

Custodian File

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	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
					1931.00		1602.60			1602.60
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS 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			
404.00	291.75	87.52	72.14%	162.50	117.34	169.00	20.28	225.14		
TOTAL RECOMMENDATION									1827.74	

CASE NO: 1391

JAPANESE PROPERTY CLAIMS COMMISSION

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

IN THE MATTER OF THE CLAIM OF
TATSURO SUZUKI 1391.

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: 1391

IN THE MATTER OF THE CLAIM OF
TATSURO SUZUKI

PROCEEDINGS AT HEARING.

APPEARANCES:

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

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

MR. COBUS: The next is the claim of Tatsuro Suzuki, my lord.

I would ask leave to amend the claim, as originally submitted, my lord. We now show the claim for real property in a lump sum of \$5,000.00, rather than as two separate amounts for land and buildings. The credit of \$1931.00 remains the same.

THE COMMISSIONER: Just one moment. I notice the claim form shows a claim made by Gennosuke Suzuki by his attorney, Tatsuro Suzuki.

10

MR. COBUS: That is the next claim that I will be speaking to, my lord. This is Tatsuro's own claim.

THE COMMISSIONER: Then I have not the right one.

MR. COBUS: The original claim, my lord, if you have the proper one before you, was for \$5,771.00, in two amounts, \$1071.00 and \$4700.00. That is now shown as \$5,000.00, with a credit of \$1931.00, as shown originally, with a net real property claim of \$3,069.00.

20

With respect to the personal property claim, we have reduced the amount claimed from \$1,000.00 to \$791.50; against which we show a credit for sales by the Custodian in the amount of \$466.75.

THE COMMISSIONER: The previous figure is \$559.57, which is not correct?

MR. COBUS: No. We have dropped certain items, my lord, and therefore that reduces the amount of the credit to the Custodian.

The net is ~~\$\$\$~~3,393.75.

30

I have, my lord, the real estate farm lands

statement which was prepared by me on the instructions of the claimant, and signed by him in my presence. I would ask leave to file the real estate statement.

(STATEMENT MARKED EXHIBIT NO. 1391-1)

MR. COBUS: I have the personal chattel statement which was prepared by me on the instructions of the claimant, and signed by him in my presence.

10 This statement lists all of the goods for which the claimant is submitting his claim, and I would point out he says he has restricted his claim to major items only, where prices obtained seem glaringly inadequate in view of market conditions when they were sold, and the list is continued on the reverse side of the statement.

I ask leave to file the statement concerning personal property.

(STATEMENT MARKED EXHIBIT NO. 1391-2)

MR. COBUS: I would ask my friend to produce the Soldiers
20 Settlement Board appraisal. The farm appraisal report is filed on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 1391-3)

THE COMMISSIONER: Also a Soldiers Settlement Board appraisal?

MR. COBUS: I am sorry. I used the term Soldiers Settlement Board appraisal and then used the term farm appraisal report wrongly.

THE COMMISSIONER: It is the Soldiers Settlement Board?

MR. COBUS: Yes, my lord. If my friend would produce
30 the analysis of personal property claim, I would

ask leave to file that on behalf of the Crown.

I have had produced a 2-page analysis of personal property claim. I point out, my lord, that a complete inventory was taken by the Custodian's agents, Anderson and Carlson, and the items we have listed on our personal chattels form correspond with items shown in that inventory, either as having been sold at auction, tender, or not accounted for, theft, or abandoned, as the case may be. The analysis is filed on behalf of the Crown.

10

(ANALYSIS MARKED EXHIBIT NO. 1391/4)

THE COMMISSIONER: There are approximately eight acres in this farm, are there?

MR. COBUS: Yes, my lord.

THE COMMISSIONER: Yes, Mr. Braidwood?

MR. BRAIDWOOD: My lord, with respect to the matter of cross-examination, I would ask that this matter be treated in the same manner as case No. 1390, the immediately preceding case; that is, reserving the right of cross-examination under the same circumstances.

20

THE COMMISSIONER: Yes.

MR. BRAIDWOOD: Regarding the Government's defence, my lord, I submit the real property was sold for its fair market value, and that the personal property sold was sold for its fair market value, and further, my lord, that any claim for personal property not sold by the Custodian is exorbitant.

30

There is in addition here, my lord, on behalf

of the Crown, a submission of possible agency, in that there was a lease from Susuki to a man named Albert Dahl. It appears, my lord, on the analysis form.

THE COMMISSIONER: You will be ready to go on with this matter as well on Monday, will you?

MR. BRAIDWOOD: Yes, my lord. If there is any further dealing with the matter, I will be ready by Monday.

THE COMMISSIONER: Very well.

10 MR. COBUS: My lord, before we leave that claim, I would ask my friend to produce the J.P. Form. I ask leave to have the J.P. Form filed on behalf of the Crown, my lord.

(J.P. FORM MARKED EXHIBIT No. 1391-5)

THE COMMISSIONER: Well, we are not concerned here -- oh yes, there are some goods that were stolen, but for the most part the goods were sold.

MR. BRAIDWOOD: Yes, my lord, that is correct, but there are some outside of that category that were not
20 sold. There are a few that were not sold.

THE COMMISSIONER: You are referring to the abandoned goods?

MR. BRAIDWOOD: Yes, my lord.

THE COMMISSIONER: What significance do you attach to the J.P. Form, Mr. Cobus?

MR. COBUS: My lord, the statement on page 2 concerning the personal property owned indicates that in his original statements of property that the chattels were not leased. I merely put it in in the
30 event of that problem of agency arising, which

I don't think it can arise in this case, but in the event that it does, it is there, and, furthermore, it happens to be one of those original J. P. Forms with the red notation on page 3, whereby the undersigned turns over to the Custodian all of his property.

THE COMMISSIONER: You have nothing you wish to add, Mr. Braidwood?

MR. BRAIDWOOD: No, my lord.

10

(PROCEEDINGS ADJOURNED UNTIL April 25, 1949).

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

J. P. Harrobin
Deputy Official Stenographer

20

30

DEC 31 1947

base 1391

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

[Signature]

11499

Name

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

(1) NAME SUZUKI TATSURO (RCMP) Reg. No. 10959

(Print) Surname

Given Name

1041 River Road, Sunbury, B. C.

(2) Pre-Evacuation Address R.R. No. 1 New Westminster

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

(4) REAL ESTATE

(a) Street Address (if any) 1041² River Road, Sunbury, B. C.

City or Municipality,

Province

Westminster

(b) Legal description (lot number, block number, section number, etc.)

Lot 4 of part of 30 acre portion of Lot 131 Group 2 N.W.D.

Map 6248x 6284

(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 - - - - - \$ 1071.00
- (ii) Buildings - - - - - \$ 4700.00
- (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) - - - - - \$ 5771.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1931.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3840.00

5000-

3069-

(5) PERSONAL PROPERTY

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

On above described premises

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

House

(c) How stored or packed at time of evacuation

in house

(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.	Chattels as listed in memoranda of sale	Estimated Value \$	
2.	by the Custodian	Estimated Value \$	1000.00 791 ⁵⁰
3.	Less amount credited by	Estimated Value \$	
4.	Custodian	Estimated Value \$	559.57 466 ⁷⁵
5.		Estimated Value \$	
6.	Loss	Estimated Value \$	440.43 324 ⁷⁵
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) - - - - - \$ 4280.43

(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 NO

Vancouver

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, Tatsuro Suzuki
of Vancouver

of the City
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 29th day of December)

A.D. 1947.

T. 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.

SUZUKI, Tatsuuro
(Claimant's Name)

REAL ESTATE
(Farm Land)

10959

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated 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	7 $\frac{3}{4}$ ac.	1939	Mrs. Elizabeth Quaggan	\$926.00			
Strawberries (6000 plants)	$\frac{1}{2}$ acre				Cleared 11 fruit trees (apple) bearing	Old house	\$5,000.00
Hay	4 acres						
Total ... 4 $\frac{1}{2}$ ac.							

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

Description	When Made	Cost
Strawberries (6,000) planted	1939	Cannot recall cost of plants.
Driveway constructed of cedar logs and 3" cedar planks	1941	Work done by father of claimant \$125.00 by hired labour
Boatways and carriage	1941	\$200.00 " " "

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House		34 x 34	Fir Siding Painted partly and shingled on the botton 4 ft.	1939-41	Old House completely remodelled and rebuilt	Cost of material and hired labour exclusive of family:	\$4400.00		
Woodshed		16 x 22	Frame	1941		"	40.00		
Bethouse		14 x 16	"	1941		"	85.00		

EXHIBIT No. 1391-1
DATE 22 April 1949
FILED BY J. Robins

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

The house was completely remodelled and rebuilt using the original house studs and crossbeams and roof joists. The original inner walls were re-arranged to conform with a new floor plan. An 8' wide addition was newly constructed along the whole southern length. The basement was excavated under the old frame, a 4' concrete foundation wall was constructed and an additional 4 feet of wood construction was made to give additional head room in the basement. This wooden structure was shingled on the outside. There had been no wiring done in the old structure. We wired the house completely. Originally the inner walls were shiplap which we removed in remodelling. The new inner walls were shiplap lined covered with gyproc and felt paper and wall-papered in the downstairs rooms. Upstairs the rooms were finished with a type of plywood. The floors downstairs were of the finest No. 1 edge-grained fir flooring. Upstairs the flooring had not been renewed. A bathroom was built on the main floor of the house and full plumbing installed, including a toilet and sink. The dwelling was in excellent condition at the date of evacuation, May 15, 1942, having been first occupied on Dec. 5, 1941. We leased the land and buildings and some chattels to Mr. Albert Dahl for \$25.00 per month on the understanding that he would take good care of the property during our absence. We retained the right to store such chattels as were not leased in one of the upper rooms. There is no better location along the Fraser for a man who wishes to fish as well as maintain a small farm.

SIGNATURE
T. B. Suzuki

SUZUKI, Tatsuro
(Claimant's Name)

PERSONAL CHATTELS

10959
Reg. No.

<u>Description of Major Items</u>	<u>Approx. 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>
Bedroom suite - bed, dresser, chiffonier	1941	New	\$145.00	Excellent	\$110.00
Vacuum cleaner & attachments	1941	New	79.50	"	60.00
Kitchen stove - 6 plate white enamel	1941	New	170.00	"	150.00
Kitchen table & 8 chairs (matched)	1941	New (Table built by hired craftsman)	35.00 (approx.)	"	25.00
Chesterfield set (3 pc.)	1941	New	125.00	"	100.00
Fireplace set (dogs, screen, tongs & poker)	1941	New	35.00	"	25.00
1 three-quarter steel bed	1941	New	25.00	"	15.00
1 Coffee Table	1941	New	25.00	"	15.00
800 mixed lumber (Sawn in 1940)		--	--	--	45.00

All the goods claimed for were left at 1041 River Road, R. R. No. 1, N. W., - B.C.

EXHIBIT No. 1391-2
DATE 22 Apr 1949
FILED BY J. Hobbs

GENERAL STATEMENT AS TO CHATTELS NOT DESCRIBED ABOVE:

All goods claimed for are listed herein:

ADDITIONAL COMMENTS, if any: I have restricted my claim to major items only, where prices obtained seem glaringly inadequate in view of market conditions when they were sold and in view of the excellent condition of ~~these~~ such articles.

T. B. Suzuki

Cont'd. Description of Major Items.

Description of Major Items	Year	Price Paid	How or Used	Approximate Value	Condition	Value
1 End table	1941		New	\$7.50	Excellent	\$5.00
4 prs. curtains	1941		New	--	--	16.00
2 prs. drapes	1941		New	--	--	10.00
17 windows from old house	1939		Used	--	Fairly good	17.00
2 windows prs ice skates	1940		New	\$18.00	Good	10.00
1 Bicycle	1940		New	\$55.00	Excellent	45.00
<i>2 Kitchen tables</i>						
1 Bed couch	1938		New	20.00	Good	10.00
2 occasional chairs	1941		New	18.00	Good	15.00
1 floor lamp	1940		New	20.00	Good	15.00
1 coffee table	1941		New	20.00	Excellent	15.00
1 floor rug	1940		New	30.00	Good	10.00
3 kitchen chairs	1941		New	4.50	Good	3.00
1 ash stand	1939		New	3.50	Good	2.00
1 ironing board and stand	1940		New	3.50	Good	1.00
1 dresser	1941		New	15.00	Excellent	10.00
2 hunting jackets	1938 & 40		New	30.00	Good	10.00
5 1/2' box & 13 arrows	1938		New	25.00	Good	10.00
1 loungemattress	1939		New	6.50	Good	2.00
2 wicker suitcases	?		New	10.00	Fair	2.00
3 mattresses	1938-9-40		New	30.00	Good	15.00
1 bundle shingles	1940		New	?	New	15.00
1 door with window	--		Used	--	Good	2.50

11-18-40

BC-598 P.
BC-275-B.

Farm Appraisal Report

File No. JL-633

Land Description Lot 4 of a 300 ac. ptn. of D.L.131, Gp.2, N.W.D., Map 6284.

Containing 7.71 Acres

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

Nearest Rail Point Kennedy Distance 4 1/2 miles

Market Town New Westminster Distance 9 "

Church (give denomination) Lutheran Distance 2 "

Nearest School Sunbury Distance 1/2 "

State how property was identified: Map, roads, neighbour.

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

Is this district a good one? Is a fishing settlement, but land is good.

Employment opportunity Good; Peat industry nearby; fishing. Industry-New Westminster

Predominating Nationality and religion: Jap and Scandinavian here with white farmers to West.

Describe Fencing and its condition: Practically nil; 2 wire cross fence Value \$

Water supply: Delta Municipal supply - \$7.90 per year. Value \$

BUILDINGS ON FARM

11499

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE <u>1 1/2</u> st. <u>Leanto</u>	<u>26 x 30x16</u> <u>8 x 30x9</u>	<u>Frame</u> "	<u>Eave</u> <u>10'</u> <u>7'</u>	<u>Shgl.</u> "	<u>3</u> <u>3</u>	<u>Conc.</u> "	<u>Excell.</u> "	<u>1850.00</u>)
<u>(In addition there is under this a 6' basement; full size, part woodwalled, with dirt floor)</u>								
<u>Woodshed</u>	<u>16 x 22x12</u>	<u>Frame</u>	<u>8'</u>	<u>Shgl.</u>	<u>3</u>	<u>Wood</u>	<u>Good</u>	<u>35.00</u>
<u>Shack</u>	<u>14 x 16x12</u>	<u>"</u>	<u>9'</u>	<u>"</u>	<u>1</u>	<u>"</u>	<u>"</u>	<u>60.00</u>
<u>Small shake roofed woodshed over dyke - and on ppty, no walls</u>								
<u>Over dyke on floats, & not belonging to this ppty., but belonging to Suzuki are the following buildings:-</u>								
<u>Boat house</u>	<u>16 x 48x9</u>	<u>Frame</u>	<u>7'</u>	<u>Shgl.</u>	<u>Old</u>	<u>Floats</u>	<u>Poor</u>	<u>-\$250.)</u>
<u>Net House</u>	<u>22 x 56x10</u>	<u>"</u>	<u>6'</u>	<u>Shke.</u>	<u>"</u>	<u>"</u>	<u>Bad</u>	<u>50.)</u>
<u>Shed</u>	<u>8 x 22x8</u>	<u>"</u>	<u>7'</u>	<u>Shgl.</u>	<u>4</u>	<u>Piles</u>	<u>Good</u>	<u>30.)</u>
<u>(I am not adding these to my appraisal values)</u>								

Electric lights.

Total present day value \$ 1945.00

Total Value Buildings add to farm \$ 1500.00

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

Describe the basement and chimneys: 2 brick to ground; fireplace. Basement full size, shingled wall on shallow concrete wall.

No. rooms downstairs? 4 Upstairs? 3 How finished Gyproc down; Lamatco up. Fir siding outside.

Are buildings painted? Yes - house is. Condition of paint Good. EXHIBIT NO. 1391-3

Distance from nearest bush None near.

DATE 22 apr. 1949
FILED BY J. Kohler

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

ACRE	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.08	Level	14" silty clay	Clay	Hay wants renewing.	80.00	326.40
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
3.62	Level	6" cl. lm.	8" peaty loam on cl.	Hardhack	25.00	35.00
						126.30
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 \$ 452.70

Total added by buildings to value of farm \$ 1500.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 15.00

Total value of farm \$ 1967.70

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

Continuously occupied. Husband away - wife didn't know rent.
Hay cut annually.

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

Subsistence home with outside work.

Noxious weeds:

Canadian thistle.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:Delta - General \$19.33
Water 7.90
Dyke 1.36
River A 6.42-10 years
" " .77- 1 "

Date: July 24, 1942.

Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 22 day of July 1942

Inspector's Signature

"R.L. RAMSAY"

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

L-633 - T. SUZUKI

Farm Appraisal Report

Remarks: Property situated on Fraser River close to various kinds of industrial work. It is not large enough for a farm unit but would make a good subsistence home. Combined with neighbouring units with no buildings it would make a good farm.

The soil is good. There is a small area which has sedges on but which could be drained as well as the rest of the farm with a small suitable ditch feeding finally into the main ditch which is pumped out when need arises as in Fraser high water time. The land does not flood, I am reliably told, but rain water stands on the back at times. This could also be overcome with suitable drains into Municipal ditch. The house is an excellent one quite suitable to any white settler. This is the only building that amounts to much, though other small sheds are useful.

There is no small fruit on the place.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

11 - 20 year old trees, mostly apple, in full bearing and in fair shape.	\$	15.00
--	----	-------

Total \$

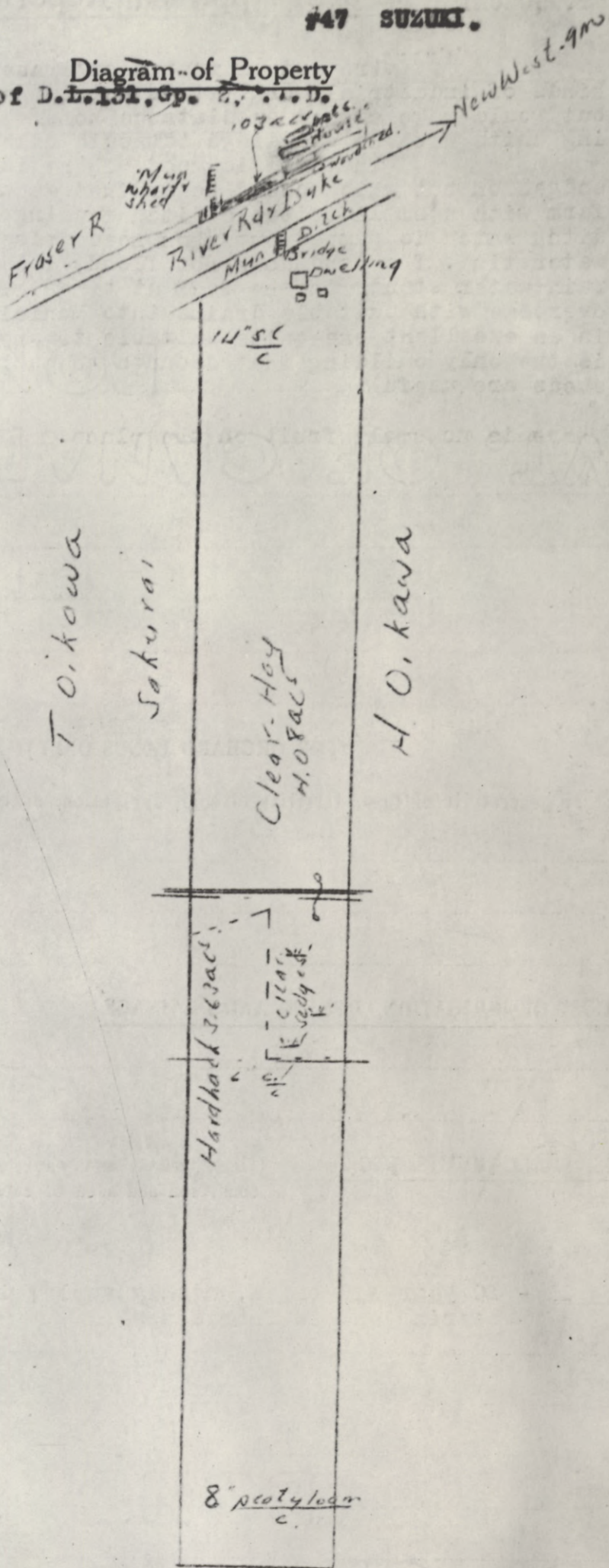
15.00

Amount fruit trees add to value of farm \$

#47 SUZUKI.

Diagram of Property

Lot 4 of a 300 ac. ptn. of D.L. 151, Op. 2, 1.D.
Map # 6284.



Following careful review of this appraisal report, it is my opinion that the present value is \$ 2000.00

Date 28th July 19 42.

"I.T. BARNET"
District Superintendent.

29

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 11499

EXHIBIT No.

NAME (Mr.) TATSURO SUZUKI

REG. No. 10959

DATE DECLARATION EVACUATION	INVENTORY TAKEN BY DATE	DETAILS OF CLAIM <u>INVENTORY ANALYSED</u>	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
Oct. 2/42.	R.M. Anderson S.C. Carlsen	Chattels as listed in memoranda of sale by the Custodian \$1,000.00				
	In House (Main Floor)					
	1 Bedroom Suite					
	1 Vacuum Cleaner					
	1 Kitchen Stove					
	1 Bed					
	1 Couch					
	8 Kitchen Chairs					
	1 Chesterfield Suite					
	2 Occasional Chairs					
	3 End Tables					
	1 Coffee Table					
	1 Floor Lamp					
	1 Phonograph					
	1 Fire-place dogs and Hearth set		F 4.50	F		
	1 Kitchen Table			F		
	Property value \$500.00 locked in second story west room. Not leased. Additional to above report of property in detail.					
	1 dog & hearth fireplace set			F(2)		
	5 prs. curtains			F		
	2 prs. drapes			F(1)		
	1 small floor rug			F		
	3 kitchen chairs			F		
	3 tables (home made)					
	1 ash stand		F 1.00			
	5 pictures		F .50	F(2)		
	1 ironing board			F		
	2 galv. tubs.		M			
	Upstairs					
	1 kitchen chair		F .50			
	1 dresser			F		
	1 double bunk (home made)		F 2.00			
	In Locked Room					
	2 hunting jackets					
	1 carton soap		M 3.75			
	1 F.D. Bicycle		Spec. 35.00			
	1 5 1/2' bow & 13 arrows					
	2 100-lb sacks beans					
	Large quantity books etc.					
	1 carton Xmas decorations					
	4 beds complete			F(3)		
	1 lounge, mattress			F(1)		
	2 wicker suitcases		Misc. .75			
	1 new Coleman 2 hole gas stove (camp)					
	4 quilts		Misc. 3.00			
	3 good mattresses					
	1 large glass ball		M			
	1-3 pc. Chesterfield Suite			F		
	1 white enamel 6-plate kitchen range			F		
	1 carton clothes etc.					
	1 Carton sealed		Misc.			
	1 Chest sealed		F 5.00			
	1 Suitcase sealed					
	1 Cupboard		F .50			
	Quantity utensils		K 12.75			
	1 Beatty washing machine					
	3 Jap baskets					
	Small quantity loose clothing					
	1 carton sea shells					
	1 gas lamp		F 1.50			
	1 gas lamp stove					
	1 money box					
	1/2 gal floor wax					
	Under Porch (back)					
	1 Gas lantern		M 3.00			
	2 oil lanterns		M 1.50			
	2 Case & 1 box pop bottles		Misc. 3.00			
	1 Small boat stove		M 1.00			
	1 Rake, 1 grub hoe		T 1.00	T		

continued

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	Shipped	REMARKS
QUANTITY	TENDER &c								
	F 20.00								
	F 60.00								
	F 5.00								
	F 45.00								
	F 13.00								
	F 12.00								Sold with ironing board.
4.50	F 8.00								
	F 7.00								
	F(2) 10.00					(1) x			
	F 18.00								Fire dogs-\$7.50; Fire Screen-\$6.50; Fire tongs and poker-\$4.00.
	F(1) 4.00					(4) x			
	F 5.00					x			
	F 2.00				(1) x	(2) x			3 old chairs sold with 1 old hoe Homemade
1.00									
.50	F(2) 3.00								Sold with above lamp Sold with lot of tubs
	F								
.50									
F	13.00								Sold with bed
2.00									
3.75						x			Sold with wash basin
35.00									
								x	See Suzuki's letter dated November 21, 1944.
								x	Stored in New Westminster
29.00	F(1)				x			x	Some stored in New Westminster 1 sold to tenant with above dresser
.75									
3.00								x	See Suzuki's letter dated November 21, 1944.
					x				Mouse nests Sold with lot of glass
	F 85.00								
	F 125.00				x				rags Sold as sundries
5.00									
								x	Suitcase stored in New Westminster
.50									
12.75									
								x	See Suzuki's letter dated November 21, 1944.
1.50									
3.00									Sold with box of wire
1.50									
3.00									
1.00									
1.00 T									Old hoe sold to tenant with 3 chairs above Rake sold with lot of tools

EXHIBIT No. 1391-4
 DATE 22 apr 1949
 FILED BY J. K. ...

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 11499

EXHIBIT No. _____

NAME (Mr.) Tatsuro SUZUKI

REG. No. 18959

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION _____ EVACUATION _____	TAKEN BY <u>R.M. Anderson</u> <u>S.C. Carlsen</u> DATE _____					
	<u>800' mixed lumber</u>		M	3.50		
	<u>Under Porch (front)</u>					
	1 Bundle shingles		M	10.00		
	12 Windows,					
	1 door with window		M	1.00		
	1-10 gal. gas can		M			
	1-1 gal. crock jug		}K	2.50		
	1- $\frac{1}{2}$ gal. crock jug					
	1 Watering can		M			
	3 Jap tubs		M	2.00		
	2 wash tubs (1 poor)		M	.25		
	1 Sledge hammer		T	1.75		
	1 Bdl.V. joint lumber		M			
	1 set pruner		T	2.00		
	1 cross cut saw		T	4.00		
	2 lengths 2" x 12' pipe		M	1.50		
	1 crow bar		T			
	2' 2" hose		M	1.75		
	1 Boat pump (bilge)		M	3.00		
	2-1 qt. 2-2 qt. sealers		Misc.	.25		
	quantity 1" cable		M	2.50		
	<u>Basement</u>					
	1 Table (home made)					
	1 Shovel		T	11.50		
	1 Pick		T			
	1 Grub hoe		T			
	1 Drum heater		M	2.00		
	1 Pickeroon		T			
	1 Box saki btls.		Misc.			
	1 Oil lamp		M	1.25		
	1-8 gal. crock		K			
	2 pr. ice skates					
	3-3 gal jugs		K	2.25		
	1 474x19 firestone tires		M	7.50		
	6 Jap tubs					
	2 Tires		M			
	2 barrels		M	1.50		
	4 Jap baskets		M	1.00		
	1-3 gal. crock		K			
	1 Grindstone mounted		M	5.00		
	1 anchor 3'		M	1.00		
	1 small cupboard					
	1 house jack		M	2.00		
	glass jugs		K			
	5 windows					
	1 basket oddes & ends		Misc.			
	large box glass		M	11.00		
	1 $\frac{1}{2}$ rolls tar paper		M			
	App. 75' $\frac{3}{4}$ " hose		M	9.00		
	4 cartons old clothes					
	1 sledge hammer		T			
	1 old shovel head					
	<u>Toolshed & Bathhouse</u>					
	1-10 gal. crock		K	6.50		
	1-1 gal. crock		K			
	1 baseball bat					
	10 sake cups		K			
	crtn magazines					
	1 bucket		M			
	3 sm. Jap tubs		M	3.00		
	1 sack old clothes					
	1 Galv. tub		M			
	1 Spade		T			
	1 lantern		M	6.00		
	1 pail		M			

RECAP:	Sales	
	Auction	Tender
Furniture-F	\$44.50	F-\$435.00
Bicycle-Spec.	35.00	
Mach. & Equip-M	85.00	
Tools -T	20.25	
Miscellaneous-Misc.	7.00	
Kitchenware -K	24.00	
	<u>\$215.75</u>	<u>\$435.00</u>

\$215.75 \$435.00 - Total Sales = \$6

SALES	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
3.50								
10.00						x		
1.00								Sold with lot of pails
2.50								Sold with lot of pails
2.00								Sold with 3 other tubs and 1 drum
.25								
1.75								Sold with 3 baskets
2.00								Sold with lot of lumber
4.00								Sold with 2 other cross-cut saws
1.50								Sold with "lot of tools"
1.75								
3.00								
.25								
2.50								
11.50						x		Sold with "lot of tools"
								Sold with "lot of tools"
								Sold with "lot of tools"
2.00								Sold with lot of tools
								Sold with lot of bottles
1.25								Sold with other crocks
								Probably sold as sundries
2.25						x		Sold with other machinery and equipment
7.50					x			Fallen apart.
								Sold with lot of machinery and equipment
1.50								
1.00								Sold with other crocks
5.00								
1.00					x			
2.00								Sold with kitchen utensils
						x		Sold as sundries
11.00								Sold with lot of machinery and equipment
9.00					x			Mostly rags.
								Sold with lot of tools
					x			
6.50								Sold with contents.
								Sold with other crocks
						x		Probably sold as sundries
								Sold with kitchen utensils
						x		
								Sold with tubs
3.00					x			
								Sold with lot of tubs
								Sold with lot of tools
								Sold with other lanterns
6.00								Sold with other pails

\$215.75 \$435.00 - Total Sales = \$650.75

NOTE-Government Counsel:

Possible Agency-Mr. Tatsuro SUZUKI leased his property to Mr. Albert Dahl, who signed inventory acknowledging his responsibility for chattels.

Please note our letter to Mr. G.A. Broomfield, Nov. 19/47, and his reply Nov. 21/47, re SUZUKI being satisfied with the sale price of his Personal Property, attached to Claim File.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: Tatsuro SUZUKIHOME ADDRESS: R. R. No. 1, Sunbury, New Westminster, B. C.REGISTRATION NUMBER 10959 SEX: Male AGE: 26OCCUPATION: FISHERMAN

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: _____

MARRIED? Single

NAME OF WIFE OR HUSBAND: _____

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: _____

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Private Dwelling situated and being on the south side of the River Road Sunbury, B. C. on Lot 4 of the Subdivision of 30 acre portion of District Lot 131, Group 2. According to registered map in the Land Registry Office in the City of New Westminster, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: One two story frame building

One wood-shed

One tool-shed

EXHIBIT No. 1391-5DATE 22 Apr. 1949FILED BY J. Kobus

3. INSURANCE (Give particulars; state where policies are) _____

\$3000.00 on dwelling and \$500.00 on Furniture

4. TAXES (Amount and where payable) Amount not known; Payable to Municipality of Delta.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) _____

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Albert Dahl, R. R. No. 1,

Sunbury. \$25.00 per month. Agent Joseph Dorgan Real Estate, New Westminster.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:.....

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:.....

9. IF FARM LAND STATE CROPS SOWN..... 9 Fruit Trees

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:.....

2. LANDLORD'S NAME AND ADDRESS:.....

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:.....

4. STATE WHEREABOUTS OF LEASE:.....

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid).....

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:.....

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:.....

1 Bedroom Suite, 1 Vacuum Cleaner, 1 Kitchen Stove, 1 Bed, 1 Couch, 8 Kitchen Chairs, 1 Chesterfield Suite, 2 Occasional Chairs, 3 End Tables, 1 Coffee Table, 1 Floor Lamp, 1 Phonograph, 1 Fire-place dogs and Hearth set, 1 Kitchen Table.

Property value \$500.00 locked in second story west room. Not leased. Additional to above report of property in detail

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.....

Nil

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY.....

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$500.00 on Furnitures

\$3000.00 on dwelling

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

Nil

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS.

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS: Nil

2. TRADE DEBTS:

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 2nd day of October 1942.

(Signature) T. Suzuki

[Signature] Witness

FOR DEPARTMENTAL USE

Sutton, Braidwood & Morris

SUCCESSORS TO

Reid, Wallbridge, Gibson, Sutton & Braidwood

Barristers and Solicitors

W. A. SUTTON D. T. BRAIDWOOD
C. E. MORRIS
O. J. HALL D. A. SUTTON

Telephone: Pacific 3464
Cable Address "Boufridge"

506 Royal Bank Building,
~~Yorkshire Building~~
675 West Hastings Street,
~~525 Seymour Street~~
Vancouver, B.C.

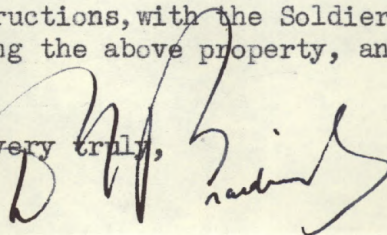
The Hon. Mr. Justice H.I. Bird,
Court House,
Vancouver, B.C.

Dear Sir:

Re: Case No. 1391 - T. Suzuki.

I have communicated, on your instructions, with the Soldiers Settlement and Veterans' Land Act concerning the above property, and have received the enclosed reply.

Yours very truly,



DTB/MS
enc

C
O
P
Y

Please Quote BC/598-P

SOLDIER SETTLEMENT and VETERANS' LAND ACT

P.O. Box 1059,
VANCOUVER, B. C.
January 18th 1950

Mr. D. T. Braidwood,
Counsel, Japanese Claims Commission,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: Case No. 1391 - T. Suzuki
(BC/596P-BC275B)

In reply to your letter of the 13th inst., in the above-noted case, I beg to advise that insofar as this Department is concerned the situation remains the same as outlined in Mr. McKay's letter to yourself of April 14th, 1949, that is, that the former Suzuki property was sold to Mr. L.W. Law, a veteran, on January 30th, 1946, who subsequently repaid the Department in full and obtained a Deed to the property.

From the foregoing it will be apparent that there is no likelihood of the property reverting to this Department.

Yours very truly,

(H. Allam)

A/District Superintendent

Per "J.D.Patterson"

JDP:ff