

455

File 455 & Case 1087

This file 455, is connected with Files 459, 4136 & 9957 under
Case file 1087, which is covered on File 4136.

POWELL STREET BRANCH
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 455

EXHIBIT No. 1199-5

DATE NOV 1 - 1948

FILLED BY

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

PERSONAL INFORMATION

NAME: SUZUKI Masaru

HOME ADDRESS: P.O. Box 613, New Westminister, B.C., /Foot Jardine, Queensboro, New Westminister B.C.

REGISTRATION NUMBER 08160 SEX: Male AGE: 31

OCCUPATION: Boat builder

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: HIDEKO

ADDRESS OF WIFE OR HUSBAND: Ft of Jardine, Queensboro, New Westminister, B.C.

NAMES OF ANY LIVING CHILDREN: Daniel (M), Arthur (M)

ADDRESS OF CHILDREN: Ft. of Jardine, Queensboro, New Westminister, B.C.

AGE OF CHILDREN: 6; 4.

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

LOCATION AND DESCRIPTION: Ft of Jardine, Queensboro, New Westminister B.C.
 Lot 14, D.L. 757. 12 acres marketing garden - all cleared

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 roomed bungalow with attic, wood frame.

1 Boat building shop 54' x 60' on water front.
 2 garages

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) Abt \$ 216.00 p.a. paid up to date, City of New Westminister, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, New Westminister, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Declarant's brothers Minoru and Shuji Suzuki, Ft Jardine, Queensboro, New Westminister, B.C.
9. IF FARM LAND STATE CROPS SOWN: None. are partners in the boat shop.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

At home Ft of Jardine, Queensboro, New Westminister, B.C:

1 set Chesterfield, 2 double beds, 1 single bed, 1 cot, 2 dressers, 1 chest, 1 China cabinet, 2 bureaus, fixtures and household effects, etc. Kitchen utensils, etc.

In the boat shop: 3 ways, 3 cradles, 1 winch, 1 bandsaw, 1 planer, 1 circular saw, 1 drill press, 1 1-h.p. motor, 1 3-h.p. motor, and sundry tools.

5 sold 10/12/43. New West. 4.

5 more sold 3/1/45. Surrey 9.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY Tools etc in the Boat shop, declarant's brothers Minoru and Shuji Suzuki, Ft Jardine, Queensboro, New Westminister, B.C.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

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

None

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

\$100.00 Victory Bonds 1941 & 1942. In owner's possession.8. BANK ACCOUNTS: abt \$ 600.00 bank of Com. area, New Westminster, B.C.9. LIFE INSURANCE: \$ 2,000.00 Sun Life Ass. Co. Vancouver, B.C. Prem.
abt \$ 90.00 p.a. paid up to date. Beneficiary: wife Mrs. Hideko Suzuki.
Policy number unknown, policy left at home.10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. TRADE DEBTS: NoneREMARKS: None

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 31st day of March 1942.

(Signature)

M. Suzuki.Geo. H. H. H.
Witness

FOR DEPARTMENTAL USE

PD: 1/1/43

INFORMATION FROM R.C.M.P.

Date Aug 23/43

Our File No. 455

Full Name SUZUKI, Hisaru
(Surname in Block Letters)

Registration No. 18160

Male - Female
(check)

Age May 1, 1911

Former Address

P.O. Box 613, New West B.C.
Annacis Island, B.C.

Date Evacuated

June 1/42 (?)

Naturalized - Canadian-Born - National
(check)

Present Address

London, Ontario

Married - Single
(check)

Name of Wife

^{nu} (MATSUURA) Hideo # 08231

Name of Husband

Name of Mother

^{nu} (NIIMI) Shika

Name of Father

Sentaro # 09209

Names of Children under 16

Utako Daniel May 17/35

Aster Kiyoharu July 29/37 Amy Dec 10/38

Died, Aug 1939

Tested by

D. P.

Registered with Custodian

yes
(yes or no)

Personal Information

Boat Builder

owner of 12 acres on Lulu Island

30/5/43
2071
615

INTERIM REAL PROPERTY SUMMARY
(as at 20th April 1948)

File Nos: 455
459
4136
9957

JAPANESE NAMES:

Masaru (Mar) SUZUKI, Reg. No. 08160, File 455.
Minoru SUZUKI, Reg. No. 08328, File 459.
Shuji SUZUKI, Reg. No. 08329, File 4136.
Sentarō SUZUKI, Reg. No. 08209, File 9957.
Catalogue 677 - Private sale.
Corner Salter and Jardine Streets, New Westminster.

LEGAL DESCRIPTION:

Lot 14 of Lot 757, Map 2620, City of New Westminster.

TITLE:

In name of Mar SUZUKI, O.T. 126557-E.

ENCUMBRANCE:

None registered and no evidence of any unregistered on file.

VESTING:

Of interests of Minoru SUZUKI and Mar SUZUKI and of any other persons of the Japanese race. Filed as 25817 on 13th May 1943.

ASSESSED VALUE:

1943 - Land \$3,050.00; improvements \$700.00; total - \$3,750.00.
Taxes \$213.50.

CLASSIFICATION:

Lot 14, with an area of 11.64 acres, has a frontage of 693 ft., on the Annacis Channel of the Fraser River, and was used as a market garden. At the southwest corner of the lot were the Mareno Boat Works, 54 x 60 ft., also on the lot were five small sheds, of which two were used as garages by the SUZUKI'S. On the water were a 4 room and attic bungalow, owned by Masaru SUZUKI and rented to Mrs. Underhill at \$10.00 per month, and a 5 room and attic bungalow owned by Minoru SUZUKI and rented to Bert Sampson at \$7.00 per month. Mr. Harry Spagnol was tenant of the property exclusive of all buildings, and presumably of access, from June 1940, at a rental of \$120.00 per year.

ADMINISTRATION:

The owners rented all that portion of Lot 14 not required by them in connection with their boat building business to a Mr. Spagnol, at \$10.00 per month. Mr. Spagnol continued in occupation under the Custodian from 1st June 1942 to 31st December 1945, paying in to the credit of the SUZUKIS \$420.00.

The boat building and site were rented to the B.C. Packers Ltd., by the Custodian from 1st March 1943 to 31st July 1944, 18 months at \$50.00 per month. The rental statements on file show \$40.00 paid for February 1943, and the ledger confirms this. The total rent paid in by this firm was 940.00.

This building, site and equipment were leased by the Custodian to Conrad Stokkeland as from 1st October 1944 to 30th Sept. 1945, 1 year, at a rental of \$600.00.

A float owned by Masaru SUZUKI and one owned by Minoru SUZUKI are dealt with on files, separately, 455 and 459.

The total rental revenue from the property owned jointly was \$1,960.00

INTERIM REAL PROPERTY SUMMARY

Page 2.

OFFERS:

Tenders for Lot 14 were advertised for in April 1944, closing 1st May 1944. No tender was received.

For land, buildings and equipment from Sullivan & McQuarrie, 1st March 1945, \$8,000.00. This offer was withdrawn.
From Conrad Stokkeland, 6th June 1945 \$4,800.00. Rejected.
For remaining area -
From Bert Samson for 2 acres waterfront 25th November 1945, \$1,500.00. Rejected.
From Melvin A. Olsen, 28th November 1945, 11 acres \$3,350.00. Rejected.
From J. W. Anderson, 10th December 1945, for Lot 14 less 1 acre, \$3,500.00. Accepted.

The boat building tenant, Conrad Stokkeland, through the rental agents, Coulthard, Sutherland & Co. Ltd., submitted an offer on 18th October 1945, to purchase the premises and equipment at a price of \$5,500.00, the land to be purchased having a frontage of 220 feet on the river by a depth of 200 feet, with area of 1 acre, more or less. The price offered for land and buildings was fixed at \$4,300.00, \$1,720.00 payable cash and payments of \$50.00 with interest at 5%, monthly on the 13th of each month beginning 13th of December 1945, and balance of \$1,430.00 due and payable on 13th November 1947. The price offered for equipment was \$1,200.00. *and accepted. Bill of Sale executed*

RESUBDIVISION:

A resubdivision of Lot 14 was made to facilitate conveyance and a plan filed showing the acre on which was boat building as Lot 1 of Lot 14, and the remainder of Lot 14 as Lot 2 of Lot 14.

VALUATION:

Made by the Westminster Trust Company July 1944 estimated the value of Lot 1 of Lot 14 as \$4,150.00 for land and buildings and \$1,210.00 for equipment. For Lot 2 of Lot 14 the value given was \$3,340.00.

SOLD:

Lot 1 of Lot 14 to Conrad Stokkeland as at 24th November 1945, by agreement of sale dated 22nd July 1946, for \$4,300.00 on terms as in offer above. Mr. Stokkeland purchased the equipment also at \$1,200.00 cash, and executed a bill of sale received by the Custodian 11th October 1946. Approved by Advisory Committee 24th October 1945.
Lot 2 of Lot 14 to John Waldemar Anderson as at 25th January 1946 for \$3,500.00 cash. Approved by Advisory Committee 15th January 46.

FUNDS:

As at this date (20th April 1948) the ledger shows the following real property receipts and disbursements in connection with Lots 1 and 2 of Lot 14, in the joint account of Masaru, Minoru, Shuji, and Sentaro SUZUKI:- Sale of Lot 2, \$3,500. Sale of Lot 1, cash \$1720. paid on agreement \$1,517.61, rents from 1 and 2, \$1962.00, interest on agreement \$323.88. Total \$9,021.40; less commission on rents \$96., insurance \$607.50, taxes \$878.40, survey plan \$2.00, advertising \$4.00, watchman \$44.00, telephone \$2.55, C.E. \$1.00, legal fee \$16.50, appraisal fees \$30.00, survey \$85.00, commissions on sales \$450.00, registration fees \$29.70, total \$2,246.65, less adjustments \$434.25. Net disbursements \$1,812.40. Net amount to credit derived from real property \$7,209.09.

The above summary is certified to be in accordance with the information on file.

Ian MacPherson
Ian MacPherson April 24, 1948.

MEMORANDUM

To: File No. 455

September 7, 1943

From: Specified Articles Dept.

Re: Mar SUZUKI, Reg. #08160

<u>Article</u>	<u>Description</u>	<u>Valuation</u>
Fishing Vessel	"O.B." No numbers	

Purchased by Ovila Bertrand, New Westminster, from Mar. Suzuki, boat builder.

Transfer of ownership approved by Japanese Fishing Vessels Disposal Committee.

FM

File No. 455

May 15th, 1944.

ADMINISTRATION DEPARTMENT.

Masaru SUZUKI - Reg. No. 08160

McLennan, McFeely and Prior, Limited..... \$64.18

WJJ/HMS



REG.
NO.

08160

NAME

SUZUKI, Masaru

FILE
NO.

455

Under No. 1

(See also Files 9957, 459 & 4136)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Norwich Union Fire Insurance Soc. Ltd.	<i>Received Pk # 10341274 - Norwich Union</i> 10341701	\$1000.	May	30	1944	Ft. Jardine St., New Westminster, B.C.
London & Scottish Assurance Corp. Ltd.	<i>Received Pk # 67379 - London & Scottish</i> 69359	\$1000.	May	30	1944	Ft. Jardine St., New Westminster, B.C.
North West Fire Insurance Company	<i>Received Pk # 210406 - North West Fire</i> 210406	\$1000.	May	30	1944	Ft. Jardine St., New Westminster, B.C.
Commercial Union Assurance Co. Ltd.	<i>Received Pk # 666855 - Commercial Union</i> 666855	\$1000.	May	30	1944	Ft. Jardine St., New Westminster, B.C.
Norwich Union Fire Insurance Co.	<i>Received Pk # 10231599 - Norwich Union</i> 10231599	\$1000.	April	30	1945	Lot 1, Lot 757, Group 1, foot Jardine St. City of New W. C.
Norwich Union Fire Insurance Co.	<i>Received Pk # 10242274 - Norwich Union</i> 10242274	\$1,000.	May	30	1945	Ft. Jardine St., New Westminster, B.C.
London & Scottish Assurance Corp. Ltd.	<i>Received Pk # 69379 - London & Scottish</i> 69379	\$1,000.	May	30	1945	Ft. Jardine St., New Westminster, B.C.

See Card No. 2

REF
NO.

NAME

FILE
NO. 455

08160

SUZUKI, Masaru
(See also Files 9/57, 459, 4136)

455

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Commercial Union Assurance Co. Ltd.	<i>Renewed Pol. # 715502 - Commercial Union</i> 68470	\$1,000.	May	30	1945	Ft. Jardine St., New Westminster, B.C.
North West Fire Insurance Company	<i>Renewed Pol. # 210434 - North West Fire</i> 210434	\$1,500.00	May	30	1945	Ft. Jardine St., New Westminster, B.C.
Commercial Union Assurance Co. Ltd.	<i>Renewed Pol. # 706542 - Commercial Union</i> 705502	\$1,000	May	30	1946	Ft. Jardine St., City of New Westminster, B. C.
Norwich Union Fire Insurance Co.	<i>Renewed Pol. # 105565 - Norwich Union</i> 105565	\$1,000	May	30	1946	Ft. Jardine St., City of New Westminster, B. C.
London and Scottish Assurance Corp. Ltd.	<i>Renewed Pol. # 69376 - London & Scottish</i> 69376	\$1,000	May	30	1946	Ft. Jardine St., City of New Westminster, B. C.
North West Fire Insurance Company	<i>Renewed Pol. # 210436 - North West Fire</i> 210436	\$1,500.00	May	30	1946	Ft. Jardine St., City of New Westminster, B. C.
North West Fire Insurance Company	<i>Renewed Pol. # 210437 - North West Fire</i> 210437	\$1,500.00	May	30	1947	Ft. Jardine St., City of New Westminster, B.C.

NO

08160

SUZUKI, Masaru
(See also Files 459, 456, 7957)

455

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Norwich Union Fire Insurance Co. <i>Renewed Pol. # 10562638 - Norwich Union Fire Ins. Co.</i>	10561586	\$1,000.00	May	30	47	Ft. Jardine St., City of New Westminster, B. C.
London and Scottish Assurance Corp., Ltd. <i>Renewed Pol. # 74197 - London & Scottish Ass. Corp. Ltd.</i>	74179	\$1,000.00	May	30	47	Ft. Jardine St., City of New Westminster, B. C.
Commercial Union Assurance Co., Ltd. <i>Renewed Pol. # 738033 - Commercial Union Ass. Co. Ltd.</i>	706542	\$1,000.00	May	30	47	Ft. Jardine St., City of New Westminster, B. C.
North West Fire Insurance Co.	210445	\$1,500.00	May	30	48	Ft. Jardine St., City of New Westminster, B. C.
Norwich Union Fire Insurance Co.	10562638	\$1,000.00	May	30	48	Ft. Jardine St., City of New Westminster, B. C.
London and Scottish Ass. Corp. Ltd.	74197	\$1,000.00	May	30	48	Ft. Jardine St., City of New Westminster, B. C.
Commercial Union Ass. Co. Ltd.	738033	\$1,000.00	May	30	48	Ft. Jardine St., City of New Westminster, B. C.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Masaru Suzuki

London - Ont.

455
File No. ~~7748~~ 08160

Reg. No. ~~08181~~

Company Sun Life

Agency Vancouver

Policy No. 2221375

Premium - \$ 49.70

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month September Day 5

REMARKS:

27

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Masaru Suzuki

File No. 455

London, Ont.

Reg. No. 08160

Company Sun Life

Agency Vancouver

Policy No. 2181268

Premium - \$ 100.90

Payable: ^XAnnually, Semi-annually or monthly

Month June Day 1

REMARKS:

Y. H. H. H. H.

3

Letter sent 2/18/43

RECEIVED
APR 18 1942

T.S. ANNANDALE.

Report of Japanese

256 453
SUZUKI Masaru, P.O.Box 612, Living and working at the foot of Jardine St,
Queensborough, New Westminster. REG. NO. 08160

Boat Builder, -Age 31-Wife's name HIDEKO, Two children Boy named
Daniel aged 6 years, and boy named Arthur aged Four years.

REAL PROPERTY-Located at the foot of Jardine St, New Westminster, Lot
14 or 40
~~14 or 40~~, D.L. 757, and consisting of 12 acres, now mostly in pas-
ture but formerly a market garden. The land outside the dyke is
rented to a man named Spagnol, up to the end of 1943. He pays \$120.00
a year for the use of the land, which helps out in the taxes, which
amount to about \$216.00 a year, and are paid up to 31st. December 1941
The land is all cleared

INSURANCE against fire, NONE.

RESIDENCE. Outside the dyke, is a four roomed building with attic and val-
ued at about \$800.00. No encumbrances.

TITLE DOCUMENTS are in the Land Registry office at New Westminster.

FURNITURE. Consists of 1 Cheaterfield set, 2 double beds, 1 single bed,
1 cot two dressers, chest, China cabinet, 2 bureaus, and the usual
set of Kitchen and house cleaning utensils, all in good shape.

PARTNERS. The two brothers, MINORU and SHUJI SUZUKI located in this same
vicinity are partners

MACHINERY AND PLANT, consist of mainly 3 ways, 3 cradles 1 winch, 1 bandsaw,
1 planer and circular saw-1 drill press, one 1 horse power motor-
and a complete set of carpenters and boat builders tools, all in
good condition.

BONDS. Victory bonds 1941 and 1942 issue value \$100.00 in declarants
possession.

BANK ACCOUNTS: In Can. Bk. of Commerce New Westminster \$600.00

LIFE INSURANCE. Sun Life \$2000.00 prem all paid up to date, Beneficiary
is Mrs. HIDEKO SUZUKI the wife

RECOMMENDATION. That in the case of the removal of the men folk the family
be allowed to remain, to take care of the tools and machinery,
which are quite valuable.

The information as above stated was obtained as a result of my personal
inspection of the property. The existence of personal effects as described
has been confirmed by me.

19 April 1942
Deputy to the Custodian

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV. 13 1942

Kaslo, B. C.
To B.C. Security Commission
June 30, 1942

Mr. Ager :-

This is to certify
that I have given permission
to Mr. Underhill who is renting
my house at foot of Jardine
to put in an electric meter at
a cost of \$40.00. \$5.00 per month
will be deducted from the rate of
rent until it is paid for.
That is to say they will pay \$5.00
per month for eight months.

Yours truly
Mas Suzuki.

P.O. Box 503
Kaslo, B. C.

Aug 11 1942

H.F. Green Esq.
506 Royal Bank Bldg.

Dear Sir:-

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 14 1942

In reply to your letter of
July 20th. Yes, we did have a
quantity of birch lumber stored in
our old boat building plant on Anacis
Island.

If you could get offers for its
sale I would be much obliged.
Please let me know of any
offers made.

Thanking you for letting me
know

Yours truly
Masaru Suzuki.

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

TELEPHONE 106

RECEIVED
JUL 16 1942

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Your File: 455.

July 15, 1942.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

RE: Masaru Suzuki.

Dear Sir:

Some time ago while down the Annacis Slough we were informed that the above man had a quantity of birch lumber stored on Annacis Island in an old boat building shed and also that it was being stolen. On looking into the matter we found that this timber is very valuable and therefore we instructed Mr. Bert Samson to haul it across to store in the Suzuki boat building establishment.

We enclose his bill for this work to which we would ask your attention.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F. A. Coulthard
F. A. Coulthard.

Enc.

- COPY -

July 20, 1942.

Coulthard, Sutherland & Co., Ltd.,
609 Columbia Street,
New Westminster, B.C.

Gentlemen:

Please accept my apologies for the delay in answering your letter of June 27th, but owing to the press of other business it was overlooked.

Last year I went to considerable expense to fence this property, as a matter of fact, it cost me about \$50.00. In doing this I was looking forward to developing the land and being able to cover the rent and my expenses. However, owing to the labor situation it has been next to impossible to do anything with it.

This year has been a total loss to me, and view of this, would you consider cancelling the rent for 1942? I should dislike very much to lose the land at this point when there might be the possibility of getting the rent for 1943 and my expenses out of it.

Please give this your consideration and advise me if you will co-operate with me to this extent.

Awaiting your reply, I am,

Yours very truly,

SIGNED: HARRY SPAGNOL.

MEMORANDUM

File Nos.: 455
459

February 19th, 1943

To: Mr. Alexander

From: Mr. Green

Re: SUZUKI, Masaru
SUZUKI, Minoru

I visited this Boat Works on Tuesday and you will see from letters of February 10th and February 18th on file 455 that it is to be rented to the B. C. Packers.

Before the B. C. Packers take over, there are two matters which require careful consideration and on account of which perhaps some change should be made in our present policy of not referring offers for sale to the Japanese.

(1) Lumber. There is a great deal of valuable boat-building lumber in the shop. If this is left there when the B. C. Packers take over, it is bound to disappear gradually. Masaru Suzuki has already, as per his letter of August 11th, agreed to the sale of some of his lumber and would doubtless have agreed to the sale of all of it had he been asked. When, however, the writer wrote his letter of July 20th on file 455, he had not visited the boat-building shop and was not fully in touch with the position.

If, for any reason, sale cannot be arranged (and the B. C. Packers are willing to buy) then I think the lumber should, in any case, be scaled and appraised and the B. C. Packers made responsible for it with the proviso that they be given first option to purchase.

(2) Machinery, Equipment and Tools. The heavy machinery like band saws and planers, cannot come to much harm and can possibly be rented to the B. C. Packers for a small additional sum. There is, however, upstairs, a large quantity of bolts, nails, and general small tools, some of them electrically powered, the value of which must run into two or three thousand dollars. Almost every item here is under a high priority rating. Here again I think the B. C. Packers should have a chance to buy this equipment and if this cannot be arranged for the next few weeks, then a similar arrangement as that outlined above for the lumber should be come to --- namely, complete ~~the~~ inventory and appraisal. The

EVACUATION SECTION	
Rec'd	APR 28 1943
File No.	455
Ans.	
Referred	Samie

P.O. Box 503

Nasbo, B. C.

April 26th 1943

Dear Sir:-

Re: My Property in New Westminster
The twelve acres of land and, the boat shop, and business is all owned by Masoro Boat Works of which Sentaro Suzuki, my father, Minoru and Shoji my brother and myself. Masoro are equal partners.

The title & deed of the land was first put in my name for convenience and later was to be put under Masoro Boat Works and legal papers drawn up but haven't had the chance to do so.

The three roomed bungalow is owned by Minoru Suzuki. The other four roomed bungalow is owned by myself. There is no legal partnership agreement made.

Yours truly
Phal Masoro Suzuki

9977, 455, 459 & 4136.

June 2nd, 1943.

H. P. Loughheed, Esq.,
District Supervisor,
E. C. Security Commission,
Kaslo, B. C.

Dear Sir:

Re: File 9977, Sentaro SUZUKI - Reg. No. 08209,
File 455, Masaru SUZUKI - " " 08160,
File 459, Minoru SUZUKI - " " 08328,
File 4136, Shuji SUZUKI - " " 08329.

The above four Japanese are all interested in 12 acres of land, a boat shop and business known as the Marono Boat Works at New Westminster, B. C. For some time we were under the impression that Mr. Masaru Suzuki was the sole owner but latterly, it has developed that each has a quarter interest in the land, boat shop and business.

They had not signed a Partnership Agreement and in the absence of same, we require a letter from each one stating that he is the owner of the one quarter interest in the 12 acres of land, boat shop and business including lumber, machinery, equipment and tools. This is necessary in order that we may have authority for the allocation of the revenues derived from the said property and business.

On April 13th, certain hand tools were shipped to Mr. Masaru Suzuki and we would also like to know if these were his personal property or whether they belonged to all four of the above. We wrote to each one individually on May 3rd requesting that he, as the case might be, write us regarding his interest in the property and business and also his interest, if any, in the hand tools shipped to Masaru Suzuki on April 13th.

We have heard from the father, Sentaro Suzuki, and he states that he owns a one quarter interest but explains that the tools belong to Masaru personally. We have also heard from Minoru Suzuki who claims a one quarter interest but he states that the hand tools belong to all four of them.

Would it be possible to get the four of them together and have each write similar letters so that we may be able to properly carry on the administration of their affairs? It is in their own interests to co-operate

(P.T.O.)

File No. 455, 459, 4136, 9957

C/o Munro Boat Shop
Forward & Delmage
London, Ont.
June 14th 1943

REGISTRATION SECTION	
JUN 19 1943	
File No.	455
Ans.	
Referred	Johnston

The Custodian
W.J. Johnston
Administration Dept.

Dear Sir:

I am sorry I did not know
I was supposed to write to you to declare my
quarter interest in the land, boat shop, business,
material and (tools sent.) Three of us, Shuji,
Minoru, & Masaru are now together in London Ontario
my father (still in Japan) had written to you the tools
belonged to me, he meant to give us the small tools, but
he owns one quarter interest in the tools sent.
I, Masaru Suzuki, am entitled to one quarter
interest in the property, business, machinery, tools
and material of Munro Boat Works, New Westminster
B.C.

Yours truly
Masaru Suzuki
08160

INSPECTION AND VALUATION REPORT

ORIGINAL

Property:

Catalogue No: next to 677 (boathouse)

Location: Foot of Jardine Street.

Lot Size:

Dwelling Size: 20 x 26

Type of Building: Float house. Veneer finish.

Basement:---

Foundation:---

Number of rooms: four. Unfinished attic.

Living room: yes
Dining Room: yes
Bedrooms: yes (one)
Kitchen: yes
Bath: yes
Toilet: ---
yes

Electric Light: no

Water: hot and cold

Condition of Dwelling: Very good.

Outbuildings:

Heating:

Plumbing:

Grounds:

Remarks: Good condition; can be floated away.

Date: April 26, 1944

Valued at \$600.00

Valuator: R. Alstead.

455.

June 28th, 1943.

Mr. Masaru SUZUKI,
Registration No. 08160,
c/o Munro Boat Shop,
Forward & Delmage,
London, Ontario.

Dear Sir:

Re:	File No.	455	-	Masaru SUZUKI	-	Reg.	#08160
	"	"		459	-	Minoru	" - " #08328
	"	"		9957	-	Sentaro	" - " #08209
	"	"		4136	-	Shuji	" - " #08329.

We wish to thank you for your letter declaring yourself as being the owner of a one-quarter interest in the Munro Boat Works, New Westminster, B. C., which includes the 12 acres of land, the building situated thereon, the lumber, hardware, machinery and tools.

The joint account has been put in the names of all four as shown above and the new credit balance, after adjusting the expenses and credits in your personal account, now stands at \$239.09. This joint account has been credited with all the proceeds from the sale of lumber and boat material to the B. C. Packers Ltd., and rentals received from that firm for the use of the building and machinery and the rentals received from Mr. Spagnol for the use of the land have also been credited to this joint account, and will continue to be so treated.

The credit balance of your personal account, no. 455, is now \$100.00. This account will be credited with rent monies paid by Mrs. Underhill and expenses in connection with this 4-room dwelling will be charged thereto.

We are enclosing herewith our cheque for the sum of \$100.00 and same will be charged to the joint account. After deducting the sum of \$400.00, being 4 cheques for \$100.00 each to those above-mentioned, the credit balance in the joint account will be \$199.09. The amount of \$100.00 is the most that we can send in any one month unless you require a larger amount for some specific purpose about which we must have details

(Over)

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 106

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

July 19, 1943.

Your File: 455.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

RE: Suzuki.
Attention Mr. Green.

Dear Sir:

Kindly find enclosed Belyea & Company, Ltd.
account for moving furniture belonging to the above party
to 815 Agnes Street.

Please let us have your cheque as soon as
convenient.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

[Signature]
F. H. Coulthard.

EVACUATION SECTION	
Rec'd	JUL 21 1943
File No.	
Ans.	26-7-43 <i>Alma & Blackshear</i>
Referred	<i>[Signature]</i>
<i>mt to Lichem</i>	



CANADIAN PACIFIC RAILWAY COMPANY

3

THIS MEMORANDUM

is an acknowledgment that a bill of lading has been issued and is not the Original Bill of Lading, nor a copy or duplicate, covering the property named herein, and is intended solely for filing or record.

Shipper's No.

Agent's No.

RECEIVED, subject to the classifications and tariffs in effect on the date of the receipt by the carrier of the property described in the Original Bill of Lading.

at Winnipeg 17/4/3 1913
from the goods described below, in apparent good order, except as noted
(contents and condition of contents of packages unknown), marked, consigned and destined as indicated below, which said Company agrees to carry to its usual place of delivery at said destination, if on its road, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said goods over all or any portion of said route to destination, and as to each party at any time interested in all or any of said goods, that every service to be performed hereunder shall be subject to all the conditions, whether printed or written, herein contained (including conditions on back hereof) and which are agreed to by the shipper and accepted for himself and his assigns.

The Rate of Freight from.....

to..... is in Cents per 100 Lbs. IF Special

IF Times 1st IF Class IF Class IF Class IF Class IF Class IF Class IF Class IF Class IF

Consigned to M Suzuki 100 of Kashi Not for export

Destination Kashio Province or State of BC County of

Route Car Initial Car No.

No. Packages	DESCRIPTION OF ARTICLES AND SPECIAL MARKS	WEIGHT (Subject to Correction)	CLASS OR RATE	CHECK COLUMN	If charges are to be prepaid, write or stamp here, "To be Prepaid."
1	<u>Box of 100</u> <u>OKIK</u>	<u>100</u>			<u>To be Prepaid.</u>
	<u>a/c</u> <u>provision</u> <u>Suzuki</u> <u>FILE 455</u>				<u>Received \$ 3.55</u> <u>to apply in prepayment of</u> <u>the charges on the property</u> <u>described herein.</u>
					<u>OK. F&E</u> <u>RECEIVED PAYMENT</u> <u>APR 18 1913</u> <u>Agent or Clerk</u>
					<u>(The signature here acknowledges only the amount prepaid.)</u>
					<u>Charges Advanced :</u>
					<u>\$</u>

Per [Signature] Shipper. Per [Signature] Agent.

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

What of ins.
Your Files: 455, 459, 4136,
9957.

January 11, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Gibson.
RE: Mareno Boat Works.

Dear Sir:

Further to our conversation of yesterday re the above mentioned property, we wish to advise that the following insurance is in force:

1. London & Scottish #69359 - \$500. on Building & \$500. on Contents.
2. Commercial Union #666555 - \$1000. on Building.
3. Norwich Union #10241701 - \$500. on Building & \$500. on Contents.
4. North West Fire #210406 - \$1000 on Building & \$500. on Contents.
5. Norwich Union \$10231899 - \$800 on Dwelling "B" & \$300. on Contents.
\$600. " " "A" & \$200. " "

We understand that it has been suggested that there is too much coverage on these buildings and equipment, however, we would like to point out that the valuations placed on the property by the Japanese himself at the time of his evacuation coincide with the insurance coverage. Mr. Suzuki valued the boat building establishment at \$3000. and the contents at \$3865. and since that time we have sold a considerable part of the equipment to the B.C. Packers Ltd. who are responsible for their own insurance on this, however, they are renting other equipment from Mr. Suzuki which has been valued by our appraiser at \$1354.75. In addition to this there are miscellaneous articles which will bring the total valuation well up over the \$1500. mark. The coverage on the two dwellings adjacent to the main building is also in order.

Trusting this is the required information,

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. H. Coulthard
F. H. Coulthard.

A. N. MacIntosh
R. K. Chapman



A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

EXHIBIT No. 1199-2

DATE NOV 1 1948

FILLED BY

Telephone 88
P. O. Box 980

Rec'd JUL 19 1944
File No. 455/459
Ans. 28/7
Registered 28/7

July 18, 1944.

H. F. Green, Esq.,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: Files #455 & 459 (Masaru SUZUKI
and Minoru SUZUKI)

The writer has made an inspection of the two float houses at the foot of Jardine Street, Queensborough, one occupied by Mrs. J. Underhill and the other by Bert Sampson.

The one occupied by Mr. Sampson is about 18 feet by 36 feet and contains four rooms. The house is very old, probably thirty years or more and it is doubtful if it could be moved from its present location if the necessity arose. Considering the condition of the property, I think a price of \$275.00 would be a fair value.

The house occupied by Mrs. Underhill is a much better building. It is about 22 feet by 30 feet with a four foot addition and is in very good shape. There are four rooms downstairs and two upstairs. This building could be moved readily as a float house or it could be moved to a position on land as the foundations and the building are in good shape. As it is, I would place a value of about \$1000.00 on it.

Yours very truly,

A. N. MacINTOSH, LTD.

President.

ANM/ET

MEMORANDUM

File No. 455

*File transferred
when authorized
by J. Green*

July 29th, 1944

TO: Mr. Shears

FROM: Mr. Green

Re: Tenders for parcels "C" and "D",
being float houses advertised on
April 15th

Please refer to Mr. Wright's memo of June 29th, from which you will see that he agreed to fresh valuations being made on these properties. These are now to hand as per Mr. MacIntosh's letter of July 18th and I deal with them as follows:

3-Room Float House, occupied by Mr. Sampson:

This has now been appraised at \$275.00 against the previous valuation of \$400.00. The tenant, Mr. Sampson has offered \$260.00. I propose that he be advised that if he will advance his bid to the lower of the two valuations, being \$275.00, this will be accepted.

4-Room Float House, occupied by Mrs. Julia Underhill:

This was valued by Mr. Alstead at \$600.00 but has now been appraised by Messrs. MacIntosh at about \$1000.00. The difference in these valuations is very considerable and both are much higher than the offer of \$300.00 from the tenant.

We cannot very well go on getting valuations but this wide spread seems to indicate something very wrong. In any case I see no alternative but to reject Mrs. Underhill's offer. Should we be prepared to regard the lower of the two valuations as the upset price?

HFG/MHG

*Say answer
4800
255*

MEMORANDUM

File No.: 455

Nov. 8th, 1944.

To: Mr. Shears

From: Mr. Green

Re: Float House Formerly Advertised as Parcel C

The float house at the foot of Jardine Street belonging to the above Japanese and occupied by Mrs. Underhill was advertised for sale by tender and an offer of \$300.00 received from the tenant as per Mr. Wright's memorandum to you of May 9th. It was valued by Mr. Alstead at \$600.00 (see Mr. Wright's memorandum of June 29th) and as it was thought that this valuation might be on the high side, it was arranged that a further valuation should be made. This was done by Messrs. A. N. MacIntosh Ltd. on July 18th and to our surprise they appraised this asset at \$1000.00.

I outlined this to you in my memorandum of July 29th and you have written at the foot of this "Say average \$800.00." I accordingly wrote to Messrs. Coulthard, Sutherland & Company who had put in the original bid on behalf of Mrs. Underhill rejecting their offer and saying we would not be interested in less than \$800.00.

Messrs. Coulthard, Sutherland & Company have now sent us an offer of \$800.00 cash as per their letter of November 2nd and Mr. Johnston agrees with me in recommending acceptance of this. If you can see your way clear to accepting this before referring it to the Rural Advisory Committee, this will be appreciated by Coulthard, Sutherland & Company.

HFG:LF

*advised Mr. Green
to full amount paid
preparing them*

OK

WJ

17

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

EXHIBIT NO. 1199-9
DATE NOV 1 - 1944
FILLED BY K. A. Hamilton

TELEPHONE 106

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

November 2, 1944.

Your File: 459.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

RE: Myrtle SUZUKI - Float House *14/11/44*
Occupied by B. Underhill - Ft. of Jardine St., N.W. *Req. 05328*

Dear Sir:

On behalf of a client we hereby tender the sum of \$800 cash as full purchase price for the above property. We enclose herewith ten per cent of the above amount. The purchaser is Myrtle Hamilton, wife of James Hamilton, G.N.R. employee, 520 Twelfth Street, this City.

Kindly accept or reject this offer as soon as possible.

Yours very truly,

COULTHARD SUTHERLAND & CO. LTD.,

F. H. Coulthard
F. H. Coulthard.

485
EXHIBIT NO. 1199-9
DATE NOV 1 - 1948
FILED BY R. S. Hunter

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

RE: Parcel "C", four room float house adjacent
to Lot 14, Lot 757, Group 1, Map 2620, Ft. of
Jardine Street, New Westminster, B.C.

Dear Sir:

I beg to submit my tender on the above property
located at New Westminster, B.C. as advertised in the British
Columbian on the fifteenth day of April, 1944, under the
heading "Boat repair shop and houses for sale". I offer \$300.
cash and enclose herewith ten per cent of said amount.

I have occupied these premises as a tenant for
the past two years.

Yours truly,

Julia Underhill

Julia Underhill,
Ft. of Jardine St.,
NEW WESTMINSTER, B.C.,
Housewife.

File Nos. 455, 459,
4136 & 9957.

March 12th 1945.

MEMORANDUM

TO: Mr. Geo. Peters
FROM: Mr. W. J. Johnston

Re: Lot 14 of Lot 757, Group 1,
Map 2620, City of New Westminster.
Catalogue No. 677
Ft. of Jardine Street.
Boat Works building & 5 small sheds.

There are two tenants in connection with the
above-mentioned property as follows:

- (1) The land is rented to Mr. Harry Spagnol on a month-to-month basis at \$10.00 monthly.
- (2) The boat works building is leased to Mr. Conrad Stokkeland for the term of one year from October 1st 1944.

The consideration is \$40.00 per month for the building and \$10.00 per month for the equipment. The purchaser of this property will not be entitled to the rents received for the equipment unless he purchases same.

The correct name of the registered owner, Mar SUZUKI, is Masaru SUZUKI.

Evidence is on file which shows that
Masaru SUZUKI, Registration No. 08160, File No. 455,
Minoru SUZUKI, Registration No. 08328, File No. 459,
Shuji SUZUKI, Registration No. 08329, File No. 4136 and
Sentaro SUZUKI, Registration No. 08209, File No. 9957
have an equal one-quarter interest in this property and proceeds from the sale of same should be credited to their joint account with the Custodian.

I am attaching hereto a Real Property Memorandum, the original Certificate of Encumbrance and a Certified copy of the above-mentioned Lease. I have written today for a 1945 Tax Certificate which will be forwarded to you as soon as possible.

WJJ/HMS

W. J. Johnston
.....

Johnston
Copy of Advertisement appearing in New Westminster
Columbian and Weekly Columbian on April 17th and 15th
1944.

**BOAT REPAIR SHOP AND
FLOAT HOUSES FOR SALE**

The Secretary of State of Canada acting in his capacity as Custodian
offers for sale by tender:

PARCEL "A" Float House and two Floating Platforms 24' x 50' and 8' x 24' suitable for net racks, adjacent to property known as Lot 13 of Lot 757 Group 1, Map 2620, corner of Howe and Salter Streets, Queensborough, in the City of New Westminster, fronting on the Fraser River.

PARCEL "B" Boat building formerly known as Suga Boat Building and Repair Shop, on the South bank of the Fraser River at South Westminster on the Brownsville Spur of the Canadian National Railways at the foot of Yale road, about 200 yards southwest of the Pattullo Bridge.

PARCEL "C" 4 room Float House adjacent to Lot 14, of Lot 757, Group 1, Map 2620, situate at the foot of Jardine Street, Queensborough, in the City of New Westminster, fronting on the Fraser River. ✓ 453

PARCEL "D" 3 room Float House adjacent to Lot 14, of Lot 757, Group 1, Map 2620, situate at the foot of Jardine Street, Queensborough, in the City of New Westminster, fronting on the Fraser River. ✓ 459

Tenders for individual parcels should be addressed to the undersigned marked "Tender for Float House" up to Noon on the 6th day of May, 1944, and must be accompanied by a certified cheque payable to the Custodian for ten per cent (10%) of the amount tendered.

Arrangements to inspect Parcels "A" and "B" will be made on application to the Westminster Trust Company, New Westminster, B.C. Arrangements to inspect Parcels "C" and "D" will be made on application to Messrs. Coulthard, Sutherland & Company, Limited, New Westminster, B.C.

These assets are offered for sale without any warranty whatsoever on the part of the Custodian as to location, condition or state of repair, and all arrangements respecting leases or rights of access from the owners of the real property must be made by the purchasers.

The highest or any tender not necessarily accepted.

DATED at Vancouver, British Columbia, this 15th day of April, 1944.

THE CUSTODIAN,

506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

c
o
p
y

Joseph Dorgan,
713 Columbia Street,
New Westminster, B. C.,

September 19th, 1945.

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

Dear Sir:

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

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

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

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

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

One acre 220' frontage by 200' depth. Has frontage on Jardine St., an open gravelled road now serving the plant.	1,000.00
Garage 18'x18', wood floor, shingle roof, single boarded.	150.00
Boat house, 60x50' approx., 1 & 2 story single board construction, on posts, plank floor, roof shelter adjoining 20'x50', 8x8" posts, 2x8" rafters, composition roof, walled one side, not floored. Roof leaking. Three slipways 12x12" sleepers, two with steel and one with wood rails	3,000.00
Westerly 2 acres waterfront 473'x200' depth approximately, not served by drivable road to waterfront.	1,500.00
Rear land 9.20 acres (has 12'x18' light con- structed garage on NW corner) at \$200.00 per acre	1,840.00
	<u>\$ 7,490.00</u>

September 19th, 1945.

The Custodian -

Subdivision might require a service road from east to west paralleling the dyke.

Plant equipment value not included as it is presumed this value is in hand from men familiar with such values.

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

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

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

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

I trust this information meets your requirements.

Yours very truly,

"J. Dorgan"

JOS. DORGAN

JD/S

455/459
4136/9957

20th October, 1945.

Dear Sir:

Re: Catalogue No. 677
Marine Boat Works.

This was one of the matters considered by the Committee at the last meeting.

The property was appraised by Mr. Dorgan in three parts as follows:

1 acre of water frontage on which was situated the boat buildings	\$4,150.-	
To which amount the valuation on equipment will need to be added	<u>1,210.-</u>	5,360.-
The balance of the water frontage of 2 acres		1,500.-
Rear of the 9.2 acres @ \$200. per acre		<u>1,840.-</u>
		<u>\$ 8,700.-</u>

On the portion appraised for \$5,360.- we have received an offer from Messrs. Coulthard, Sutherland & Co., Ltd., on behalf of Mr. Conrad Stokkeland for \$5,500.-.

The question of access to the other two acres of water front was discussed and at the meeting I suggested that if the sale of the one acre was approved it might be possible to sell the whole of the balance, namely, the two acres of water front and the 9.2 acres as one parcel, in which case the purchaser would have access from either Jardine or Salter Streets.

If we did not receive any offer for the whole of the balance, but for the acreage only, or for the two acres of water frontage only, at that time provision might need to be made for access.

The Committee, however, thought that the matter of a road way should be taken up with the City Engineer and the Registrar before the disposition of any portion of this property was agreed upon and that the present offer should be held in abeyance pending this report.

I am enclosing herein Memorandum which I have received from our Mr. R.J. Johnston, who is handling this file, from which it would appear that the Land Registry Office will accept a survey of the one acre by a qualified surveyor and that the City Engineer's Office apparently have no objection to the subdivision of this part.

135/159
136/9957

24th October, 1945.

Messrs. Coulthard, Sutherland & Co., Ltd.,
609 Columbia Street,
New Westminster, B.C.

Dear Sirs:

Re: Catalogue No. 677
Marine Boat Works

Relative to your letter of October 1st outlining an offer for the purchase of a part of the above property on behalf of your client, Mr. Conrad Stokkeland, and your revision of this offer as set out in your letter of October 18th, I am now in a position to advise you that we can give favourable consideration to disposing of one acre of land having a frontage of 220' on Annacia Slough by a depth of 200' on Jardine Street, for the sum of \$5,500.00. This to include the best buildings and boat building equipment.

For the purpose of this transaction the value of the land and buildings is set at \$4,300.00 and the valuation of the equipment at \$1,200.-- In accordance with our sale policy the sale of equipment is on a cash basis and a minimum down payment of 40% on real estate. This will therefore call for a down payment to be made as follows:

Equipment	\$1,200.00
40% on \$4,300.00	1,720.00
	<hr/>
Total	\$2,920.00

and the balance in monthly payments over a period of two years.

If you will kindly forward this amount, together with the name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British subject, the necessary Agreement for sale will be prepared and submitted to Ottawa for signature.

Yours truly,

F. G. Shears,
Director.

Date..October.27th.1945..

REAL PROPERTY MEMORANDUM

File No. 455, 459, 4136, 9957

Masaru SUZUKI

Name.....Minoru SUZUKI

Shuji SUZUKI

Sentaro SUZUKI

Re: Catalogue No. 677 A.

Registration No.

08160

08328

08329

08209

Address: Ft. of Jardine Street, New Westminster, B. C.

Legal Description: (1 acre only) Pt. Lot 14, of Lot 757, Map 2620.

Boat building, equipment and garage.

Note: One (1) acre at South East corner of Lot 14 to be surveyed.

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 126557-E

Whereabouts: (JP Form dated March 31/42).

(1) "L.R.O. New Westminster",

(2) Not shown in C. of O.

Reg. No. 08160

Registered owner: Mar SUZUKI (see below)

Property: Lot 14 of Lot 757, Group 1, Map 2620, City of New Westminster.

B. Charges.

Registered: Nil

Note: The correct name of the registered owner, Mar SUZUKI, is Masaru SUZUKI.

Vesting: Yes. In Custodian, Filing No. 25817.

Unregistered: Evidence is on file which shows that the four above-mentioned Japanese have an equal one-quarter (1/4) interest in this property, machinery and equipment, and proceeds from the sale should be credited to their joint account.

Taxes: Taxes on the one acre and buildings which have been sold will be determined later.

Water: Paid by tenant of boat building.

Insurance: \$4,500.00 Expiry date May 30, 1946.

Assessed Value: Land: \$3,050.00

Improvements: \$2,700.00

Valuation by Appraiser: \$4,150.00 on 1 acre of water frontage on which is a boat bldg. & \$1,210.00 on equipment. Total: \$5,360.00

Amount of Bid: \$4,300.00 (real property) Total: \$5,500.00
\$1,200.00 (equipment)

Approved by Advisory Committee: October 24th 1945.

✓ Paid as shown in attached letter: \$2,920.00 - Nov. 24/45. Bal. under A/S

Name of transferee as attached letter: Conrad Stokkeland & Paul Stokkeland

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

x The boat works building was leased to Mr. Conrad Stokkeland as below-mentioned. The rental is now on a month-to-month basis on the same terms.

Mr. Stokkeland is the purchaser.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

x Lease: Term: For one year from October 1, 1944. (1) Building \$40.00 per month. (2) Equipment \$10.00 per month.

Chattels: Particulars of those stored on the premises. Has been on a month-to-month basis since October 1, 1945, on same terms.

Nil. All machinery and equipment on the premises included in sale to Mr. Stokkeland, the tenant.

Named Agent: Coulthard, Sutherland and Company Limited.

Memorandum compiled by:

Administration Department.

455, 459,
4136 & 9957

November 24, 1945.

Messrs. Coulthard, Sutherland & Co. Ltd.,
607 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 677
Ft. of Jardine Street
(1 ac. only) pt. 14/757/2620

Your letters of October 1st and November 6th in which you enclosed cheques in the amount of \$2,920.00 and offer to purchase the above property and equipment for the sum of \$5,500.00 has been received. The terms are as follows: \$1,200.00 to be applied on the Bill of Sale Absolute covering the equipment, \$1,720.00 cash on the real property and the balance of \$2,580.00 payable in monthly instalments over a period of two years with interest at 5% per annum on all unpaid balances. This is to advise you that we are prepared to recommend the acceptance of this offer.

As previously advised, for the purpose of this transaction the value of the real property is set at \$4,300.00 and the valuation of the equipment at \$1,200.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be purchased and also state whether or not the proposed purchaser is a British Subject, using the enclosed form.

The necessary documents will be prepared, a Bill of Sale Absolute covering the equipment and an Agreement for Sale covering the real property. When these are ready the Agreement for Sale will be forwarded to you in order that you may arrange to have your client attach his signature, after which, kindly return all copies as soon as possible in order that the documents may be forwarded to the Secretary of State at Ottawa. If our recommendation is acted upon they will be signed and returned to this office.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

GP:EB
Enc.

S. C. Carlsen
Real Estate
NEW WESTMINSTER, B.C.

DEC 29 1945	
FILE NO.	457/457
DATE	29/11/45
RECEIVED	Mr. Shears

AGENT FOR
LOXTAVE PREFABRICATED BUILDINGS

December 28th., 1945.

Mr. Shears,
Office of the Custodian,

Dear Sir:

Re: Catalogue No. 677
Lot 14, District Lot No. 757
Ft. Jardine St., New Westminster.

Enclosed find balance of Eleven Hundred and Sixty Seven Dollars (\$1167.00) which will complete the down payment consisting \$1500.00 re the above property.

The documents are to be made out and registered in the names of: George Juliasen, 329 Ewen Ave, City of New Westminster, Fisherman.
Edwin Johnson, Bouser P.O. Deep Bay, B. C. Fisherman.
Joel Kujala, 744 East Georgia St., City of Vancouver, B. C. Fisherman.
Melvin Olsen, 436 Elmer Street, City of New Westminster, Fisherman.

When the offer was made by Mr. Olsen, he was doing so on behalf of the above mentioned parties.

May clients are quite anxious re confirmation of the above offer, as they wish to improve same.

Yours very truly,
S. C. Carlsen
S. C. Carlsen.

Date, January 16th 1946...

REAL PROPERTY MEMORANDUM

File No. 455, 459, 4136, 9957.

Name. Masaru SUZUKI, Shuji SUZUKI
Minoru SUZUKI, Sentaro SUZUKI

Registration No 08160, 08328,
08329, 08209.

Re: Catalogue No. 677 (portion) 0

Address: Ft. of Jardine Street, New Westminster, B. C.

Legal Description: Lot 14/757/2620 (save and except one acre sold to
Conrad Stokkeland)

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 126557-E

Whereabouts (1) "L.R.O. New Westminster",
JP Form dated March 31/42).
(2) Not shown in C. of O.
Reg. No. 08160

Registered owner: Mar SUZUKI & (see below)

Property: Lot 14 of Lot 757, Group 1, Map 2620, City of New Westminster.

B. Charges.

Registered: Nil

TE: * The correct name of the registered owner, Mar SUZUKI, is Masaru SUZUKI.
See Statutory Declaration on file dated May 25th 1945.

Vesting: Yes. In Custodian, Filing No. 25817.

Unregistered: Evidence is on file which shows that the four above-mentioned
Japanese have an equal one-quarter (1/4) interest in this property, machinery
and equipment, and proceeds from the sale should be credited to their joint
account. Machinery, equipment and 1 acre sold to Conrad Stokkeland.
Taxes: \$213.50 (all of Lot 14) Pd. in full to Dec. 31/45. No arrears.
Taxes on this portion of the property which has been sold, will be
determined later.

Water: Nil

Insurance: Nil

Assessed Value: Land: \$3,050.00 (all of Lot 14) Improvements: Nil (Vacant Land)

Valuation by Appraiser: \$3,340.00

Amount of Bid: \$3,500.00

Approved by Advisory Committee: January 15th 1946.

Paid as shown in attached letter: \$3,500.00 - January 25/46.

Name of transferee as attached letter: John Waldemar Anderson.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

This land is rented to Mr. Harry Spagnol on a month-to-month basis at
\$10.00 monthly, with the exception of 2 acres of water-frontage which is
unoccupied.

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.
Nil

Memorandum compiled by:

Administration Depart

Named Agent: Coulthard, Sutherland and Company Limited.

File Nos. 455, 459,
4136, 9957.

January 17th 1946.

MEMORANDUM

TO: Mr. Geo. Peters

FROM: Mr. W. J. Johnston

Re: Ft. of Jardine Street, New Westminster, B. C.
Lot 14/757/2620 (save and except one acre sold
to Conrad Stokkeland). Catalogue No. 677 (portion).
File #455-Masara SUZUKI-Registration #08160
File #459-Minoru SUZUKI-Registration #08328
File #4136-Shuji SUZUKI-Registration #08329
File #9957-Sentaro SUZUKI-Registration #08209

The above-mentioned property, with the exception of two
acres fronting on the Fraser River which is unoccupied, is rented to
Mr. Harry Spagnol for \$10.00 monthly.

Please note that the correct name of the registered
owner, Mar SUZUKI, is Masara SUZUKI. Also, evidence is on file which
shows that the four above-mentioned Japanese have an equal one-quarter
($\frac{1}{4}$) interest in this property, and proceeds from the sale should be
credited to their joint account.

Taxes are presently based on the assessment for the full
acreage of Lot 14 and it will be necessary to have a new rate set for
the 11.20 acres (approximately) being sold in this parcel.

A survey of the above property will be made in conjunction
with the survey to be made of the 1 acre of Lot 14 sold to Mr. Conrad
Stokkeland. Until this survey is completed it will be impossible to give
the correct legal description in any documents to be drawn.

I am attaching hereto Mrs. McArthur's memorandum dated
January 15th 1946; Real Property Memorandum dated January 16th 1946;
original Certificate of Encumbrance relating to Lot 14 of which the above
acreage in course of sale to Mr. John Waldemar Anderson is a part. A
Tax Certificate for registration purposes has been requested today.


.....
Administration Department.

WJJ/HMS

Catalogue No. 677-A
Files Nos. 455, 459, 4136 & 9957
Ft. of Jardine St., New Westminster
1/14/1957/1/8663

September 13, 1946.

CONRAD STOKKELAND
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at November 24, 1945)

	DEBIT	CREDIT
Purchase price	\$4,300.00	
Cheques received		\$1,720.00
Agreement for Sale		2,580.00
Registration fees on agreement	4.70	
Unexpired insurance @ \$45.00	23.18	
" " @ \$45.00	23.18	
" " @ \$45.00	23.18	
" " @ \$67.50	34.77	
Purchaser's proportion of taxes paid for 1945 - 38/365 x \$17.79 (1/12 of 213.50)	1.85	
1946 taxes paid - 1/12 of 237.90	19.83	
Rent owing for October, 1945	50.00	
Rent owing for November, 1945 - 23/30 x \$50.00	38.33	
Balance owing by purchaser		219.02
	<u>\$4,519.02</u>	<u>\$4,519.02</u>

BALANCE OWING BY PURCHASER \$219.02

455, 4136,
459, 9997.

February 11, 1947.

Messrs. Masaru, Minoru, Shinji
and Sentero SUZUKI,
Registration Nos. 08160, 08328,
08329 and 08209,
120 Cavendish Street,
London, ONTARIO.

Dear Sirs:

Re: Catalogue No. 67B
Ft. Jardine Street,
Lot 14 (Ex. 1 ac.) 757/2620
New Westminster, B. C.

Please be informed that the above property has
been sold as of January 25, 1946, for the sum of \$3,500.00.
An independent appraisal of this property has been obtained
and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date,
have been credited to your Joint Account and adjustments of
unearned taxes have also been credited to said account.

The net result of this sale appears on an attached
statement, and the proceeds have been credited to your Joint
Account. We are also enclosing a general statement of your
account up to date which includes the net figure to which
reference has already been made.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc. 1

c.c. Department of Labour, Japanese Division.

*Statement of acct.
attached to letter dated
Feb 11/47 re Lot # 677-A*

STATEMENT RE SALE OF:

Catalogue No: 677

Street Address: Ft. of Jardine Street, New Westminster, B. C.

Legal Description: Lot 14 (B.L. no.) 757/2620

SUZUKI, Masaru
 Name: SUZUKI, Minoru
 SUZUKI, Shuji
 SUZUKI, Sontaro
 File No: 435, 459, 436 & 9997.

Date of Sale and Adjustments January 23, 1947

Sale Price 3,500.00

Real Estate Agents Commission 275.00

Charge for Valuation 20.00

Charge for Advertising 2.00

Land Registry Office Transmission Fee 13.50

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other Charges~~

Adjustments:

~~Fire Insurance~~

Taxes

203.73

~~Water~~

210.50

3,703.73

Net Proceeds credited to your account

3,493.23

Date: ... January 11, 1947

Compiled by: ... Mr. D. Good

STATEMENT RE SALE OF:

Catalogue No: 677A

Street Address: Ft. Jardine Street, New Westminster, B. C.

Legal Description: (1 acre only) Pt. 14/757/2620.

SUZUKI, Masaru-File No.455
 SUZUKI, Minoru-File No.459
 SUZUKI, Shuji- File No.4136
 Name: SUZUKI, Sentaro-File No.9957

File No: 455-08160 4136-08329
 459-08328 9957-08209

Date of Sale and Adjustments November 24, 1945.....

Sale Price \$4,300.00 (Agreement \$2,580.00) Cash 1,720.00

Real Estate Agents Commission including 275.00
 equipment

Charge for Valuation and Survey: 85.00

Charge for Advertising 2.00

Land Registry Office Transmission Fee

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other Charges

Adjustments:

Fire Insurance 4.31

Taxes 1.85

Water 19.83

\$362.00 \$ 1,845.99

Net Proceeds credited to your account \$1,483.99

Date:..... January 11, 1947.....

Compiled by:.... Mr. B. Good.....

455, 4136
459, 9957

January 31, 1947.

Messrs. Coulthard, Sutherland & Co. Ltd.,
437 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 677A
Ft. Jardine Street
(1 acre only) Pt. 14/757/2620
New Westminster, B. C.

We are in receipt of your letter of the 24th instant enclosing your cheque for \$58.20, being payment of \$50.00 on Principal and \$8.20 on account of Interest, due January 23, 1947, and we are enclosing herewith our receipt for a similar amount.

In view of the fact that we did not receive the payment due December 23, 1946, until January 15, 1947, there is the sum of \$6.23 owing for 23 days interest at 5% on \$1,980.00. Kindly let us have a cheque covering this amount at your early convenience and advise Mr. Stokkeland that unless payments are made promptly similar interest charges will have to be paid.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc.

455/459,
4136, 9957.

September 11, 1947.

Messrs. Coulthard, Sutherland & Co., Limited,
437 Columbia Street,
New Westminster, B. C.

Dear Sirs: Attention: Mr. F. H. Coulthard

Re: Pt. Lot 14, of Lot 757, Map
2620, City of New Westminster.

We are in receipt of your cheque for the sum of \$56.71, which has been applied on account of Principal and Interest in connection with the Agreement for Sale covering the purchase of the above-mentioned property by Mr. Conrad Stokkeland, as follows:

Amount of cheque received September 11, 1947.....	\$56.71	
Payment on account of Principal.....	\$46.70	
Payment of overdue Interest on		
July payment as per our telephone		
call of August 8, 1947.....	3.30	
Payment of Interest to August 23, 1947..	6.71	
	<u>\$56.71</u>	<u>\$56.71</u>

As previously advised, we are required to charge Interest on overdue payments, and would ask you to kindly inform Mr. Stokkeland accordingly.

Yours very truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/RMS
Enc.

August 4, 1948.

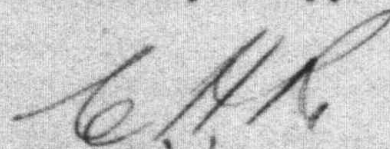
Messrs. Coulthard, Sutherland & Co. Ltd.,
437 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Lot 1, Subdivision 8663, Blk. 14,
Lot 757, New Westminster, B. C.

Referring to our telephone conversation of yesterday, and your letter of June 25th last in which you acknowledged receipt of conveyance of the above property to Conrad Stokkeland, we wish to advise that the \$14.10 sent in by you for registration fees was reforwarded to you as a cheque payable to the Land Registrar, New Westminster. Would you be good enough to confirm that this cheque was received by you?

Yours very truly,



C. H. Read,
Office of the Custodian.

CHR/fm

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 100

437 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

ATTENTION: MR. JOHNSON.

August 27th. 1948.

Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 30 1948
File No.	
Ans.	
Refers	

RE: Susuki Boat Works.

Dear Sir:-

As requested we enclose the original inventory concerning the above property and which was handed into this office by one of the Susukis.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

[Signature]
F. M. COULTHARD.

FHC/js
Encl.

Net Worth of Bldg, Equipment & Mdse.

2 Building & 3 ways.		3000.
New Motor Equipment.		
Delta. Joints & Band Saw.	332.52	
3 H.P. Westinghouse. Motor.	150.00.	
Pontomatic Electric Saw.	159.95	
Shaper.	300.00.	
Shaper teeth.	16.00.	
5 H.P. Westinghouse Motor.	195.00.	
1 H.P. " "	75.00.	
Filing & Setting Machines.	250.00.	1478.47
Old Equipment (Machinery).		4478.47.
Band Saw (Large).	300.00.	225.00
Planer.	100.00.	
Circular Saw.	75.00	
Lathe.	30.00.	
Grindstone.	15.00.	
Drill Press.	15.00.	
Line Shaft & Belts.	50.00	
Stationary Engine 6 H.P. (Gas.).	100.00.	6850
		5163.47
Hardware (Belts, Nails, ships Hardware, Electric Wiring Etc. 700.		1700
Cedar, Fir, Mahogany, Oak, Gumwood	1000	
Net Value.		6863.47

September 17, 1948.

REGISTERED MAIL

Mr. Masaru SUZUKI,
Registration No. 08160,
26 Gunn Street,
London, Ontario.

Dear Sir:

We are presently making final distribution of all funds in this office, which were derived from the sale of Real and Personal properties, and we are accordingly enclosing herewith our cheque in your favor for the sum of \$314.57. These funds were transferred from your Joint Account, being one-fourth of the sum of \$1258.30.

Acceptance by you of this cheque does not prejudice in any way, your claim for loss which you may feel you sustained in the sale of your property, as the Commissioner, the Honourable Mr. Justice Henry I. Bird, has made a ruling to this effect.

Please acknowledge receipt of this cheque at your earliest convenience.

Yours truly,

Enc.
WJJ/VJ

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN.

File No. 455
Reg. No. 08160

Masaru SUZUKI

		<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
			\$	\$	
				64.00	
1942	December 16	Rents collected	7.00		
		Agent's commission	92.85	88.00	
1943	July 22	Sun Life Assurance Co.	9.00		
	December 16	Rents collected		55.26	
		Agent's commission			
1944	January 10	Proceeds Auction Sale	92.16		
	June 12	Sun Life Assurance Co.	92.51		
	October 4	" " " "	.15		
	October 26	Telephone calls	10.00		
		Appraisal	4.20	120.00	
		Advertising	10.00	800.00	
	November 13	Rents collected			
		Agent's commission		.60	
	November 27	Sale of float house		5.13	
1945	February 6	Refund fire insurance premium	90.98		
	March 26	Proceeds Auction sale	800.00		
	June 14	Sun Life Assurance Co.			
		Cheque to you	42.14	118.00	
1947	May 3	Cheque to you			
		Transfer from joint account			
			\$1,250.99	\$1,250.99	

NIL

Accounting Department
March 15th, 1948

F

File 455, 459, 4136 & 9957
Reg. 08160, 08328, 08329, 09209

Masaru, Minoru SUZUKI
Shoji & Sontaro SUZUKI

Date	Particulars	Debit	Credit	Balance
			\$2,193.51	
1943 March 24	Sale of lumber \$1,731.76, Boat material \$461.75	109.67		
	Agent's commission	11.25		
June 1	Freight on tools to Kaslo	202.50		
	Insurance premiums	1.00		
June 25	Land Registry Office - Certificate of Encumbrance	6.60		
	Cost of lumber inventory	213.50		
September 10	Taxes		91.30	
November 19	Sale of nails \$96.10, less commission \$4.80			
December 6	Cheques to 4 partners - 2 @ \$100.00, 2 @ \$50.00 (each \$300.00)	1,200.00	670.00	
	Rents collected	24.50		
	Agent's commission	16.50		
	Legal expense	202.50		
1944 May 29	Insurance premiums	213.50		
September 25	Taxes	44.00		
October 21	Watchman's services	2.25		
	Long distance telephone calls		670.00	
December 15	Rents collected	36.00		
	Agent's commission	1,200.00		
	Payments to 4 partners 6 @ \$50.00 - each \$300.00			
1945 September 4	Insurance premium	202.50		
	Taxes	213.50		
	Long distance telephone calls	.80		
October 31	Rents collected	28.50		
	Agent's commission		88.33	
November 24	Balance rents to date, nett		1,483.99	
	Credit re sale of property		1,200.00	
	Sale of equipment			
1946 January 2	Certified copy of map	2.00		
	Taxes	237.90		
January 25	Credit re sale of property		3,493.23	
August 23	Cheque to you	500.00		
November 6	"	6,000.00		
November 25	Payments on Agreement for Sale \$602.40 & Int 112.61		715.01	
1947 December 1	Payments on Agreement for Sale \$639.85 & Int 96.63		736.48	
	Cheque to you - Oct 20	1,000.00		

File 455, 459, 4196 & 9957

- 2 -

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1948	March 11	Payments on Agreement for Sale \$182.16 & Int \$17.84 \$ Rents - Aug./43 to Nov/44 7.00 Agent's commission 10.00 Appraisal fee on property 472.00 Funds transferred to 4 partners accounts \$118.00 each	\$ 200.00 140.00	CR \$ 93.88
March 13		<u>\$12,157.97</u>	<u>\$12,251.85</u>	

Accounting Department
March 24th, 1948

MEMORANDUM RE SALE OF CHATELS

(Apart from Auction Sales)

FILE NO: 455

NAME: SUZUKI Masaru

DATE ADVERTISED: April 17th, 1944
(or other information)

APPRAISER'S NAME: ALSTEAD

A. H. MacINTOSH

VALUATION: \$600.00

\$1000.00

PURCHASE PRICE: \$800.00

COMMITTEE'S APPROVAL: December 12th, 1944

PURCHASER'S FULL NAME: MYRTLE HAMILTON

ADDRESS: 520 - 12th Ave., New Westminster

OCCUPATION:

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

~~YES~~
Paid in full

~~YES~~ NO

ENCUMBRANCES, IF ANY: _____

LIST OF CHATELS SOLD: 4 room Float house at foot of Jardine Street.

EXHIBIT No.

1199 - 7

DATE

FILED Nov 1 1948

NAME SUZUKI, MasaruREGISTRATION NO. 08160K.A. Christie
FILE NO. 455

The following chattels were sold by public
 auction at Surrey, B.C. on January 11, 1948.

2 Shelves dishes
 2 Shelves dishes

\$ 3.00 X
 4.75 X

Total (Auctioneer's Fee: \$ 0.78
 Less Expenses: (Advertising: 0.24
 (Moving: 1.60

\$ 7.75
 \$ 2.62

Net Proceeds Credited:

\$ 5.13

Members of Custodian Staff Present. Mr. Iverson
 Extracted from Auctioneering List No. Surrey 9

Remarks:

EXHIBIT No. 1199 - 7NAME SUZUKI, MasaruDATE Nov. 1, 1948FILED BY K.A. ChristieREGISTRATION NO. 08169FILE NO. 455

The following chattels were sold by public
auction at New Westminster, B.C. on Dec. 10, 1943.

Table	\$ 0.50
Cream Dresser	5.00
Stool	0.25
Chesterfield Set	12.00
Hope Chest	3.00
Bed & Spring	13.00
2 Beds & Springs	1.00
Stove Bd.	0.50
Collapseable cot	3.75
Chest of drawers	7.00
China cabinet	12.00 F
Dresser	16.00

Total		\$ 74.00
Less Expenses:	(Auctioneer's Fee: 7.39	
	(Advertising: 2.76	\$ 18.74
	(Moving: 4.16	
	(Rent of Auction Hall: 4.43	
Net Proceeds Credited:		\$ 55.26

Members of Custodian Staff Present. Mr. IversonExtracted from Auctioneering List No. New Westminster 4.

Remarks:

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

Mar. 4-49

M. Christie
10/1

DEC - 2 1947

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

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

455

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

- (1) NAME SUZUKI MASARU (RCMP) Reg. No. 08160
(Print) Surname Given Name
- (2) Pre-Evacuation Address Foot of JARDINE New Westminster B.C.
- (3) Present Address 26 GUNN ST, LONDON ONTARIO
- (4) REAL ESTATE
- (a) Street Address (if any) Foot of JARDINE New Westminster British Columbia
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.) Float House
No Number. Situated on Water Front of Block 757
New Westminster B.C.
- (c) Type of Real Property (cross out words which do not apply):
- (i) ~~Business~~
(ii) ~~Residence~~ ~~Type of business~~
(iii) ~~Business~~
(iv) Any other type of property (describe) Float House, 5 Rooms & Workshop.
- (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 - - - - - \$ 1200.00
- (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) - - - - - \$ 1200.00
- (v) Amount at which Custodian sold property and credited your account - - - - - \$ 800.00 Approximate
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 400.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation Foot of JARDINE New Westminster
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) Float House
- (c) How stored or packed at time of evacuation IN up stairs Room. & in use by Tenants.

(over)

Defence Brief

TORONTO
1 Nov. 1948

Masaru SUZUKI

File No. 455

Case No. 1199

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Floathouse

Situated on waterfront of Block 757 New Westminster.

Claim

\$1200.

Appraised at

Sale Price

\$600. Westminster Trust \$800.
\$1000. A.N. MacIntosh Ltd.

Claimant stated that he built this floathouse in 1936 at a cost of \$1300.

Appraisers (Westminster Trust Co.) reported - Condition of dwelling very good, can be floated away.

Appraisers (MacIntosh) reported - House in very good shape. This building could be moved readily as a floathouse.

Two tenders were received for this property, one for \$300. and one for \$800., the latter being accepted.

It was submitted that the real property, being a floathouse, was sold for its fair market value.

Claim 2 Household Equipment & Garden Tools

Amended claim

\$227.

Sold for

\$47.75

(See memo attached to file cover)

Claimant stated that these goods were left in the attic of his house. He gave permission to the tenant, Mrs. UNDERHILL, to use the rug and he thinks his wife gave her permission to use the stove and refrigerator. The garden tools were not declared and were never found.

Mrs. Hamilton that when she took over the premises from Mrs. Underhill there was no stove or other articles in the house as claimed by M. Suzuki.

(a)	Goods value	\$ 87.00	Sold by auction for \$47.75.
(b)	" "	10.00	No record at any time.
(c)	" "	130.00	Not accounted for. (Theft, etc.)
		<u>\$227.00</u>	

Other goods sold by auction for \$34. are not being claimed for. Practically everything removed from the house by the Custodian was sold at auction.

It was submitted that those articles of personal property which were sold at auction were sold at their fair market value.

It was also submitted that the Custodian is not responsible for those articles of which he has no record and which were not sold by him.

Summary of Defence Witnesses

Westminster Trust Co.
A. N. MacIntosh Ltd.
Trapp Motors Ltd.
Mr. Iverson

Where required

1	Appraisers
1	"
2 (a)	Auctioneers
2 (a)	Staff

BMP/mw

1
2
3
4
5 CASE NO: 1199
6
7

8 JAPANESE PROPERTY CLAIMS COMMISSION
9

10
11
12 Toronto, Ontario,
13 November 1, 1948.
14

15
16
17 IN THE MATTER OF THE CLAIM OF

18 MASARU SUZUKI
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22 PROCEEDINGS AT HEARING
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30 K.A.Christie, Esq., K.C.

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IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

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

Toronto, Ontario,

November 1, 1948.

IN THE MATTER OF THE CLAIM OF

MASAHU SUZUKI

PROCEEDINGS AT HEARING

APPEARANCES:

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

F.A. BREWIN, ESQ., appearing for the
Claimant.

A. SMITH, ESQ., Secretary,

G.M.R. UPTON, ESQ., Official Interpreter,

J. B. MCGREGOR, ESQ., Official Reporter.

2.
M. Suzuki,
In chf.

1
2 MASARU SUZUKI, the claimant herein, being first
3 duly sworn, testified as follows:

4 DIRECT EXAMINATION BY MR. BREWSTER:

5 Q. You were the owner of a house, which I think
6 is called a float house, at New Westminster?

7 A. Yes.

8 Q. Is Mr. Minara Suzuki your brother?

9 A. Yes.

10 Q. And his claim is the next one to be heard;
11 it was next door to yours, was it? A. Yes.

12 Q. I am showing you a document entitled Real
13 Estate Other Than Farmland; is that your signature?

14 A. Yes.

15 Q. Are the facts stated there all correct?

16 A. Yes.

17 (REAL ESTATE CLAIM MARKED EXHIBIT NO. 1)

18 Q. Now, I see you built this house yourself in
19 1939, did you? A. Yes.

20 Q. And when you say that it cost \$800. for
21 material and \$500. for labour, you actually paid for
22 the materials yourself? A. Yes.

23 Q. You supervised the building of the house,
24 and did you take any part in building it?

25 A. Yes.

26 Q. You actually helped build it? A. Yes.

27 Q. Is that labour your labour, or what you paid
28 out, or both? A. My brother's labour and mine
29 and some other men too.

30 Q. Now, I see you say the house was in good
condition? A. Yes.

Q.



M. Suzuki,
IA chf.

1
2 Q. Perhaps my friend would produce the two
3 appraisals, one by A. N. MacIntosh Limited, and
4 the other by the Westminster Trust Company.

5 MR. CHRISTIE: I tender as Exhibit B, appraisal
6 of Westminster Trust Company, dated April 26th, 1944,
7 and the appraisal of A. N. MacIntosh Limited, dated
8 July 18th, 1944.

9 (TWO APPRAISALS ABOVE REFERRED TO MARKED
EXHIBIT NO. 2)

10 MR. BREWER: Now, in the appraisal of the
11 Westminster Trust Company, that seems to have been
12 prepared by Mr. Alstead, it shows no electric light;
13 what do you say about that? A. We had electric
14 light.

15 Q. Who put in the electric light?

16 A. It was an electrician, it just slips my mind.

17 Q. I see that both Mr. MacIntosh and the
18 Westminster Trust Company describe the condition of
19 your building as being very good. MacIntosh says
20 that it is in very good shape. Is there anything
21 else about that particular building there that you can
22 tell us about that would throw any light on the value.
23 Did you receive any offers for it or have you given
24 us all the information you have?

25 A. Yes, I think so.

26 Q. Then I will ask you about your claim for
27 chattels. I am showing you a document entitled
28 Personal Chattels; is that your signature?

29 A. Yes.

30 Q. And set out in that document are the chattels
in respect of which you are claiming?

4.
M. Suzuki,
In chf.

1
A. Yes.

2
Q. Are the facts stated in this document correct?

3
A. Yes.

4
(PERSONAL CHATTEL CLAIM FORM MARKED EXHIBIT 3)

5
MR. CHRISTIE: I tender as Exhibit 4, the
6
Analysis of Personal Property Claim.

7
(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED
8
EXHIBIT 4)

9
MR. BREWIN: Now, did you leave these goods
10
in anybody's care particularly?

11
A. I am not sure, I left before my wife did.

12
Q. Is your wife here today? A. No.

13
Q. Well then, when you left your wife was in
14
occupation, was she? A. Yes.

15
Q. I can only perhaps get it second hand, but
16
when your wife left was there a tenant of the
17
property then? A. Yes, she rented it to
18
Mr. and Mrs. Underhill.

19
Q. Did you give her authority to have the
20
Underhills look after these chattels or use them?

21
A. No, just put them all up in the attic. I
22
think my wife gave Underhills permission to use the
23
rug.

24
Q. But apart from the rug, so far as you know,
25
they were not given any instructions in regard to the
26
other chattels? A. No.

27
Q. And I don't suppose your wife gave any
28
instructions without your authority. If she did,
29
did you authorize her to make any arrangement?

30
A. No.

5.
H. Suzuki,
In chf.

1
2 Q. Did you make a list of the chattels and
3 leave them with Mr. Underhill or did you wife do that?

4 A. No, I didn't do that.

5 Q. I notice you are claiming for a heater and
6 refrigerator and they do not seem to be explicitly
7 declared in your declaration.

8 MR. CHRISTIE: I am producing the J.P. Form
9 dated 31st of March, 1942, is that your signature?

10 A. Yes.

11 (J.P. FORM MARKED EXHIBIT NO. 5)

12 MR. BREWIN: There is here in this J.P. Form a
13 general reference to fixtures and household effects
14 but there is no specific reference to the kitchen
15 range and the heater and refrigerator. Why didn't
16 you mention them specifically, or did you intend to
17 cover them by the general phrase "fixtures and
18 household effects and kitchen utensils"?

19 A. We were in such a hurry and muddle we didn't
20 think straight and didn't enter those.

21 Q. Although you did put in a general description
22 of things that might include them?

23 A. Yes.

24 Q. Is this a picture of the house for which
25 you are making a claim? A. Yes.

26 Q. I see it was taken on June 4th, 1945, and
27 I presume you had left by that time?

28 A. Yes.

29 Q. Is it a good picture of the house as it was
30 when you left it? A. Yes.

(PHOTOGRAPH OF HOUSE MARKED EXHIBIT 6)

M. Suzuki,
In shf.

5.

1 Q. You did permit the Underhills to use the rug?

2 A. Yes.

3 Q. But you didn't give it to them?

4 A. No.

5
6 CROSS-EXAMINATION BY MR. CHRISTIE:

7 Q. What type of wood was this float house
8 constructed of? A. Cedar logs and fir timbers,
9 cedar siding, clapboard siding.

10 Q. What kind of foundations did it have?

11 A. The foundation was cedar logs timbered
12 together. It floated when the tide came in.

13 Q. How was there, at the time of your evacuation,
14 electricity being used in the float house?

15 A. Yes.

16 Q. Why didn't you list these different articles,
17 heater and refrigerator, in the J.P. Form?

18 A. Well, at that time I didn't make a list,
19 I just went down to New Westminster and I was in a
20 hurry and I couldn't remember every detail to put it
21 down.

22 Q. Did you ever write to the Custodian after
23 your declaration of March 31st, and give them a list
24 in any letter or otherwise of those other articles?

25 A. What was that please?

26 Q. After you made the list that was in this
27 J.P. Form, did you at any subsequent date give a list
28 to the Custodian of any other articles in this float
29 house, or any other articles of personal property?

30 A. I don't think so.

7.
M. Suzuki,
ex. ex.

1 Q. Now, when you leased this property to
2 Mrs. Underhill was it just for the float house alone?

3 A. Yes, and the wood shed.

4 Q. Was the kitchen range and the refrigerator
5 and the kitchen utensils and garden tools in this
6 property when Mrs. Underhill took it over?

7 A. Yes.

8 Q. Were they packed in boxes?

A. No.

9 Q. Wouldn't she have the right to use them?
10 Were they just in the house as you left them?

11 A. I think they were because my wife was there
12 and she looked after it, so I am not sure.

13 Q. Where was the kitchen range?

14 A. It was in the kitchen.

15 Q. Did you give Mrs. Underhill permission to
16 use the kitchen range?

A. No, I didn't.

17 Q. Did your wife? A. I think she did.

18 Q. Then where was the refrigerator?

19 A. It was in the pantry.

20 Q. And did your wife give Mrs. Underhill
21 permission to use the refrigerator there?

22 A. I think so.

23 Q. Were any of the goods in the house ever
24 shipped to you? A. No.

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

26 MR. CHRISTIE: I file as Exhibit 7 the
27 Auctioneer's sheets.

28 (AUCTIONEER'S SHEETS MARKED EXHIBIT NO. 7)

29 (INVENTORY OF CHATTELS MARKED EXHIBIT NO. 8)

30 (TENDER OF GOULTHARD, SUTHERLAND CO. EXHIBIT 9)

M. Suzuki,
ex. ex.

1
2 Q. There is a tender by Julia Underhill and
3 it is in the amount of \$300. That may be part of the
4 same Exhibit.

5 ---See Exhibit No. 9)

6 MR. CHRISTIE: It is submitted, your Honour,
7 that the real property, being a float house, was sold
8 at its fair market value. It is submitted that these
9 articles of personal property which were sold at
10 auction were sold at their fair market value. It is
11 submitted that the Custodian is not responsible for
12 these articles of which he had no record, and which were
13 not sold by him.

14 (PROCEEDINGS ADJOURNED SINCE RISE)

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

18 *J. B. McGregor*
19 J. B. McGregor,
Official Reporter.

20 I, J. A. McGibbon, Deputy Commissioner,
21 appointed to hear a Commission to
22 investigate claims of Japanese Canadians
23 for property loss, do certify the fore-
24 going is a true copy of the evidence heard
25 on the within claim.

26 *J. A. McGibbon*
27 J. A. McGibbon,
28 Deputy Commissioner.
29
30

October 24th, 1950.

Mr. Masaru SUZUKI,
26 Gunn St.,
London, Ont.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1087

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$2,836.63.

Cheque in your favour is enclosed for \$ 646.89(your portion)
and we have paid the Co-Operative Committee .. \$ 249.09
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

Name of Claimant

SUZUKI, Masaru

Case

1199

Custodian File

455

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
72.00	47.75	14.32	66.32%	155.00	102.73	300.00	96.00		215.11	
TOTAL RECOMMENDATION										215.11

455, 459,
4136 & 9957

January 28, 1946.

Messrs. Masaru, Shuji, Sentaro,
and Minoru SUZUKI,
Registration Nos. 08160, 08329,
08209 and 08328,
c/o Munroe Boats Co.,
Forward & Delmage Streets,
London, Ontario.

Dear Sirs:

Re: Catalogue No. 677-B
Pt. of Jardine Street
14 (Ex. 1 ac.) 757/2620.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$3,500.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your joint account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:EB

455, 459,
4136 & 9957

January 28, 1946.

Messrs. Coulthard, Sutherland & Co. Ltd.,
443 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 677-B
Ft. of Jardine Street
14(Ex. 1 vol) 757/2620

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be January 25th, 1946.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:EB

455/459/436/9957

26th March, 1946.

Messrs. Coulthard, Sutherland & Co., Ltd.,
443 Columbia Street,
New Westminster, B.C.

Dear Sirs:

Re: Catalogue No. 677
Lot 14 (12 ac. m/l) D.L. 757. Map 2620

Referring to your telephone conversation of last week
in regard to the sale of the above property at the foot of
Jardine Street.

This property, as you are aware, has been sold in two
parcels. One acre at the South East corner of Lot 14 to Mr.
Conrad Stokkeland and the balance, approximately 11 acres, to
Mr. J.W. Anderson.

In view of this it was understood that a survey would
be necessary and as you are our Agents for this property and
submitted the tenders on behalf of both purchasers, will you
please take the necessary action to have this matter attended to.

We believe that you intend to engage Messrs. Burnett
& McGugan to make the survey and this will be in order.

Yours truly,

F. G. Shears,
Director.

FCS/PMH

GEOFFREY K. BURNETT
C.E., D.C.L.S.
RESIDENCE PHONE 229511

D. J. MCGUGAN
B.A.Sc., D.L.S., D.C.L.S.
RESIDENCE PHONE 122

BURNETT & MCGUGAN

Professional Civil Engineers
Dominion and B.C. Land Surveyors

TELEPHONE 232
30 MCKENZIE STREET

GENERAL LAND SURVEYS
SEWERAGE AND WATER SURVEYS
IRRIGATION AND DRAINAGE

NEW WESTMINSTER, B. C.
June 4, 1946.

Messrs Coulthard & Sutherland,
443 Columbia Street,
New Westminster, B.C.

Dear Sirs:

Re: Block 14, Lot 757, Group 1,
New Westminster District.

Block 14 as noted above has been subdivided into Lots
1 and 2.

The legal descriptions of the property will be as follows:

Lot 1 in the subdivision of Block 14 of Lot 757, Group
1, New Westminster District, according to Plan #....., and
containing 0.905 of an acre.

Lot 2 in the subdivision of Block 14 of Lot 757, Group
1, New Westminster District, according to Plan #....., and
containing 10.641 acres.

We beg to remain,

Yours truly,

BURNETT & MCGUGAN
per

Kasella Holland

RJN:BP



*Certified a true copy of that portion of map 2620
showing Lot 10 of Lot 157 Group 1, City of New Westminster.
Dated this 20th day
of December, 1965.*

E. V. [Signature]

Registrar

455, 459, 4136
9957/1

June 20th, 1946.

MEMORANDUM

TO: Mr. Shears,

FROM: Ian Macpherson.

Re: Lot 14 of Lot 757, Gp. 1,
Map 2620, D.N.S.

The registered owner of the above described land is Mar SUZUKI but his father Sentaro and brothers Minoru and Shuji have interests. All interests have been vested. The lot is being sold in two parcels, one a portion of approximately 1 acre and the other the remainder of the parcel from which will be, excepted a 16.5 foot strip along the West boundary which is required by the City of New Westminster for street widening.

Before conveyance of the two parcels sold can be prepared, it has been found necessary to have the lot subdivided and a plan of subdivision has been made. This plan requires the signature of the registered owner of the land before it can be registered. When so registered, it will be given a plan number and conveyance to the purchasers will refer to the registered number given to the plan.

The plan must be filed before the 5th July or it will be necessary to refer it back to the Municipal authorities again.

The procedure it is proposed is slightly irregular, in that in ordinary course the plan would be signed by the present owner, Mar SUZUKI. There would be a delay in this and it is proposed to place title in the Secretary of State by the accompanying transmission, and if the Custodian will sign the plan, we will file transmission and plan concurrently. A Deed to each purchaser can then be prepared conveying according to plan number and submitted to Mr. Mathieu for execution.

IM:ML

Ian Macpherson

506 Royal Bank Building,
Vancouver, B.C.

20th June, 1946.

455, 459
136 & 9957/1

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

Re: Catalogue No. 671
Harbo Boat Works.

You may remember a property at Annacis Slough at New Westminster which has been brought before the Advisory Committee on one or two occasions.

When an offer was received for a portion of this property Mayor Mott raised the question of access to the water front and the Committee suggested that the matter of a roadway should be taken up with the City Engineer and the Registrar before the disposition of any portion of this property was agreed upon.

These matters have all been taken care of and approval has been given for the sale of approximately one acre with buildings and equipment and a sale of the balance of approximately 10½ acres of vacant land. A survey was required and this survey has been made and Mr. Ian Macpherson has arranged for a procedure which will be satisfactory to the Registrar.

The registered owner of the property is Mar Suzuki, but his father and brothers have interests, all of which have been vested.

As mentioned above, before conveyance of the two parcels could be prepared it was found necessary to have the lots sub-divided and the plan of sub-division made. This plan requires the signature of the registered owner of the land before it can be registered. When so registered it will be given a plan number and conveyance to the purchasers will refer to the registered number given to the plan. This plan must be filed before the 5th July or it will be necessary to refer it back to the Municipal Authorities.

It is proposed to place title to this property in the name of the Secretary of State and for this purpose the accompanying transmission is enclosed for signature. We are also asking that the plan be signed by the Custodian, four copies of which are enclosed herein, and we will file

Catalogue No. 677-B
Files Nos. 455, 459, 4136 & 9957
Pt. of Jardine St., New Westminster
2/14/757/1/8663

August 14, 1946.

JOHN WALLEMAN ANDERSON
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at January 25, 1946)

	DEBIT	CREDIT
Purchase price	\$3,500.00	
Cheques received		\$3,500.00
Registration fees on deed - \$3,500.00	11.50	
Purchaser's proportion of taxes for 1946 - 341/365 x \$218.07 (11/12 of \$237.90)	203.73	
Balance owing by purchaser		215.23
	<u>\$3,715.23</u>	<u>\$3,715.23</u>

BALANCE OWING BY PURCHASER \$215.23

File Nos. 455, 459, 4136
and 9957.
Catalogue No. 677A.

August 7th, 1946.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Mar SUZUKI, Minoru SUZUKI,
Shuji SUZUKI and Sentaro SUZUKI
Lot 1 of Blk. 14 of Lot 757,
Gp. 1, N. W. D., Plan 8663.

With reference to the above property which was recorded in the New Westminster Land Registry Office, July 30th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of Application number 1021860, dated July 30th, 1946, registering Agreement for Sale to Conrad Stokkeland.
2. Duplicate copies (2) of Agreement for Sale, dated July 22nd, 1946 - Secretary of State to Conrad Stokkeland.
3. Copy of a Plan covering the above property.
4. Post card acknowledgment dated August 6th, 1946, No. 1021860, stating registration of the above mentioned Agreement for Sale has been completed.

D. A. Cramer
per ff.

DAC:JS
Atch.

455, 459,
4136, 9957

August 16, 1946.

Messrs. Coulthard, Sutherland & Co. Ltd.,
443 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 677-B
Pt. of Jardine Street
2/11/51/1/8663

Deed to the above described property has now been registered in the name of John Waldemar Anderson, 201 - 8th Avenue, New Westminster, B. C., and we are ready to deliver control to him. When the title has been received by us from the Land Registry Office it will be sent by registered mail to Mr. Anderson or to any person designated by him.

Adjustments as of January 25th, 1946, as shown on the enclosed sheet, have been calculated and a balance of \$215.23 has been charged to the purchaser.

Please have Mr. Anderson mail us a cheque for the above amount and at the same time return to us the attached control receipt, duly signed.

Yours truly,

George Peters,
Administration Department.

GP/EL
Enc. 2 - Statement of Adjustments
Control Receipt

cc to Mr. John Waldemar Anderson

3488
455,459,4136,
9957 - Evacuee Section

August 21, 1946.

Mr. Minoru Suzuki,
Reg. No. 08328,
120 Cavendish Street,
London, Ontario.

Dear Sir:

Re: Ft. of Jardine Street,
New Westminster, B.C.
L.1, Blk. 14, D.L. 757, Group 1,
Map 8663, Dist. of New Westminster.

We are in receipt of your letter of the 28th ultimo and note that you are urgently in need of funds. We are, therefore, enclosing our cheque for the sum of \$500.00, made in favour of Minoru Suzuki, Masaru Suzuki, Shoji Suzuki and Santaro Suzuki and it will require the endorsement of all four mentioned. After deducting this amount from your Joint Account you will have a credit balance of \$51.07.

The net proceeds which we received from the sale of your property have not been credited to your account as yet as the transactions are just being completed. The delay in bringing this matter to a successful conclusion has been caused by the fact that the boat works building and one acre of land was sold to one purchaser and the balance of the land was sold to another. You will realize that it was necessary to have a survey made of the property and, as surveyors are extremely busy at the present time, it was impossible for us to proceed with the sale more quickly.

We will be forwarding you a statement of your Joint Account, together with particulars regarding the sale of your property, as soon as possible.

Yours truly,

WJJ/AC
Enc.

W. J. Johnston,
Administration Department.

Catalogue No. 677-B
Files Nos. 455, 459, 4136 & 9957
Pt. of Jardine St., New Westminster
2/14/757/1/8663

Control of the above described property is by me hereby acknowledged
and I agree that all adjustments and incidents in connection with the
sale to me of this property have been settled.

Dated *John Westman* B. C., this 17 day of Aug. 1946.

Signed *John Waldemar Anderson*

Sign and return to the Custodian

455, 459,
4136, 9957

September 13, 1946.

Messrs. Coulthard, Sutherland & Co. Ltd.,
443 Columbia Street,
New Westminster, B.C.

Dear Sirs:

Re: Catalogue No. 677-A
Pt. of Jardine Street
1/14/757/1/8663

Copy of Agreement for Sale to the above described property has now been received in the name of Conrad Stokkeland, Pt. of Jardine Street, New Westminster, B. C., and is ready for delivery.

Adjustments as of November 24th, 1945, as shown on the enclosed sheet, have been calculated and a balance of \$219.02 has been charged to the purchaser.

Please have Mr. Stokkeland mail us a cheque for the above amount and at the same time return to us the attached control receipt, duly signed, upon receipt of which copy of Agreement for Sale will be sent by registered mail to Mr. Stokkeland or to any person designated by him.

Yours truly,

George Peters,
Administration Department.

GP/EL
Enc. 2 - Control Receipt
Statement of Adjustments
cc to Mr. Conrad Stokkeland

455
File Nos. 455, 459,
4136 and 9957.
Catalogue No. 677-B.

September 18th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Masaru SUZUKI, Minoru SUZUKI,
Shuji SUZUKI and Sentaro SUZUKI.
City of New Westminster
Lot 2 of Block 14 of Lot 757,
Group 1. Map 8663.

With reference to the above property which was recorded
in the New Westminster Land Registry Office, July 17th, 1946, we
attach herewith the following documents in connection therewith.

1. Copy of application number 207324-E, dated July 17th,
1946, registering the property in the name of John
Waldemar Anderson (Deed).
2. Duplicate of Deed dated July 10th, 1946, Secretary of
State to John Waldemar Anderson.
3. Certificate of Indefeasible Title number 207324-E, dated
September 6th, 1946, covering the above property in the
name of John Waldemar Anderson.

D. A. Cramer

DAC:JS

Atch.- Deed application.
Duplicate deed.
Cert. of Title.

Catalogue No. 677-A
Files Nos. 455, 459, 4136 & 9957
Ft. of Jardine St., New Westminster
1/14/757/1/8663

Control of the above described property is by me hereby acknowledged and
I agree that all adjustments and incidents in connection with the sale to
me of this property have been settled.

Dated at New Westminster B. C., this 23 day of October 1946.

Signed

C. Stokeland

Sign and return to the Custodian

455, 459,
4136 & 9957

REGISTERED A/R

September 19, 1946.

Mr. John Waldemar Anderson,
201 - 8th Avenue,
New Westminster, B. C.

Dear Sir:

Re: Catalogue No. 677-B
Ft. of Jardine Street
2/14/757/1/8663

Enclosed herewith please find Certificate of
Title No. 207324-E, covering the above described property in your
name.

Yours truly,

George Peters,
Administration Department.

GP/EL
Enc. - Certificate

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE
Le soussigné déclare que l'envoi mentionné d'autre part

OTHER SIDE WAS DULY DELIVERED ON THE Sept 20 1946
a été dûment livré le

Date stamp of office of destination
Timbre du bureau destinataire

SIGNATURE OF THE ADDRESSEE (1) _____
Signature du destinataire

OF ADDRESSEE'S REPRESENTATIVE (2) D. Anderson
du représentant du destinataire

OF THE POSTMASTER OF THE OFFICE OF DESTINATION J. P. Bowden
de l'agent du bureau destinataire

(1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.

(2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

455, 4136,
459, 7957.

February 11, 1947.

Messrs. Masaru, Minoru, Shuji
and Sontaro SUZUKI,
Registration Nos. 08160, 08328,
08329 and 08209,
120 Cavendish Street,
London, ONTARIO.

Dear Sirs:

Re: Catalogue No. 677A
Pt. Jardine Street,
(1 acre only) Pt. L/757/2620
New Westminster, B. C.

Please be informed that the above property has
been sold as of November 24, 1945, for the sum of \$4,300.00.
An independent appraisal of this property has been obtained
and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date,
have been credited to your Joint Account and adjustments of
unearned taxes and insurance premiums have also been credited
to said account.

The net result of this sale appears on an attached
statement and the proceeds from the down payment of \$1,720.00
have been credited to your Joint Account. The balance of
\$2,580.00 is being paid under an Agreement for Sale in monthly
instalments over a period of two years with interest at 5% per
annum on all unpaid balances.

We are also enclosing a general statement of your
account up to date which includes the net figure to which
reference has already been made.

Yours truly,

H. J. JOHNSON
OFFICE OF THE COMMISSIONER

HJJ/HMS

Enc. (2)

c.c. Department of Labour, Japanese Division.

File No. 455, 459, 4136 & 97.
 Reg. 08160, 08328, 08329 & 0820.

Masaru SUZUKI
 Minoru SUZUKI
 Shuji SUZUKI
 Sentaro SUZUKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 September 26	Balance as per statement sent	\$	\$ 346.54	
October 11	Taxes	213.50		
November 24	Rents collected		140.00	
	Agent's commission	7.00		
	Balance rents to date, nett		68.33	
	Credit re Sale of Property		1,483.99	
	Sale of Equipment		1,200.00	
1946 January 2	Long distance telephone call	.30		
	Certified copy of map	2.00		
	Taxes	237.90		
January 25	Credit re Sale of Property		3,493.23	
August 23	Cheque to you	500.00		
November 6	Cheque to you	6,000.00		
November 25	Payments on Agreement for Sale			
	11 @ \$50.00	\$ 550.00		
	1 @ \$52.40	52.40		
	Interest	<u>112.61</u>		
			715.01	
		<u>\$6,960.70</u>	<u>\$7,457.10</u>	
				<u>CR \$ 506.40</u>

Accounting Department
 January 8th, 1947

Catalogue No. 677-B
Files Nos. 455, 459, 4136 & 9957
Pt. of Jardine St., New Westminster
2/14/757/1/8663

August 14, 1946.

JOHN WALDEMAN ANDERSON
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at January 25, 1946)

	DEBIT	CREDIT
Purchase price	\$3,500.00	
Cheques received		\$3,500.00
Registration fees on deed - \$3,500.00	11.50	
Purchaser's proportion of taxes for 1946 - 341/365 x \$218.07 (11/12 of \$237.90)	203.73	
Balance owing by purchaser		215.23
	<u>\$3,715.23</u>	<u>\$3,715.23</u>

BALANCE OWING BY PURCHASER

\$215.23