suto's floats were moored upstream from mine about 100' away.

General Statement as to Chattels not Described above:

The above articles I had used for about five seasons and they had proved most adequate for my fishing operations. If the four floats sold by the Custodian for \$85.00 were mine that amount does not even represent a fair salvage value thereof. The house was in particularly good shape and the net house was in fair shape. The latter had originally been a dwelling house and my nets were stored there in perfect safety for the years I occupied the floats.

Additional Comments, if any:

Goro Suzuki  
Signature



BC-455-P

# Farm Appraisal Report

File No. **J.L.552**

Land Description **Lot 8 of S.D. of Sec. 36 Tp. 4 Map 1186.**

Containing **6.665** Acres

Owner's Name **SUZUKI, Garo** Post Office Address **R.R. 1, New Westminster, B.C.**

Nearest Rail Point **Kennedy** Distance **1/4 mile.**

Market Town **New Westminster** Distance **3 1/2 "**

Church (give denomination) **United at Kennedy** Distance **1/4 "**

Nearest School **Kennedy** Distance **1/4 "**

State how property was identified: **L.R.O. sketch, map and surveyed roads.**

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

**On Horel Road immediately west of crossing from Scott Road; not numbered.**

Is this district a good one? **Yes.**

Employment opportunity **Full industrial opportunity in area.**

Predominating Nationality and religion: **British; none predominating.**

Describe Fencing and its condition: **None.** Value \$

Water supply: **Not developed. Available at small cost.** Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	10 x 26	Lumber	8	Shks.	Old	Pests	Poor	-
Addn.	8 x 16	"	7	Shgls.	"	"	"	\$ 75.00
Woodshed	12 x 28	Split cedar	8	Shks	"	"	"	15.00
BARN	X	" "	7	Old and no		value		
Garage	14 x 16	" "	7	Old and no		value		
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

EXHIBIT No **1390-3**  
DATE **22 Apr 1949**  
FILED BY **J. M. ...**

(Electric lights not established, but dom. power passes along on Horel Road)

Total present day value \$ **90.00**

Total Value Buildings add to farm \$ **90.00**

Is dwelling habitable without repairs? **Yes.** If not what is your approximate estimate of cost to make it habitable? **Requires one window 24x46 and some glass in one other window. Will require shingling almost at once but habitable while this is done.**

Describe the basement and chimneys: **No basement, no chimney.**

No. rooms downstairs? **3** Upstairs? **none** How finished **cedar shiplap.**

Are buildings painted? **no** Condition of paint

Distance from nearest bush **near by.**

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
0.35	Building site and garden. 0.35 ac.	18" sandy loam.	Sand	Buildings, fruit trees.	\$80.	28.00
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
6.315	Undulating 6.315 ac.	Varies from 6" west end to 18" All on sand and	coarse gravelly loam on sandy loam toward east end. gravel, with underlying hard-pan.	Heavy clearing.	\$25. \$200.	157.87
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 \$ 185.87

Total added by buildings to value of farm \$ 90.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 10.00

Total value of farm \$ 285.87

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Not occupied nor cultivated for some time.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
Small fruits and poultry as a sideline to one that is industrially  
inclined.

Noxious weeds: Canada thistles.

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

Delta Municipality: Ladner, B.C.

Municipal and School \$8.13.

Date: 20th July, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the 18th day of July 19 42

Inspector's Signature

"B.C. WORMWORTH"

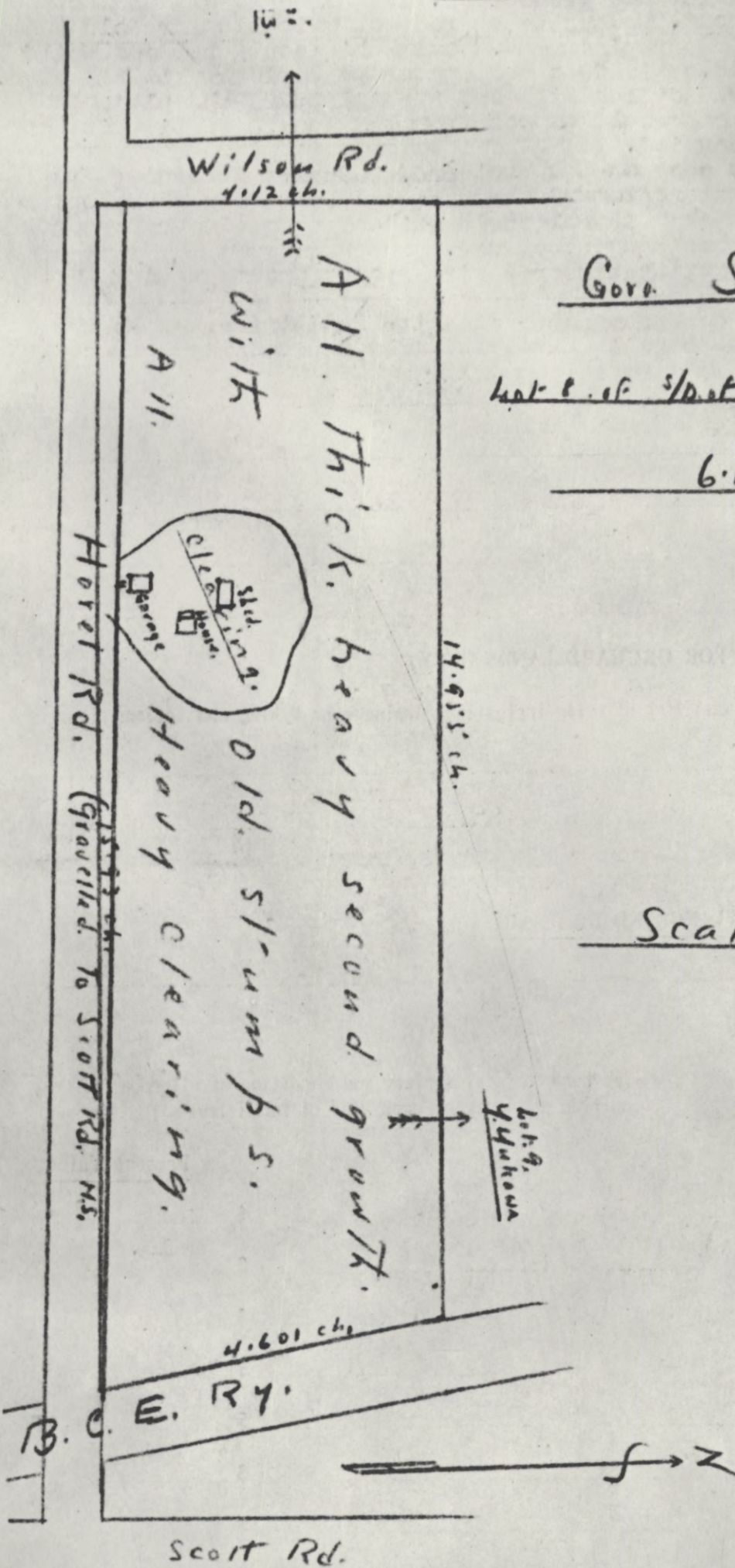
Note: (Use Form 43 (Sheet 2) in connection with this form.)







Diagram of Property



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

value is \$ 300.00

Date 22nd July 19 42

"I.T. BARNET"  
District Superintendent.



# ANALYSIS OF PERSONAL PROPERTY CLAIM

 FILE No. 5607

EXHIBIT No. \_\_\_\_\_

 NAME (Mr.) Goro SUZUKI

 REG. No. 10583

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>April 18/42.</u>	TAKEN BY _____					
EVACUATION <u>April 25/42.</u>	DATE _____					
28' gas fishing boat No. NWO07H in custody Net rack, float, net house at Lion Island, Fraser River		Float House Net Storage house Net rack Float walk  (located at Lion Island)	\$150.00 125.00 50.00 20.00  <u>\$345.00</u>			Note: On April 18, Island, Fraser River Mr. J. D. Mat floats were on Dawn condition and he co Mr. Goro SUZU declared by Suto an Suto's were on the been able to locate 4 of the buil and this amount is



Note: On April 18, 1942, Mr. Goro SUZUKI declared ownership of a net rack, float and net house at Lion Island, Fraser River.

Mr. J. D. Mathers reported on May 21, 1942, that Yaeji Suto's (File No. 5450) and Goro Suzuki's floats were on Dawn Island on the property of B. C. Packers. The buildings were in a very dilapidated condition and he considered them to be worthless.

Mr. Goro SUZUKI called at this Office on September 18, 1947, to establish ownership of float houses declared by Suto and himself but stated he had never heard of Dawn Island and that his buildings and Suto's were on the off-channel side of Lion Island, B. C., outside of the Dyke. The Custodian has not been able to locate any floats belonging to the above off Lion Island.

4 of the buildings which were found off Dawn Island were sold by the Custodian for the sum of \$85.00 and this amount is being held in Suspense account pending confirmation of ownership.

EXHIBIT No. 1390-4  
DATE 22 apr 1949  
FILED BY J. Kobus