

4136

File 4136 & Case 1087.

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

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: SUZUKI Shuji

HOME ADDRESS: Ft. of Jardine St. New Westminster B.C.

REGISTRATION NUMBER 08329 SEX: male AGE: 23

OCCUPATION: Carpenter

(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: self

MARRIED? no

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: none

*1/4 Interest
in land - last beg.
Lot 14 of Lot 75-7, 4.1*

2. BUILDINGS AND OTHER IMPROVEMENTS: none

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

4. TAXES (Amount and where payable) none

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: none
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Ft. of Jardine St. NewWestminster B.C.
dwelling house
2. LANDLORD'S NAME AND ADDRESS: Masaru Suzuki Jardine St.
NewWestminster B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: rent free
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:
1 acordian, 1 trumpet in possession of Mr. A. Carlson
Annacis Island NewWestminster B.C.
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 none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none
5. 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) none
8. BANK ACCOUNTS: Canadian Bank of Commerce NewWestminster B.C.
\$200.00
9. LIFE INSURANCE: Sun Life Ins. Vancouver B.C., \$3000. 20 yr. endowment
no. unknown, beneficiary to be future wife. Policy in owners possession
10. INTEREST IN ANY ESTATES OR TRUSTS. none quarter interest in property
at ft. of Jardine St. NewWestminster B.C. Registered in brother's name
11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none
2. TRADE DEBTS: none

REMARKS: 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 15th day of April 1942.

H. J. Hogan
Witness

(Signature) Shige Suguchi

FOR DEPARTMENTAL USE

P.D. 6/4/43

INFORMATION FROM R.C.M.P.

Date Aug 23/43

Our File No. 4136

Full Name 342451, Shui
(Surname in Block Letters)

Registration No. 08229

Male - Female
(check)

Age Aug 29, 1917

Former Address Box 612, New Westminster BC

Date Evacuated ? (Apr. 42) Naturalized - Canadian-Born - National
(check)

Present Address 90 Mr. St. Edmund St., 270 B. St. St.,
London, Ontario

Married - Single
(check)

Name of Wife Yes (KITAZAWA) Kageko #08665

Name of Husband

Name of Mother Yes (NHMI) Shuko #08905

Name of Father Seitaro #08209

Names of Children under 16

Requested by J. M. S.

Registered with Custodian Yes
(Yes or No)

Additional Information Carpenter - 30 foot Boat

INTERIM REAL PROPERTY SUMMARY
(as at 30th April 1948)

File Nos: 455

459

436

9977

JAPANESE NAMES: Masaru (Mar) SUZUKI, Reg. No. 08140, File 455.
Minoru SUZUKI, Reg. No. 08328, File 459.
Shuji SUZUKI, Reg. No. 08329, File 436.
Santaro SUZUKI, Reg. No. 08209, File 9977.
Catalogue 677 - Private sale.
Corner Salter and Jardine Streets, New Westminster.

LEGAL DESCRIPTION: Lot 14 of Lot 777, Map 2620, City of New Westminster.

TITLE: In name of Mar SUZUKI, C.T. 12657-2.

ENCUMBRANCE: None registered and no evidence of any unregistered on file.

VESTING: Of interests of Minoru SUZUKI and Mar SUZUKI and of any other part of the Japanese race. Filed as 79217 on 13th May 1943.

ASSESSED VALUE: 1943 - Land \$3,050.00; improvements \$700.00; total - \$3,750.00.
Taxes \$213.90.

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 south-west corner of the lot were the Marano 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 Simpson 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 Steinkeland 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 Stokeland, 6th June 1945 \$4,800.00. Rejected.
For remaining area -

From Bert Benson for 2 acres waterfront 25th November 1945, \$1,500.00. Rejected.

From Melvin A. Olson, 26th 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 Stokeland, through the rental agents, Conlthard, 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 \$90.00 with interest at 3%, 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.

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.

VALUATIONS:

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 Stokeland as at 24th November 1945, by agreement of sale dated 22nd July 1946, for \$4,300.00 on terms as in offer above. Mr. Stokeland 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, Kinoru, 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, \$1964.00, 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.

John Waldemar Anderson
John Waldemar Anderson April 24, 1948.

CHattel SUMMARY

File No. 4136

November 20th, 1945.

Shuji SUZUKI, Reg. 08322

The above declared only his accordian and trumpet and he acknowledged on August 24th, 1942 that he had taken these instruments with him when leaving the Protected Area.

Our agents, the Westminster Trust Company, on August 12th, 1942 reported a Net Rack Float belonging to SUZUKI which they had rented to Mr. P. Hansen. Rentals were paid from August 11th, 1942 until August 11th, 1945 and the Float was sold to Mr. Hansen and his partners on September 25th, 1945.

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

Dated: November 20th, 1945.
WJI:DP

.....*[Signature]*.....

MEMORANDUM

File No. 4136

November 17th, 1945.

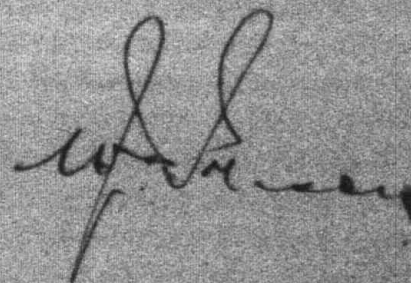
TO: The File

FROM: Mr. W. J. Iverson

RE: Shuji SUZUKI, Reg. No. 08329

Rental of \$10.00 on float used by Mr. Hanson and partners for 1944-45 has now been paid to Westminster Trust Co. Purchase of float by the same partners is now completed.

WJI:LBM



MEMORANDUM

To: File No. 4136

From: Specified Articles Dept.

Sept. 3, 1943

Re: Shuichi SUZUKI, Reg. #08329

<u>Article</u>	<u>Description</u>	<u>Valuation</u>
Gillnetter	"Sleipner" or "Sunshine" NW.173, 624 40'7" x 11.6' x 5.9' Tonnage: 18.13 Chrysler 110 BHP	

Vessel built by Mareno Boat Works, New Westminster, in 1942.
sold to Bernard Kolnes, 419 Abbott Street, Vancouver.

First Registry - Permission to transfer granted by Japanese
Fishing Vessels Disposal Committee, April 13, 1942.

This vessel was not impounded.

J M

MEMORANDUM

To: File No. 4136

From: Specified Articles Dept.

Sept. 3, 1943

Re: Shuji SUZUKI, Reg. #08329.

The speedboat "Mareno" (unlicensed) 18 foot with 4 cylinder Star engine was damaged during the impounding, and was declared a constructive total loss.

Compensation in the amount of \$227.20 has been accepted by both Shuji SUZUKI and his father Sentaro SUZUKI (File 9957). Claim for compensation (#501) has been approved for payment, but has not yet been paid.

Shuji SUZUKI has authorized payment to Sentaro SUZUKI, April 9, 1943.

Fm

MEMORANDUM

To: File No. 4136

Sept. 4, 1943

From: Specified Articles Dept.

Re: Shuji SUZUKI, Reg. # 08329

<u>Article</u>	<u>Description</u>	<u>Valuation</u>
	"Violet R" NW.2721	\$700.00

Sale from Shuji SUZUKI to Torbjorn BJERKE privately.

Permission to transfer title obtained from the Japanese Fishing Vessels Disposal Committee, March 3, 1942.

Not in custody

JM

SUMMARY TAKEN FROM VESSELS RECORDS

Date: April 12, 1944

Name: SUZUKI, Shuji

Reg. No. 08329

File: 4136

Boat File No.: JFVDC 358

Name of Vessel: "Mareno VII" 30'x7'10"x3'(1939) Gray 52 HP

Lic. or Reg. No.: New Westminster 2706

Naval No.: NW.024-J

Owner's Valuation: \$1,200.00

JFVDC Valuation: None

Custodian Valuation: None

Date of Sale:

~~April~~ March 31, 1942

Purchaser:

Harry Person

Signature on Sales Papers:

Copy unsigned

Selling Price:

\$1,000.00

Paid to JFVDC or Custodian:

700.00 (Mortgage)
300.00

Supervision Costs:

15.00

Balance due Owner:

285.00

Paid to:

S. Suzuki, April 16, 1942

Location of Boat at Sale:

New Westminster

Claims Against Canadian Govt.:

Repairs: Star Shipyard Job #110 - \$639.38 (Paid)

Additional Information: The mortgage of \$700.00, presumably was given by the purchaser as part of the purchase price.

Fm

REG.
NO.

06329

NAME

SUZUKI, Shoji

FILE
NO.

4136

CARD NO. 1

(See also Files 455, 4457 & 459)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Norwich Union Fire Insurance Soc. Ltd.	<i>Received - Pol # 10241701</i> 10241701	\$1000.	May	30	1944	Ft. Jardine St. New Westminster, B.C. ✓
London & Scottish Assurance Corp. Ltd.	<i>Received - Pol # 69359</i> 69359	\$1000.	May	30	1944	Ft. Jardine St. New Westminster, B.C. ✓
North West Fire Insurance Company	<i>Received - Pol # 210406</i> 210406	\$1500.	May	30	1944	Ft. Jardine St. New Westminster, B.C. ✓
Commercial Union Assurance Co. Ltd.	<i>Received - Pol # 666855</i> 666855	\$1000.	May	30	1944	Ft. Jardine St. New Westminster, B.C. ✓
Norwich Union Fire Insurance Co.	<i>Received - Pol # 10241701</i> 10241701	\$1,000.00	May	30	1945	Ft. Jardine St., New Westminster, B.C. ✓
London & Scottish Assurance Corp. Ltd.	<i>Received - Pol # 69379</i> 69379	\$1,000.00	May	30	1945	Ft. Jardine St., New Westminster, B.C. ✓
North West Fire Insurance Company	<i>Received - Pol # 210406</i> 210406	\$1,500.	May	30	1945	Ft. Jardine St., New Westminster, B.C. ✓
						CARD NO. 2 ✓

REG.
NO.

08329

NAME

Suzuki, Shuji
(S.S. also Files 455, 957, 459)FILE
NO.

Case 21-2

436

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Commercial Union Assurance Co. Ltd.	684370	\$1,000.	May	30	1945	Ft. Jardine St., New Westminster, B.C. ✓
Norwich Union Fire Insurance Co.	10231599	\$1,100	April	30	1945	Ft. Jardine St., New Westmin- ster, B. C. Lot 14, Lot 757, Up. 1. ✓
Commercial Union Assurance Co. Ltd.	705502	\$1,000	May	30	1946	Ft. Jardine St. City of New Westminster, B. C. ✓
Norwich Union Fire Insurance Co.	1055682	\$1,000	May	30	1946	Ft. Jardine St., City of New Westminster, B. C. ✓
London and Scottish Assurance Corp. Ltd.	69396	\$1,000.	May	30	1946	Ft. Jardine St. City of New Westminster, B. C. ✓
North West Fire Insurance Company	210434	\$1,500.00	May	30	1946	Ft. Jardine Street, City of New Westminster, B. C. ✓
North West Fire Insurance Company	210437	\$1,500.00	May	30	1947	Ft. Jardine Street, City of New Westminster, B. C. ✓

REG.
NO.

06329

NAME

SUZUKI, Samji
(See also Files 455, 459, 7757)FILE
NO.Card No. 3
4136

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Norwich Union Fire Insurance Company	10561586	\$1,000.00	May	30	47	Foot of Jardine Street, New Westminster, B. C.
London and Scottish Assurance Corp., Ltd.	74179	\$1,000.00	May	30	47	Foot of Jardine Street, New Westminster, B. C.
Commercial Union Assurance Co., Ltd.	706542	\$1,000.00	May	30	47	Foot of Jardine Street, New Westminster, B. C.
North West Fire Insurance Company	210445	\$1,500.00	May	30	48	Foot of Jardine Street, New Westminster, B. C.
Commercial Union Assurance Co., Ltd.	738033	\$1,000.00	May	30	48	Foot of Jardine Street, New Westminster, B. C.
London and Scottish Assurance Corp., Ltd.	74197	\$1,000.00	May	30	48	Foot of Jardine Street, New Westminster, B. C.
Norwich Union Fire Insurance Company	10562638	\$1,000.00	May	30	48	Foot of Jardine Street, New Westminster, B. C.

ROYAL CANADIAN MOUNTED POLICE EXHIBIT REPORT

Detachment

Seizure No.

FOR USE WHEN APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date

19

RE: SUZUKI Shuji Box 612 New Westminster, B.C.
On March 9 19 42 H.P. Price RCMP

MEMBER'S NAME

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		<p>LICENSE NO. (41) 53064 TIRE NUMBERS 4</p> <p>MAKE & MODEL 29 Chev. Coupe</p> <p>SERIAL NO. 393577</p> <p>ENGINE NO. 224093</p> <p>SPEEDOMETER READING 63074</p> <p>CONDITION Appears fair condition</p>
		<p>EXTRA EQUIPMENT</p> <p>NONE</p>
		<p>DESCRIPTION & CONDITION VERIFIED</p> <p>X <i>S. Shuji</i> # 08329 Signature of Owner Japanese Registration No.</p> <p>Handed over to representative of Custodian whose signature in receipt thereof appears hereunder</p> <p><i>W. B. Ruse</i></p> <p>DATE: March 9/42</p> <p><i>W. B. Ruse</i> SIGNATURE OF MEMBER SUBMITTING REPORT</p>

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

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

TELEPHONE 106

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 28 1942

April 28, 1942.

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

Attention Mr. Brown.

Dear Sir:

This is to advise you that Minoru Suzuki,
Foot of Jardine Street, New Westminster (Lot 14, D.L.757,
Group 1.) has asked us to administer his property which
consists of a dwelling and a large boat building establish-
ment complete with marine whays.

We have already written insurance on these
buildings and made arrangements to have them looked after.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard.

*File 459
immediate action*

W. J. [unclear]

[Signature]

*dwelling is
Personal
Property -*

May 12th, 1942.

Messrs. Coulthard, Sutherland
& Company Limited,
609 Columbia St.,
New Westminster, B.C.

Dear Sirs:-

re Suzuki. Minoru

We have your letter of April 28th in which you advise us that the above has asked you to administer his property. This will be satisfactory to us and will you please look after this property on our behalf advising us of rental arrangements, the name of tenant etc. reporting and remitting to us each month.

Yours truly,

see also file 455

FGS:EB.

R.P. Alexander
Assistant Manager

COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

54-111
TELEPHONE 106
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 18 1942

159
File No. 640.

May 10, 1942.

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

Attention Mr. Alexander.

RE: SUZUKI, Minoru Esquire.

Dear Sir:

In reply to your letter of May 12th. we wish to advise that Mr. Suzuki's house is rented to Mr. Bert Sampson for \$7.00 per month. He has already paid his rent for the first month.

Personal Property

Mr. Suzuki has also a large boat building establishment and he has left the keys with Mr. Sampson and instructed him to act as watchman. We have covered the buildings on this man's property with insurance and everything appears to be in order.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard
F. H. Coulthard.

VLS:FC

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

808 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

TELEPHONE 1001
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
MAY 23 1942

File No. 455.

May 22, 1942.

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

Attention Mr. Alexander.

RE: SUZUKI, Masaru.

Dear Sir:

Thank you for your letter of May 20th re the above man. We advised you in our letter of May 18th that we have rented Minoru Suzuki's House to Mr. Bert Sampson who is acting as watchman over this property. We have every confidence in Mr. Sampson and feel sure that the property is well taken care of.

Mr. Suzuki places a valuation of \$5500.00 on this property and asked us to insure it for this amount. We think, however, that this valuation is too high and have written to him indicating our willingness to take this risk at \$4000.00 (\$2000.00 on the building and \$2000.00 on the contents). We expect to hear in a day or so.

In your letter you ask what prospects there are of an early sale. Mr. Suzuki did not tell us that he wanted to dispose of the property. Are we to take this query as our authorization for the disposal of the property and if so at what figure?

We would be glad to receive JP forms on both Masaru and Minoru Suzuki in order that we may have further information.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard
F. H. Coulthard.

FC:VS

*Flowerhouse
outside dyke and not
connected with land -
but owned by Minoru
SUZUKI. See his
Personal Property
Claim file*

July 20th, 1942

Mr. Masaru Suzuki, Reg. #08160,
Kaslo, B. C.

Dear Sir:-

Our agents report that they recently found a quantity of birch lumber stored at Annacis Island in a old boat-building shed. As it was being stolen, they arranged with Mr. Bert Samson to carry it across to your boat-building shop. This cost \$12.50 and we are debiting your account accordingly.

This lumber may deteriorate, so that while it will be quite safe in your boat shop, you may wish us to get offers for its sale. Would you let us know what you wish? Such offers would, of course, be referred to you.

Yours truly,

H. F. Green
Manager Protection Dept.

Write again - Protection Expense

{ On receipt of reply
take up question of effects -
see C.S.'s report.
Boat-building establishment & tools: on file
459, under Memo S, C.S. report
Building carefully boarded up, contains great deal
of valuable equipment - insured for \$4000 -
building & equipment

HFG:IF

Report of

SUZUKI, Masaru - Reg. No. 08160.

REAL ESTATE AND PERSONAL PROPERTY.

LOCATION: Waterfront, foot of Jardine Street, New Westminster.

DESCRIPTION: Twelve acres of marketing garden, all cleared.

BUILDINGS: A four room bungalow, wood frame, a boat building shop and two garages.

INVENTORY: Attached.

INSURANCE: \$4000.00 on building and contents of boat building establishment.

LIABILITIES: None.

REMARKS: Kindly refer to our letter of May 22nd re the above. This man owns the four room bungalow, an interest in the boat building shop close by and also owns twelve acres of land which have been leased to Mr. Harry Spagnol of 354 Boyne Street, this city. Particulars of this lease are attached. We have written to Mr. Spagnol and asked him for information concerning what monies have been paid and what are still due.

The house was rented by Mr. Suzuki to Mr. Underhill. A copy of this agreement is attached and also a copy of the inventory of furniture which has been left with the Underhills. They have paid their rent to July 12th. in the amount of \$20.00 to Mr. Agar an agent of this city. We have obtained a cheque from Mr. Agar to-day for this amount less his rental commission etc. and have placed it to Suzuki's account. This will be forwarded to you in due course.

The Underhills appear to be responsible people and we recommend that this arrangement continue.

Submitted by:

E. H. Coulthard
E. H. Coulthard.

COULTHARD, SUTHERLAND & CO. LTD.

June 20, 1942.

NEW WESTMINSTER, B.C.

4136 Bill
General Delivery,
New Westminster,
B.C.

Aug. 5, 1942.

Mr. H. F. Green,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

In reply to your letter dated
July 30, regarding Shuji
Suzuki's accordion and trumpet.
I must advise you that he
asked me to keep them for him
before seeing the Custodian. How-
ever, before leaving, I believe he
obtained permission to take them
to Kaslo with him as I know
he left for the train with them.
I am,

Yours truly,

Arnold Carlson,
General Delivery,
New Westminster,
B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 8 1942

4136

August 10th, 1942

Mr. Shuji Suzuki, Reg. #08329,
Kaslo, B. C.

Dear Sir:-

In your registration form of April 15th, you declared an accordian and trumpet left with Mr. Carlson. Mr. Carlson tells us that you have taken these with you to Kaslo and we should be glad of your confirmation that this is so.

We hear that you have a net rack on Annacis Island and the Westminster Trust Company tell us that they have received an offer of \$40.00 for this. Please let us know if we may accept this offer on your behalf.

Yours truly,

H. F. Green
Manager Protection Dept.

*sent @ 10:00 pm
H.F.G.*

HFG:IF

W. D. BOWDEN
MANAGER

TELEPHONES: 771 AND 772
CODES: BENTLEY'S

WESTMINSTER TRUST COMPANY

HEAD OFFICE
NEW WESTMINSTER, B. C.

PLEASE ADDRESS ALL COMMUNICATIONS
TO THE MANAGER

August 12th. 1942. OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 13 1942

The Custodian
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Suzuki Shuji-Annacis Island

I have rented the net rack belonging
to the above named Japanese for \$10.00 a year.

As this is just a yearly rent I have
not made out the usual rental form.

We enclose herewith account in this
connection, with cheque to cover.

Yours very truly,
WESTMINSTER TRUST COMPANY

W.D. Bowden

Manager
Per. B.D.

ABK/D.

*This refers to the net rack
sold to Mr. Hansen on
Oct 15/41. Rented to time
of sale is also paid.*

LUMBER STOCK
at
MARENO BOAT WORKS

1½ - 1½ - 2" Eg. Fir Rgh. Clr.	80'	⊙	\$ 55.00M	4.40
1½ - 1½ - 2" Eg. Fir S2S. Clr.	2758	⊙	65.00	179.27
Com. Lbr. mostly 2"	2100	⊙	23.00	48.30
Short Clr. Cedar Flg.	500	⊙	30.00	15.00
Clear F. G. Fir.	654	⊙	45.00	29.43
2 x 3 Clear Fir S4S	500	⊙	35.00	17.50
Clear Mahogany	40	⊙	230.00	9.20
Clear Iron Bark	69	⊙	240.00	16.56
Small Bending Oak	325	⊙	220.00	71.50
1 - 1½ etc. Clear Oak	575	⊙	220.00	126.50
Yellow Cedar - Mill run	2863	⊙	40.00	114.52
Eg. Rough Cedar Clear	1362	⊙	65.00	88.53
Eg. Cedar Clear S2S	9250	⊙	75.00	693.75
2 x 3 Clear Eg. Ced. S2S	107	⊙	55.00	5.90
2 x 4 Clear Cedar Tank stock	1390	⊙	60.00	83.40
4 x 4 Clear Birch Turning Squares	1250	⊙	160.00	200.00
Clear Birch plank	200	⊙	140.00	28.00
	24023			<u>1,731.76</u>

March 2, 1943
AEL:JB

MARENO BOAT WORKS

LUMBER

1 1/2 - 1 1/2 - 2" Eg. Fir Rgh. Clr.	80'	@	55.00M	4.40
1 1/2 - 1 1/2 - 2" Eg. Fir s2s Clr.	2758	@	65.00	179.27
Com. Lbr. mostly 2"	2100	@	23.00	48.30
Short Clr. Cedar Flg.	500	@	30.00	15.00
Clear P. G. Fir	634	@	45.00	28.43
2 x 3 Clear Fir s4s.	500	@	35.00	17.50
Clear Mahogany	40	@	230.00	9.20
Clear Iron Bark	69	@	240.00	16.56
Small Bending Oak	325	@	220.00	71.50
1 - 1 1/2 etc. Clear Oak	575	@	220.00	126.50
Yellow Cedar - Mill run	2863	@	40.00	114.52
Eg. Rough Cedar Clear	1362	@	65.00	88.53
Eg. Cedar Clear s2s	9250	@	75.00	693.75
2 x 3 Clear Eg. Ced. s2s	107	@	55.00	5.90
2 x 4 Clear Cedar Tank stock	1390	@	60.00	83.40
4 x 4 Clear Birch Turning Squares	1250	@	160.00	200.00
Clear Birch plank	200	@	140.00	28.00

24023

\$ 1,731.76

OTHER MATERIAL

7 lbs.	Caulking Cotton	2.00
75 Ft.	High Tension Cord	2.50
1	Assortment Carriage Bolts	100.00
25 lbs.	Washers	2.50
100 "	Galv. Chain	15.00
1 Only	Star Block	5.00
1	Assortment Loop Mild Iron	30.00
1	Part Drum Creosote	20.00
1	Part Drum Boiled Oil	15.00
150 lbs.	Galv. Cut Nails 4"	7.50
60 "	" " " 3 1/2"	3.00
50 "	" Fin. " 2"	3.00
50 "	" Cut " 5"	3.00
75 "	" " " 3 1/2"	3.50
50 "	2" C. W. Nails	2.50
25 "	3" " "	1.25
2600 "	Assorted Boat Nails	250.00 - 96.10
150 "	" Nails	7.50
10 "	Cop. Boat Nails	2.50
1	Assortment of Odd Equipment	25.00
20 Only	Tank Lugs	4.00
1 "	Assortment Deck Blocks	20.00
1 "	Assortment Window Glass	5.00
1 "	" Brass Grills	15.00
1 "	" Ship's Hardware	25.00
3 Lgths.	Galv. Pipe	10.00
200 Ft.	Brass Pipe	15.00
100 Ft.	C/R Steel	10.00
3	Flat Boxes	3.00
1	Assortment Pipe Fittings	10.00
50 Ft.	Machine Chain	4.00
1	25 lb. Anchor	5.00
12	Rope Plates	6.00

632.75

\$ 2,364.51

March 5, 1943
AEL:JB

MARENO BOAT WORKS

1	Only	1 H.P. Delta Motor	75.00
1	"	1 H.P. Westinghouse Motor	65.00
1	"	Small Grinder	5.00
1	"	Jack Shaft	5.00
1	"	Post Drill	10.00
1	"	Lathe	5.00
1	"	Band Saw <i>extra</i>	80.00
1	"	" "	7.50
1	"	Belt & Pulley	2.50
1	"	$\frac{3}{4}$ H. P. Delta Motor	60.00
1	"	6" Jointer	75.00
1	"	" " <i>extra</i>	7.50
1	"	Belt & Pulley	2.00
1	"	$\frac{1}{2}$ H. P. Motor	50.00
1	"	Delta Shaper	125.00
1	"	3 H. P. Westinghouse Motor	125.00
1	"	Saw Filing Outfit	100.00
1	"	Set of Shaper Cutters	10.00
24	"	Ship's Clamps	15.00
2	"	Split Pulleys	4.00
1	"	Band Saw & Odd Blades	150.00
1	"	Planes	25.00
1	"	Saw	25.00
1	"	Complete Line Shaft	50.00
1	"	Gas Engine	50.00
1	"	5 H. P. Motor	100.00
1	"	Ship Adze	2.00
1	"	Hookaroon	.75
2	"	Water Gauges	4.00
1	"	Assortment Turning Chisels	3.00
2	"	Step Bearings	10.00
1	"	Delta Shaper Guard	5.00
8	"	Post Lights	35.00
300	Ft.	$\frac{1}{2}$ " Cable	30.00
2	"	Rolls Belting	7.50
1	Only	Assortment Odds Tools	25.00
15	Ft.	4" Belting	4.00

\$ 1,354.75

March 5, 1943.
AEL:JB

1354.75
681.75
1767.50

TELEPHONE 106

COULTHARD, SUTHERLAND & CO., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

March 6, 1943

Attention Mr. Green.

The Office of the Custodian,
Vancouver, B.C.

Dear Sir:-

Re Mareno Boat Works- File No. 455

Kindly find enclosed copy of lumber inventory
taken by Mr. McKenzie.

We have heard nothing as yet from the B.C. Packers.

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

F. H. Coulthard
F. H. Coulthard.

EVACUATION SECTION
Rec'd MAR 8, 1943
File No. 455
Ans.
Refers *Green*

Bowie has

MARENO BOAT WORKS.

APPRAISAL:

Lumber		\$1751 76 ✓
Equipment		1987 50 ✓
B.C. Packers Bid	\$3000 00 ✓	
Short	719 26	
	<u>\$3719 26</u>	<u>\$3719 26</u>

ALTERNATIVE BID:

Lumber		\$1751 76 ✓
Part Equipment		632 75 ✓
B.C. Packers Bid	\$2000 00	
Short	364 51	
	<u>\$2364 51</u>	<u>\$2364 51</u>

VALUES DECLARED BY SUZUKI.

Lumber	\$1000.00
Stock & Equipment	2863.47
	<u>\$3863 47</u>

British Columbia Packers Limited

OUR SPECIALTY
CLOVER LEAF
BRAND



SALMON
FOOT OF CAMPBELL AVE.
VANCOUVER,
CANADA

CABLE ADDRESS: "PACKERS"
ALL CODES USED
P. O. BOX 939

PACKERS OF FINEST CANNED
SALMON UNDER MANY
WELL KNOWN BRANDS

March 6th, 1943.

Messrs. Coulthard Sutherland & Co., Ltd.,
609 Columbia Street,
NEW WESTMINSTER, B.C.

Dear Sirs:

Re: Mareno Boat Works

We would like to submit an offer for the material and equipment as per attached list for the sum of Three thousand dollars (\$3,000.00). We would like to have this offer submitted to the Japanese as soon as possible so that we can commence using the building and equipment for necessary repairs to fishing boats. As you know we have to get these ready for fishing to assist in the War Effort.

We have segregated your original list into two parts:

- First - Useable material for repairs to boats.
- Second - Boat works equipment.

If our offer is not accepted in total we submit an offer of Two thousand dollars (\$2,000.00) for the useable material needed to start repairs immediately.

Your prompt attention to the above will be greatly appreciated.

Yours very truly,

BRITISH COLUMBIA PACKERS LIMITED.

AEL/DES.

Per:

W. E. Lawson

*Coulthard & Sutherland
1873 will pay
appraised value*

455
459

SPECIAL DELIVERY

March 10th, 1943

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

Dear Sirs:-

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

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

New motor equipment	\$1478.47
Old equipment	685.00
Hardware	700.00
Lumber	<u>1000.00</u>

Total: 3863.47

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

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

Will you and your brother please consult together on receipt of this letter and then telegraph us collect as promptly as possible? We would mention that in our opinion you should at least agree to sell the lumber

HARDWARE TO BE SOLD TO THE B. C. PACKERS LTD.AS VALUED BY MR. LANE

7	lbs.	Caulking Cotton	\$ 2.00
75	ft.	High Tension Cord	2.50
1		Assortment Carriage Bolts	100.00
25	lbs.	Washers	2.50
100	"	Galv. Chain	15.00
1	only	Star Block	5.00
1		Assortment Loop Mild Iron	30.00
1		Part Drum Creosote	20.00
1		Part Drum Boiled Oil	15.00
150	lbs.	Galv. Cut Nails 4"	7.50
60	"	" " " 3 1/2"	3.00
50	"	" Fin. " 2"	3.00
50	"	" Cut " 5"	3.00
75	"	" " " 3 1/2"	3.50
50	"	2" C. W. Nails	2.50
25	"	3" C. W. Nails	1.25
2600	"	Assorted Boat Nails	250.00
150	"	" Nails	7.50
10	"	Cop. Boat Nails	2.50
1		Assortment of Odd Equipment	25.00
20	only	Tank Lugs	4.00
1	"	Assortment Deck Blocks	20.00
1	"	Assortment Window Glass	5.00
1	"	" Brass Grills	15.00
1	"	" Ship's Hardware	25.00
3	Lgths.	Galv. Pipe	10.00
200	Ft.	Brass Pipe	15.00
100	Ft.	C/B Steel	10.00
3		Flat Boxes	3.00
1		Assortment Pipe Fittings	10.00
50	Ft.	Machine Chain	4.00
1		25-lb. Anchor	5.00
12		Rope Plates	6.00

\$632.75

- 250.00

382.75

+ 77.00

461.75



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D. NEIL

NX W 18 COLLECT

KABLO BC MAR 15 1943 140P

M F GREEN

663

506 ROYAL BANK BLDG VANCOUVER

EVACUATION SECTION	
Rec'd	MAR 15 1943
File Co.	
Ans.	
Referred	<i>Green</i>

WILL SELL LUMBER AND HARDWARE TWO THOUSAND DOLLARS STOP RENT
MACHINERY REQUIRED STOP WILL WRITE PARTICULARS LATER

M SUZUKI

155P

THIS IS A COLLECT MESSAGE AND
WILL BE CHARGED TO YOUR ACCOUNT
IF UNACCEPTABLE PLEASE PHONE
PACIFIC 4231 WITHIN 24 HOURS

455 & 459

March 16, 1943.

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

Dear Sirs:

Re: Masaru SUZUKI and
Minoru SUZUKI

Confirming the telephone conversation the writer had with Mr. Coulthard this morning, we are glad to advise that the Suzukis have telegraphed that they will sell the lumber and hardware at the appraised valuation, and rent the machinery.

The appraised value of the lumber, as Mr. Coulthard knows, is \$1,731.76 and we request you to collect this amount from the B. C. Packers.

The hardware was valued by Mr. Lane at \$632.75 and to make quite sure that there is no confusion, we append a list of this. This is identical with that enclosed in the B. C. Packers' letter of March 6th. Here again we request you to collect the value being \$632.75.

We are enclosing also a second list showing the equipment which is to be rented. We expect further details will be received from the Suzukis in the near future and we can then discuss the terms on which this equipment should be rented.

We are sending you a duplicate copy of our letter and enclosures in order that you may have one to send to the B. C. Packers should you wish to do so.

Yours truly,

H. F. Green,
Protection Department.

HFG:NA
Encs.

MARKENO BOAT WORKS

2/93.57

C. S. Co.

LUMBER

1 1/2 - 1 1/2 - 2"	Eg. Fir Rgh. Clr.	80'	@	55.00M	4.40
1 1/2 - 1 1/2 - 2"	Eg. Fir s2s Clr.	2758	@	65.00	179.27
Com. Lbr. mostly 2"		2100	@	23.00	48.30
Short Clr. Cedar Flg.		500	@	30.00	15.00
Clear F. G. Fir		654	@	45.00	29.43
2 x 3 Clear Fir s4s.		500	@	35.00	17.50
Clear Mahogany		40	@	230.00	9.20
Clear Iron Bark		69	@	240.00	16.56
Small Bending Oak		325	@	220.00	71.50
1 - 1 1/2 etc. Clear Oak		575	@	220.00	126.50
Yellow Cedar - Mill run		2863	@	40.00	114.52
Eg. Rough Cedar Clear		1362	@	65.00	88.53
Eg. Cedar Clear s2s		9250	@	75.00	693.75
2 x 3 Clear Eg. Ced. s2s		107	@	55.00	5.90
2 x 4 Clear Cedar Tank stock		1390	@	60.00	83.40
4 x 4 Clear Birch Turning Squares		1250	@	160.00	200.00
Clear Birch plank		200	@	140.00	28.00

24023

\$ 1,731.76

OTHER MATERIAL

7	lbs.	Caulking Cotton	2.00
75	Ft.	High Tension Cord	2.50
1		Assortment Carriage Bolts	100.00
25	lbs.	Washers	2.50
100	"	Galv. Chain	15.00
1	Only	Star Block	5.00
1		Assortment Loop Mild Iron	30.00
1		Part Drum Creosote	20.00
1		Part Drum Boiled Oil	15.00
150	lbs.	Galv. Cut Nails 4"	7.50
60	"	" " " 3 1/2"	3.00
50	"	" Fin. " 2"	3.00
50	"	" Cut " 5"	3.00
75	"	" " " 3 1/2"	3.50
50	"	2" C. W. Nails	2.50
25	"	3" " "	1.25
150	"	Assorted Nails	7.50
10	"	Cop. Boat Nails	2.50
1		Assortment of Odd Equipment	25.00
20	Only	Tank Lugs	4.00
1	"	Assortment Deck Blocks	20.00
1	"	Assortment Window Glass	5.00
1	"	" Brass Grills	15.00
1	"	" Ship's Hardware	25.00
3	Lgths.	Galv. Pipe	10.00
200	Ft.	Brass Pipe	15.00
100	Ft.	C/R Steel	10.00
3		Flat Boxes	3.00
1		Assortment Pipe Fittings	10.00
50	Ft.	Machine Chain	4.00
1		25 lb. Anchor	5.00
12		Rope Plates	6.00
2	only	(Water Gauges) Gas Tank Gauges	4.00
2	"	(Step Bearings) Stern Bearings	10.00
8	"	(Post Lights) Port Lights	35.00
300	Ft.	1/2" Cable	30.00

461.75

\$2,193.51

March 19, 1943.

AEL:JB

COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

VICTIM SECTION	
Recd	MAR 23 1943
File No.	
Ans.	
Referred	Mr. Green

Your Files: 455 & 459.

March 22, 1943.

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

RE: Mareno Boat Works.

Dear Sirs:

Kindly find enclosed our statement and
cheque for \$2083.84 to cover lumber and inventory
purchased by the B.C. Packers Limited.

Referring to your letter of March 16th and
your inventory of equipment as valued by Mr. Lane there is
an obvious mistake in the item of 2600 lbs. of assorted
boat nails valued at \$250.00. At our suggestion the B. C.
Packers have withheld \$250.00 for this item until a check
can be made by Mr. Lane and a satisfactory figure arrived
at.

They have also added to this list four
items taken from your list of equipment to be rented to the
B.C. Packers. These items have been marked by the writer
and will be found at the bottom of the attached inventory
which has been made up by the B.C. Packers themselves.

As soon as Mr. Lane recovers from his illness
we will have him check these nails again and will remit you
a further cheque in payment.

Trusting we have made ourselves clear and
that this will be found in order,

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

SUZUKI, Masaru File 455/08160

SUZUKI, Minoru File 459/

Reg. 03828

(Mareno Boat Works)

Payment of Lumber & Inventory

Enc.

Less Commission

2,193.51

1096.7

2,083.84

paid Oct/43
\$96.10

Baslo, B. C.
March 23, 1943.

EVACUATION SECTION
Rec'd MAR 26 1943
File No. 4594 455
Ans. 29-3
Referred *Green*

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

Dear Sirs:

In answer to your letter of March 10th we wish to say that you are very much mistaken to take a valuation on our insurance value of our machinery, lumber and hardware. We have an inventory of our stock and machinery, but we find that there is a considerable amount of merchandise not on this inventory. For instance we have had our birch lumber brought from Annacis Island; our stock in the shack on the south side of the building is not on the inventory; 200 feet of $\frac{1}{2}$ " cable unused and many other things which are used around the shipyard. Also the cost of freight and handling has not been considered; furthermore the lumber in the shop is all seasoned lumber. We therefore ask you to sell our lumber and hardware for not less than \$2,000.00. (Not including our many small personal tools and our many Japanese tools which are packed in the office.)

Regarding our new and old machinery, we will not consider selling and would rent at the rate of 20%, all the machinery that is required and place the rest in storage. We believe the B. C. Packers will find our shop quite a handy shop and will be well satisfied.

Please write us concerning machines required and the ones they will not be using.

Yours truly,

Per. *S. Suzuki*
Mareno Boat Works.

459

March 29th, 1943

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

Dear Sirs:-

Re: Mareno Boat Works

Thank you for your letter of March 22nd and enclosed cheque for \$2083.84 from the B. C. Packers for which we enclose herewith our receipt. To have our records quite clear, we set out details of how this figure is arrived at.

Lumber as appraised		\$1731.76
Hardware as appraised	\$632.75	
Less Nails	<u>250.00</u>	
	382.75	
Add other items		
2 Only (Water Gauges)		
Gas Tank Gauges	4.00	
2 Only (Stern Bearings)		
Stern Bearings	10.00	
3 Only (Port Lights)		
Port Lights	35.00	
300 Ft. $\frac{1}{2}$ " Cable	<u>30.00</u>	
	79.00	
		<u>461.75</u>
		<u>\$2193.51</u>
	Less Commission	<u>109.67</u>
		<u><u>\$2083.84</u></u>

We note that in the near future you will have a re-check made of the nails by Mr. Lane. We assume that no extra charge will be made for this.

We have now heard from the Japanese and they write as follows:

"We ask you to sell our lumber and hardware for not less than \$2000.00 not including our many small personal tools

Coulthard, Sutherland & Co.

March 29th, 1943

which are packed in the office." We think that this request may be disregarded since we wish to make a clean sweep of the smaller items but if there are any Japanese tools which the Packers would not require, then these might be set aside. You might let us know about this at your convenience.

They further write, "Regarding our new and old machinery, we will not consider selling and would rent at the rate of 20% of the machinery that is required and place the rest in storage." Here again we think you may be guided by whatever arrangement is most convenient. As to the rate at which the machinery may be rented, you will remember that the Japanese valuation was found to be much too high and the actual valuation is not very much more than \$1200.00. We believe that you had in mind the renting of this for an extra \$10.00 per month and we think this would be fully satisfactory. Here again, you might let us know what you arrange.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

Rec'd	APR 5 1943
File No.	
Ans.	
Referred	

Kaslo, B. C.
April 1, 1943.

F. Matheson,
For the Authorized Deputy of the Sec'y of State.

Dear Sir:

Regarding our 18 foot speed boat which was damaged beyond repair, I have been waiting for a reply about the settlement you offered. I visited my dad in Slocan and I find that you sent him forms to have the money sent to him. He tells me that you may have found your mistake in sending it to him and held up the money. If so please send it to me in Kaslo, as I am looking after the business for Mareno Boat Works. Or even send it to my dad as he will have it sent to me.

Please give this your earliest attention as I am planning to go to Ontario, by the 10th of this month. Will be waiting your reply, I am,

Yours truly,

Mareno Boat Works.

Per: *Shuji Suzuki*
Reg. No. 08329

File No. G-95.
My fathers Registration No. is 08209

G-95

April 5, 1943.

Mr. Shiyo SUZUKI,
Registration No. 08329,
Kaslo, B. C.

Dear Sir:

We are in receipt of your letter of April 1st, in regard to the 18 foot speed boat damaged beyond repair. If this refers to the boat known as "Mareno", our records give the owner of this boat as Sentaro Suzuki. If this is incorrect, will you please let us know?

The long delay in settling this claim is indeed regrettable, but there is nothing we can do about it.

I am not quite sure what is meant by the "forms" sent to your father. We wrote him on January 6th stating that the claim would be in the amount of \$227.20. This claim will be paid, but just when the cheque will come in is impossible to say.

As soon as the money is received, we shall get in touch with yourself or your father, whichever is the owner of this boat.

Yours very truly,

F. Matheson,
Specified Articles Department.

Koch, B.C.
April 9, 1943.

Mrs. S. Matheson
Specified Article Dept.

Rec'd	APR 12 1943
File No.	
Ans.	
Noted	

Dear Sir:

I am answer to your letter of April 5, I will ask you to send the \$227.20 to my father in Shewan as your record show. It makes no difference to me as long as one of us gets the money. I don't know how it got into my father's name, but that doesn't matter.

If you still wish to get in touch with me please write to Mrs. Sherwood Fox, 276 Regent St., London Ontario as I am leaving tomorrow.

Thanking you for your prompt reply.
I am

Yours truly

Margaret Bost Wks.
Per. Shuji Sugita.

TELEPHONE 106

COULTHARD, SUTHERLAND & CO., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

File
609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Your File: 455.

April 13, 1943.

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

RE: M. Suzuki.
Attention Mr. Green.

EVACUATION SECTION	
Rec'd	APR 17 1943
File No.	
Ans.	<i>MAJ</i>
Referred	<i>Green</i>

sent to Acting

Dear Sir:

This is to advise you that we have shipped
to Mr. Suzuki at Kaslo to-day hand tools as per the
attached list as requested in his letter of April third.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard
F. H. Coulthard.

EVACUATION SECTION

Rec'd APR 17 1943

File No.

Ans.

Referred

LIST OF TOOLS

--- ---

M. Suzuki, Kaslo, B.C.

32 Moulding Planes (Wooden)
2 Chalk Line Tube
2 Marking Gauges
2 Push Scrapers (Steel)
9 Saws
1 Valve Lifter
1 Knife
1 Awl
13 Augers
1 " Extension
10 Bits
3 Chisels
1 Pair Cutters
2 Screw Drivers
1 Ice Pick
1 Marker
1 Rat Tail File
1 Three corner File
1 Exercisor
2 Dumbbells
1 Flat File
1 Sledge
1 Adze
1 Screw Driver
1 Gauge Chisel
4 Hones
4 Sawfiles
1 Steel Plane (and)
1 Pair Dividers
1 Socket Wrench
1 Hockey Puck
1 Plumb Bob
1 Three Corner file
1 Bone
1 Calipers
1 Axe

April 22, 1943.

Mr. Masaru Mar SUZUKI,
Registration No. 08160,
Kaslo, B. C.

Dear Sir:

Re: Your Property in New Westminster.

It appears that the boat-house and business situated on your property at the foot of Jardine Street, New Westminster, is jointly owned by other persons besides yourself. From the information at hand, the Custodian believes that the boat-house and business operated therein is jointly owned by Bentaro Suzuki, your father, together with yourself and your brothers Minoru and Shuji. If this is not correct, will you please be good enough to write without delay stating exactly the interest of each member of the partnership, supplying this office with a copy of the partnership agreement if there is one.

With reference to the 3 roomed bungalow which is situated on your property and which has been occupied by your brother Minoru, please state what arrangements you have made with him as to his ultimate ownership of this house, and also whether in the meantime, you have received any compensation from him for the use of the land on which it is built.

At the same time, when forwarding this information, please make it perfectly clear whether the interests of your father and brothers in the Marano Boat Works applies to the building as well as the business itself, and whether any additional interest accrues to you because of the building being situated upon your land. Please reply without delay.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS

*Boathouse
Re Pers Prop.
Claim file*

4136.

May 3rd, 1943.

Mr. Shuji SUZUKI,
Registration No. 08329,
Kaslo, B. C.

Dear Sir:

Under date of April 26th, your brother, Masaru Suzuki, has advised us that the 12 acres of land, the boat shop and business at New Westminster belong equally to you, your father, Sentaro, your brother, Minoru, and himself each having a $\frac{1}{4}$ interest. The business, of course, includes the lumber, machinery, equipment and tools. Please write us by return mail stating definitely your interest in the property and business.

We would also like to know whether or not the hand tools which were shipped to your brother, Masaru, on April 13th, were partly owned by you and ~~the place~~ his sole property.

not

Yours truly,

W. J. Johnston
W. J. Johnston,
Administration Department.

WJJ/P.

Johnston

455.

May 3rd, 1943.

Mr. Masaru SUZUKI,
Registration No. 08160,
Kaslo, B. C.

Dear Sir:

Re: Your Property, New Westminster.

Thank you for your letter of April 26th. We note that your father and two brothers are equal partners with you in the land, boat shop and business, and we are writing them to confirm this arrangement. The business, of course, includes lumber, machinery, equipment and tools. We would like to know, however, whether or not the hand tools shipped to you on April 13th were your personal property or belonged to the partnership.

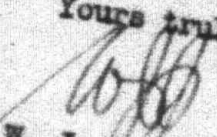
There are also two other points which we would like to have cleared up at this time.

First: You recall you agreed to supply 15 tons of lime each year to Mr. Spagnol. Has this part of your Agreement been carried out?

Secondly: We would like to know the ownership of the old boat building shed on Annacis Island where the lumber was stored. Do you own the building or property there?

Please write us fully by return mail.

Yours truly,


W. J. Johnston,
Administration Department.

WJJ/P.

455, 459, 436 & 9977.

May 31st, 1943.

Mr. Masaru SUZUKI,
Registration No. 08160,
Kaslo, B. C.

Dear Sir:

We have received a reply from your father, Sontaro Suzuki, regarding his interest in the property and business of the Shirose Boat Works, and it would assist us greatly if you and your two brothers, Minoru and Shuji, would write us in a similar manner as soon as possible.

It is not that we discount statements made in your letter of April 26th, but in the absence of a Partnership agreement, we require these letters in order to properly administer your respective affairs to the satisfaction of all concerned. Please let us hear from you by return mail if you have not already written.

Yours very truly,


E. J. Johnston,
Administration Department.

WJ/P.

997, 455, 499 & 436.

June 2nd, 1943.

H. F. Loughhead, Esq.,
District Supervisor,
U. S. Security Commission,
Knox, N. C.

Dear Sir:

Re: File 997, Bentaro SUGI - Reg. No. 08309,
File 455, Masaru SUGI - " " 08160,
File 499, Minoru SUGI - " " 08328,
File 436, Rumi SUGI - " " 08329.

The above four Japanese are all interested in 12 acres of land, a boat shop and business known as the Ureno Boat Works at New Westminster, B. C. For some time we were under the impression that Mr. Masaru Sasaki was the sole owner but lately, 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 Sasaki 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 2nd 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 Sasaki on April 13th.

We have heard from the father, Bentaro Sasaki, 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 Sasaki 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

"All four have left for London, Ont."


(P.T.O.)

- 2 -

with this office and we would certainly appreciate same if you were able to assist us in this important matter.

Thanking you herein, we are

Yours very truly,


W. J. Johnston,
Administration Department.

WJG/P.

File No 458, 459, 4136, 9951

London Ont.

June 13, 1943.

The Custodian
H. J. Johnston
Administration Dept.

EVACUATION SECTION	
Rec'd	JUN 19 1943
File No	4136
Ans.	Staff
Referred	Johnston

Dear Sir:

In reply to your letter asking ~~me~~
to declare ~~my~~ interest in the property & interest
of Marano Boat Works, I wish to state
I have a 1/4 interest with my 2 brothers
& also my father. Also the tools that were
shipped to Marano. Suzuki.

I would appreciate very much if you
could distribute the proceeds of the sale of
lumber & Hardware at your earliest convenience.

Yours truly.

Shuji Suzuki.

No. 08329.

4136.

June 29th, 1943.

Mr. Shuji SUZUKI,
Registration No. 08329,
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 Marine 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 \$2389.09. 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. 4136, is now \$9.00.

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 \$1989.09. 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 in writing.

Kindly acknowledge receipt of the enclosed cheque and oblige.

Yours truly,


W. J. Johnston,
Administration Department.

WJJ/P.
Encl. 1.

210 Regent St.
London, Ont.
July 27, 1943.

EVACUATION SECTION	
Rec'd	JUL 29 1943
File No.	4136
Ans.	1099
Referred	Johnston

Mr. Johnston
S. Custodian
Royal Bank Bldg.

Dear Sir:

Received your cheque for \$100.00 and am
looking forward to the payments every month.
My father has also received their cheques and
have asked me to write & ask you for a detailed
account of the Sale of Hardware & Lumber and
receipt of Rentals and what or how do you
get the ~~total~~ credit of our personal accounts.
Waiting your answer I am

995701-101
1099
252

Yours truly,
Shige Shyuki.

1956.59

4136.

August 2, 1943.

Mr. Shuji SUZUKI,
Registration No. 08329,
270 Regent Street,
London, Ontario.

Dear Sir:

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

We are in receipt of your letter of July 27th, and in accordance with your request, we are enclosing herewith a statement of the joint account in which you have a one-fourth interest and also a statement of your personal account.

At the time it was finally determined that each of the above-named had a one-fourth interest in the Marano Boat Works, it was necessary to make certain adjustments in the account of Masaru Suzuki, whom we understood previously was the sole owner. Certain items which had been credited to his personal account had to be transferred to the joint account, and we believe you will find the statements self-explanatory.

We are enclosing herewith our cheque for the sum of \$100.00 which has been charged to the joint account. After deducting this and similar cheques sent to your two brothers and father, there remains a balance of \$1556.59.

Kindly acknowledge receipt of the enclosed cheque and oblige.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/P.
Encl. 3.

August 31st, 1944.

MEMORANDUM

TO: Mrs. A. G. McArthur

Catalogue No. 677

FROM: Mr. W. J. Johnston

Re: Lot 14 of Lot 757, Group 1, Map 2620
Pt. of Jardine St. in the City of New Westminster.

The following is a Summary of the past and present position, as found on relative files, of the above-mentioned property, including land, buildings and chattels.

Registered Owner: Mar SUZUKI, (also known as Masaru SUZUKI).

Partnership Agreement: Evidence is on above-mentioned files that Masaru SUZUKI, Minoru SUZUKI, Shuji SUZUKI, (3 brothers), and their father, Sentaro SUZUKI, are co-owners, each having a $\frac{1}{3}$ interest in the land described above and the buildings on said land, together with the machinery and equipment in the boat building.

Land: (1) Consists of 12 acres: good soil and is used to raise produce for marketing. It is 900' wide where it fronts on the Fraser River.

(2) Tenancy: The land, separate and apart from any buildings has been rented to the present tenant, Mr. Harry Spagnol, since June, 1940, at an annual rental of \$120.00.

(3) Foreshore: The Dominion Government owns the foreshore but the New Westminster Harbour Board has leasing rights within the limits of the City and charges .50¢ per foot to anyone using same for commercial purposes. The owner of the land, however, has riparian rights, which give the privilege of hauling boats or materials from the water on to his land.

Buildings: (1) There is a boat building which, before Evacuation, was known as the Mareno Boat Works and the SUZUKI's carried on a profitable business, building and repairing boats. Dimensions of building are 54' x 60' and a picture is on file 455.

P.T.O.

(2) There are also 5 small sheds, two of which were used by the SUZUKI's as private garages. All the above-mentioned buildings are on the 12 acres of land but are situated near the water.

(3) There are 2 float-houses in connection with this property but they are not situated on the land.

(a) 4-room bungalow with attic, owned by Mr. Masaru SUZUKI, personally, and rented to a Mrs. Underhill for \$10.00 monthly.

(b) 3-room bungalow with attic, owned by Mr. Minoru SUZUKI, personally, and rented to Mr. Bert Sampson for \$7.00 monthly.

Note: These float-houses were advertised separately.

Lumber, Hardware, Machinery and Equipment: The boat building above-mentioned was rented to the B. C. Packers, Ltd., in March, 1943, and at that time the lumber and hardware in the building were sold to them, with the consent of the SUZUKIS, for the appraised values of \$1,731.76 and \$461.75 respectively. The machinery and equipment, appraised at \$1,275.75, was rented to the B. C. Packers, Ltd., as below-mentioned under "Tenancy". All the above-mentioned appraisals were made by Mr. H. Lane of McLennan, McFeely & Prior, Ltd. Evidence is on file that the four SUZUKIS above-mentioned each owned a $\frac{1}{4}$ interest in the lumber and hardware which was sold.

Tenancy re boat-building and Equipment: The boat-building, machinery and equipment was rented to the B. C. Packers, Ltd., for \$50.00 as from March 1, 1943, on a month-to-month basis. \$40.00 of this amount was to apply as rental for the building and \$10.00 for the machinery and equipment. This arrangement continued until July 31, 1944, when the B. C. Packers vacated after giving due notice.

Note: At the present time Mr. Bert Sampson, tenant of one of the float-houses is acting as watchman at night in the building, protecting contents from being stolen.

Prospects for Rental or Sale: At this time there is a fair demand for the rental of such premises and our agent, Coulthard, Sutherland & Co. Ltd., has several prospective tenants. Regarding a purchaser, however, the same condition does not prevail and, at the moment, J. H. Todd & Sons, Ltd., Victoria, B. C., Cannery operators, are the only firm interested. Our letter to this company dated August 30, 1944, was written with a view to obtaining an early decision regarding the matter. I also gave Mr. Shears a Memorandum in this connection dated August 17, 1944, prior to his visit to Victoria, at which time he had a personal interview with Todd & Sons, Ltd.

WJJ/HMS

W. J. Johnston
.....

4136.

September 3rd, 1943.

Mr. Shuji SUZUKI,
Registration No. 08329,
c/o Mr. W. Sherwood Fox,
270 Regent Street,
London, Ontario.

Dear Sirs

We are in receipt of your letter of the 23rd ultimo in connection with the statement of your account. The boat building shop is rented to the B. G. Packers for \$40.00 monthly and the machinery is rented to the same Company for \$10.00 monthly. These amounts were deemed to be fair charges as the B. G. Packers are good tenants and your property is being well looked after. The land inside the dyke is rented to Mr. Spagnol for \$10.00 monthly.

The two bungalows outside the dyke belonging to Masaru Suzuki and Minoru Suzuki are rented for \$10.00 and \$7.00 respectively.

We are enclosing herewith our cheque for the sum of \$50.00 and after deducting this amount and similar amounts covering cheques also forwarded to Minoru, Masaru and your father, there will remain a balance in your joint account amounting to \$1349.99.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/P.
Encl. 1.

September 3rd, 1943.

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

Dear Sir:

We are in receipt of a letter dated August 23rd from your brother, Shuji Suzuki, in connection with the statement of your account.

The Boat building shop is rented to the B. C. Packers for \$40.00 monthly and the machinery is rented to the same Company for \$10.00 monthly. These amounts were deemed to be fair charges as the B. C. Packers are good tenants and your property is being well looked after. The land inside the dyke is rented to Mr. Spagnol for \$10.00 monthly. The two bungalows outside the dyke belonging to yourself and Minoru Suzuki are rented for \$10.00 and \$7.00 respectively.

We are enclosing herewith our cheque for the sum of \$50.00 and after deducting this amount and similar amounts covering cheques also forwarded to Minoru, Shuji and your father, there will remain a balance in your joint account amounting to \$1349.99.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/P.
Encl. 1.

COPY for File No. 4136.

459.

September 11th, 1943.

Mr. Minoru SUZUKI,
Registration No. 08328,
270 Regent Street,
London, Ontario.

Dear Sir:

We are in receipt of your letter of the 23rd ultimo and in accordance with your request, we are enclosing herewith a memorandum of equipment rented to the B. C. Packers Limited for the sum of \$10.00 monthly. This amounts to an annual charge of approximately 10% of the appraised value.

All machinery and equipment on the premises at the Boat Works was either sold or rented to the B. C. Packers Limited and there is nothing at the present stored on the premises.

In connection with the amount of \$6.60 shown in the statement of your personal account, this correction was made shortly after we wrote to you and this item now appears in the joint account.

All rentals are being kept up to date and your property is being well protected.

Yours truly,

W. J. Johnston,
Administration Department.

WJ/P.
Encl.

c.c. to Mr. Masaru SUZUKI,
Mr. Sentaro SUZUKI,
Mr. Shuji SUZUKI.

BOAT EQUIPMENT TO BE RENTED TO

THE B. C. PACKERS LTD.

1	only	1/2 H.P. Delta Motor	60.00
1	"	1 H.P. Delta Motor	75.00
1	"	1 H.P. Westinghouse Motor	65.00
1	"	Small Grinder	5.00
1	"	Jack Shaft	5.00
1	"	Post Drill	10.00
1	"	Lathe	5.00
1	"	Band Saw	80.00
1	"	Band Saw Table	7.50
1	"	Belt and Pulley	2.50
1	"	6" Jointer	75.00
1	"	6" Jointer Stand	7.50
1	"	Belt and Pulley	2.00
1	"	1/2 H.P. Motor	50.00
1	"	Delta Shaper	125.00
1	"	3 H.P. Westinghouse Motor	125.00
1	"	Saw Filing Outfit	100.00
1	"	Set of Shaper Cutters	10.00
24	"	Ship's Clamps	15.00
2	"	Split Pulleys	4.00
1	"	Band Saw and Odd Blades	150.00
1	"	Plane	25.00
1	"	Saw	25.00
1	"	Complete Line Shaft	50.00
1	"	Gas Engine	50.00
1	"	5 H.P. Motor	100.00
1	"	Ship Adze	2.00
1	"	Hookaroon	.75
1	"	Assortment Turning Chisels	3.00
1	"	Delta Shaper Guard	5.00
2	"	Rolls Belting	7.50
1	"	Assortment Odd Tools	25.00
15	Ft.	4" Belting	4.00

\$1,275.75

4136

April 17, 1944.

Mr. Shuji SUZUKI,
Registration No. 08329,
c/o Mr. W. Sherwood Fox,
270 Regent Street,
London, Ontario.

Dear Sir:

We note that on March 31, 1942, you sold the vessel "Mareno VII" to Mr. Harry Person for the sum of \$1,000.00. Of this sum \$300.00 was paid in to the Japanese Fishing Vessels Disposal Committee, and the balance of \$700.00 secured by mortgage.

In order that our records may be complete, we would be pleased to know if you have received payment of this \$700.00. If you have not received payment, is there anything this office can do for you in this connection?

Payment has not yet been received in connection with your claim for the loss of the runabout "Mareno".

Yours very truly,

F. Matheson,
Specified Articles Department.

455
458
4136
9951

July 4th, 1944.

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

Dear Sirs:

Re: Marine Boat Works

We are in receipt of your letter of the 29th instant and note contents. It will be in order for you to rent the premises presently occupied by the B. C. Packers Limited together with the machinery and equipment belonging to the Suzuki's on the same basis, viz. \$40.00 for the building plus \$10.00 for machinery and equipment, provided you are satisfied that the proposed tenant will be satisfactory.

Thanking you for your attention to this matter, we are

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

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

TELEPHONE 106

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

Your File: 455, 459.

August 17, 1944.

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

RE: Mareno Boat Works.

EVACUATION SECTION	
Rec'd	AUG 18 1944
File No.	455 459
Ans.	108
Referred	Johnston

Dear Sir:

This is to advise that the B.C. Packers Ltd. vacated the above premises July 30th. Shortly after the writer checked the inventory with Mr. Carl Remmen who was operating the boat works for the B.C. Packers and we found the inventory to be correct with the exception of five boat clamps which were broken during the course of his work. These are a very minor item.

As there is an quantity of exceptionally valuable equipment stored on the premises the writer has appointed Mr. Bert Samson as watchman. He sleeps on the premises and we have arranged to pay him \$1.00 per night for this.

The B.C. Packers Ltd. left everything in good order. The premises are neat and clean and the equipment which they were renting properly stored under lock and key in the room upstairs.

Trusting this is the required information,

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. H. Coulthard
F. H. Coulthard.

455 ✓
459
4136
9957

August 30th, 1944.

Messrs. J. H. Todd & Sons Ltd.,
P.O. Drawer 576,
Victoria, B. C.

Dear Sirs:

Re: Mareno Boat Works, New Westminster
Lot 14 of Lot 757, Group 1, Map 2620.

We do not appear to have had any word from you regarding the above-mentioned property, the renting or purchase of which you have had under advisement for some time.

Following the visit of our Mr. Shears to Victoria he stated that you would be notifying our office shortly regarding your decision in the matter and, in view of the fact that we have been approached by other parties, we would appreciate receiving an indication of your intentions regarding submitting an offer.

We are not certain whether you have given due consideration to the fact that the boat works building is situated on 12 acres of land which has been rented continuously to a reliable party for \$120.00 annually. This tenancy is separate and apart from the boat works building and the land on which it is situated.

Ownership of this land carries riparian rights in connection with the use of the foreshore, which is owned by the Dominion Government. The dyke along the Fraser River is built across this property and there is a possibility that boats may be hauled from the water onto the land and beached between said dyke and the foreshore, thus

Messrs. J. H. Todd & Sons Ltd.,

August 30th, 1944.

obviating the necessity of paying rental to the New Westminster Harbour Board.

Your reply to this letter at as early a date as possible would be very much appreciated.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
cc Coulthard, Sutherland & Co. Ltd.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Shuji Suzuki

File No. ²¹³⁶
~~2221374~~

*Mr. H. Sherwood Fox
290 Regent St.
London W.1*

Reg. No. 08329

Company Sun Life

Agency Vancouver

Policy No. 2221374

Premium - \$150.30

Payable: ^X Annually, Semi-annually or monthly

Month September Day 5

REMARKS:

Letter sent 21/8/43

November 2nd, 1944.

Mr. Shuji SUZUKI,
Registration No. 08329,
c/o Mr. W. Sherwood Fox,
270 Regent Street,
London, Ontario.

Dear Sir:

We wish to advise you that the B. C. Packers Limited vacated the premises formerly known as the Mareno Boat Works on July 31st, 1944. Mr. Fred Coulthard of Coulthard, Butharland and Company Limited inspected the chattels and building and found everything in order.

In order to protect the machinery and equipment from being stolen while the property was unoccupied we arranged with Mr. Bert Samson to stay in the building at nights and we paid him for his services.

After carrying on negotiations with several parties we finally authorized Mr. Coulthard to lease the premises for one year from October 1st, 1944, to Mr. Conrad Stokkeland on the same terms as prevailed with the B. C. Packers Limited, viz; \$40.00 per month for the building and \$10.00 per month for the machinery and equipment. Our reports regarding Mr. Stokkeland are very favorable and we believe he will make a satisfactory tenant.

We also wish to advise you at this time that we have paid 1944 taxes on your property amounting to \$213.50 and after making this deduction from your joint account you have a credit balance of \$46.69.

Trusting the above meets with your approval we remain,

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

26 Queen St.,
London, Ont.,
Jan, 28/45

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

EVACUATION SECTION	
Rec'd	FEB 2 1945
File No.	6/95
Referred	Mather

Dear Sir:

Referring to your letter of April 5, 1943
File No. 6/95, we have as yet not heard a
word from you. May we inform you that
it is 2 years now since I wrote last and
3 years since this boat of mine was wrecked
by the navy.

Please try and hurry up this claim if it is
not already in your hands, I am

Yours truly,

S. Suzuki.

To: Mr. F. G. Shears

February 5, 1945

From: F. Matheson

Re: Shuji SUZUKI and claim for loss of M/V "Mareno"

Attached is a letter received from Shuji SUZUKI, Reg. No. 08329, File 4136, in connection with claim for compensation for the loss of his vessel.

The vessel "Mareno" was an 18-foot runabout, which was crushed beneath a larger boat. Being only 18-foot this boat was not licensed. The boat was owned by the Mareno Boat Works, or by one of the SUZUKI family, who operated Mareno Boat Works.

Correspondence in regard to this boat was on Mareno Boat Works letterheads and signed by "MARENO BOAT WORKS, per S. Suzuki".

The claim is registered in the name of Sentaro SUZUKI, Reg. 08209, File 9957, father of the three Suzuki brothers. Shuji SUSUKI has stated that he owns the boat but that the money from claim may be paid to his father, as it wouldn't make any difference which of them got it.

This claim was filed by S. Suzuki on March 10, 1942. I do not know why it was not completed before the Japanese Fishing Vessels Disposal Committee closed.

The claim is for \$227.20 and is among those sent to Ottawa on January 17, 1944.

F. Matheson

*Now that I don't
have him/recorded
I assume his claim
will be paid in
due course*

*Paid
money sent
to Shuji Suzuki June 20/45
F.M.*

SULLIVAN & McQUARRIE
BARRISTERS & SOLICITORS

HARRY J. SULLIVAN, K.C.
COLIN D. McQUARRIE

Rec'd	
File No.	677
Ans.	
Referred	

BANK OF COMMERCE CHAMBERS
NEW WESTMINSTER
BRITISH COLUMBIA

March 1st., 1945.

Custodian of Japanese Property,
Vancouver, B.C.

ATTENTION OF MR. SHEARER

Dear Sirs:-

We enclose marked cheque for \$800.00, being
10% deposit upon this our tender on behalf of client of
\$8000.00, for the purchase of approximately 12 acres of
land and improvements at the foot of Jardine Street, New
Westminster, B.C., fronting on Annacis Slough.

We shall be glad to hear from you.

Yours truly,

SULLIVAN & McQUARRIE

per: *[Signature]*

HJS:AH

Encl.

*valuation 2nd hand
12 acres @ 2750 =
33000*

*33000
4700 = First Part Paid
7500*

*600 = already paid not attached to land
8700 = not in Catalogue*

*Cancelled
4/2/45*

*Equipment value 1275
Lease 120 to 140 to Comar Stokkeland
(? cancelled but the 12000)*

4136

March 8th, 1945.

Mr. Shuji SUZUKI,
Registration No. 08239,
26 Gunn Street,
London, Ontario.

Dear Sir:

We are in receipt of your letter of the 26th ultimo, and in reply wish to advise you that the credit balance in your account number 2629 with the Royal Bank of Canada stands at \$159.92. The manager of this bank has requested us to advise you that your deposit book should be forwarded to them in order that entries may be brought up to date.

Please give this matter your early attention, and oblige.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

SULLIVAN & McQUARRIE
BARRISTERS & SOLICITORS.

HARRY J. SULLIVAN, K.C.
COLIN D. McQUARRIE

BANK OF COMMERCE CHAMBERS
NEW WESTMINSTER
BRITISH COLUMBIA

Rec'd	MAR 13 1945
File No.	
Ans.	
Replied	

12th. March. 1945.

F.G. Shears, Esq.,
Director Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Cat. 677

Dear Sir:-

Your file 455- re Lot 14 of D.L.
757 Map 2620.

We have your letter of 9th. March instant with enclosures as stated and we note that our offer of 1st. March is being given favourable consideration but that before proceeding further you would like to know our clients attitude towards purchase of the equipment set out in an attached list of equipment.

Our client's offer of \$8000.00 was made in the assumption that all of such equipment was attached to and formed part of the freehold and would be included as part of the lands and improvements which were being offered for sale.

We are instructed to say that if such equipment is not included ~~then~~ our client would not be interested in purchase and in such event our client's offer would be withdrawn.

Yours truly,

SULLIVAN & McQUARRIE

Per *[Signature]*

HJS.

*Received
Indians*

Post works building Chedoke

*757
100
8775*

4136

April 30, 1945.

Mr. Shuji SUZUKI,
Registration No. 08329,
26 Gunn Street,
London, Ontario.

Dear Sir:

Re: Claim for Loss of "Mareno"

We are today sending to your father, Mr. Sentaro SUZUKI, the attached letter and Release and Discharge forms in connection with the claim for the loss of the Runabout "Mareno".

When we receive from your family a letter telling us who to pay this money to, along with the completed Release and Discharge, we will send the former owner of the "Mareno" the claim money.

Yours truly,

Enclosure

F. Matheson,
Specified Articles Department.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO.

977 & 4136

2 4552
459

JAPANESE EVACUATION SECTION

505 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

COPY

April 30, 1945.

Mr. Santaro SUZUKI,
Registration No. 08209,
26 Gunn Street,
London, Ontario.

(Stamped -
(Rec'd - Jun 5 1945))

Dear Sir:

Re: Claim for loss of "Mareno"

Funds have been made available to settle claims filed against the Dominion Government in connection with damage and/or loss suffered by impounded vessels belonging to persons of Japanese origin.

Some doubt exists as to whether this boat was owned by you, by your son Shuji, or by the Mareno Boat Works. The Release and Discharge forms enclosed herewith have been made out in your name. As you and your sons are the only persons who know the rightful owner of this boat, we suggest that you send us a letter telling us who to pay this money to and have this letter signed by all the persons who had been interested in the Mareno Boat Works.

When we receive the completed Release and Discharge forms (both copies) and the letter telling who the money is to go to, we will send our cheque for \$225.20 to that person.

When you sign this paper, have the witness sign, and also fill in the name of the city and province at which the paper was signed and the date on which it was signed.

Yours truly,

F. Matheson

F. Matheson

Specified Articles Department.

Enclosures (2)

(following written in pen and ink)

Owners are Mareno Boat Works - But please make cheque payable to Shuji Suzuki.

Signed 1. "Santaro Suzuki"
2. "Masaru Suzuki"
3. "Minoru Suzuki"
4. "Shuji Suzuki"

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

TELEPHONE 106

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

June 8, 1945.

Cat 677

VACATION SECTION	
Rec'd	JUN 9 1945
File No.	455
Ans.	
Referred	Shaw

The Office of the Custodian,
Vancouver, B.C.

Dear Sirs:-

Re Mareno Boat Works- File 455 & 459

This is to advise the tenant of the above property has made an offer of \$4800. for buildings, equipment and 2 acres of land on which they are situated. This would leave ten acres of vacant land to be sold.

If this offer is rejected will you kindly let us know how much would be acceptable.

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

F. H. Coulthard
F. H. Coulthard.

7500
1275

1/10/45

W. D. BOWDEN
MANAGER

TELEPHONES: 774 AND 775
CODE: BENTLEY'S

WESTMINSTER TRUST COMPANY

HEAD OFFICE

NEW WESTMINSTER, B. C.

PLEASE ADDRESS ALL COMMUNICATIONS
TO THE MANAGER

EVACUATION SECTION	
Rec'd	JUN 29 1945
File No.	4136
Ans.	
Referred	<i>[Signature]</i>

June 28th. 1945.

Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

Attention Mr. Green

Dear Sir :

Re: SHUJI SUZUKI

Re: the netrack belonging to the above Japanese.

I wrote Mr. Hansen about the rent of the above and had a visit from his partner who informs me that Mr. Hansen is away up north and will be back in August. He or Mr. Hansen will settle for the rent owing and also will purchase the net rack if a satisfactory price can be obtained.

I was not able to tell him the appraised price but he mentioned that he would be willing to go as high as \$25.00 for it, as he states that it is quite old and he has had to refloor the most of it as the supporting logs are getting water logged and the floor gets wet frequently when the water is at all rough.

So I hope we shall get some action on this in August.

Yours truly,

WESTMINSTER TRUST COMPANY.

[Signature]

Accountant.

MEMORANDUM

File No. 4136

August 17th, 1945.

TO: The File

FROM: Mr. W. J. Iverson

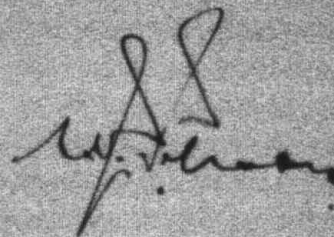
RE: Shuji SUZUKI

The above Japanese declared personal property consisting of an accordin and a trumpet, which were to be left in the care of Mr. A. Carlsen, Annacis Island. However, according to a letter dated August 5th, 1942, from Mr. Carlsen, Mr. SUZUKI apparently took these instruments away with him at the time of his evacuation.

Mr. SUZUKI is also the owner of a net float located on Annacis Island, which is rented to Mr. Hansen for \$10.00 a year. Rental is paid up to August, 1944. The float does not appear to have been appraised, but the Westminster Trust Co. on June 28th, 1945, advised that Mr. Hansen will pay as high as \$25.00 for it.

The only other chattel interest of Mr. SUZUKI is a one-quarter share he has in the property and equipment of the Mareno Boat Works, described in this file.

WJI:LBM



EVACUATION SECTION

Rec'd SEP 20 1945

File No.

Ans.

Referred

JOSEPH DORGAN

713 COLUMBIA STREET
NEW WESTMINSTER B. C.

September 19th, 1945.

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

Dear Sir:

EXHIBIT No.

DATE

FILED BY

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 12"x12" 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 constructed garage on NW corner) at \$200.00 per acre	1,840.00
	<u>\$ 7,490.00</u>

JOSEPH DORGAN

715 COLUMBIA STREET
NEW WESTMINSTER B. C.

September 19th, 1945.

- 2 -

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,


Jo. Dorgan

JD/S

COPY

CITY ENGINEER'S OFFICE

New Westminster, B.C.

October 6, 1945.

Coulthard, Sutherland & Co. Ltd.,
443 Columbia Street,
CITY.

Subject: Marineau Boat Works Subdivision.

Gentlemen:

Regarding your inquiry for a one acre lot at the rear of the Marineau Boat Works located on Jardine Street at the water front in Lot 14 of Lot 757 group 1, there is no objection of the City to this subdivision but we would like to point out that the Land Registry Office will probably demand that the subdivision be done in two parcels one on either side of the dyke.


Yours truly,

"R.E. Potter"

R.E. Potter,
Chief Engineer.

REP/

NOTE: Mr. F. J. Coulthard has advised me that no reference was made to a service road in the above letter for the reason that Mr. Potter told him personally another road was unnecessary at this time, as the balance of Lot 14 is accessible from both Salter and Jardine Streets.



File Nos. 455, 436,
459, 9957.

October 17th 1945.

MEMORANDUM

TO: Mr. F. G. Shears

FROM: Mr. W. J. Johnston

Re: Lot 14 of Lot 757, Group 1, Map 2620,
Foot of Jardine St., New Westminster, B. C.
East Works Building, Cat. No. 677.

With further reference to the Subdivision of the above-mentioned property, I wish to advise you that yesterday I visited Mr. J. S. Disney, New Westminster Land Registry Office Engineer, and he made the following statements:

1. That a survey of the portion of the land to be subdivided must be completed.
2. That Surveyors are so busy it may be several months before a survey can be made.
3. That a plan of the Subdivision should be attached to the Conveyance when same is registered.
4. That the Land Registry Office is not interested in a service road as this matter comes under the jurisdiction of the City Engineer. (In this connection I am attaching hereto copy of a letter dated October 6th 1945, received by our agent, Coulthard, Sutherland and Company Limited, from the New Westminster City Engineer's Office.)
5. That the Land Registry Office will accept the survey and plan as made by any qualified Surveyor.

For your further information I wish to advise you that Mr. F. J. Coulthard, on advice received from Messrs. Burnett and McEugan, Surveyors, New Westminster, stated it would cost from \$35.00 to \$50.00 for the proposed survey. Mr. Coulthard also advised me yesterday that he was contacting Mr. Conrad Steinkeland, the prospective purchaser, regarding his acceptance of one acre of land, instead of one and a half acres, for the price offered. He will report to us in this connection as soon as possible. It is noted that the difference between the offered price of \$5,500.00 and the valuation of the one acre portion of land, buildings and machinery is more than sufficient to offset the estimated cost of the proposed survey.

It might be well to proceed with this transaction under an Agreement for Sale, subject to the above-mentioned survey being made as soon as possible.

WJJ/MS
Enc.


W. J. Johnston.

COPY

455/459
4136/9957

20TH October, 1945.

Dear Sir:

Re: Catalogue No.677
Mareno 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. W.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.

W. D. BOWDEN
MANAGER

TELEPHONES: 771 AND 172
CODE: BENTLEY'S

WESTMINSTER TRUST COMPANY

HEAD OFFICE
NEW WESTMINSTER, B. C.

PLEASE ADDRESS ALL COMMUNICATIONS
TO THE MANAGER

September 25th, 1945.

EVACUATION SECTION	
Rec'd	SEP 26 1945
FILE NO.	✓ 136
Ans.	
Referred	

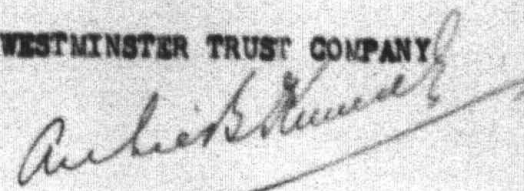
The Custodian of Japanese Property,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Enclosed please find our cheque for
\$20.00 covering the offer of R. Nisbet to purchase the Net Rack belonging
to Shuzi Suzuki of Annacis Island. We would be glad to hear from you as
to whether this offer is acceptable.

Yours truly,

WESTMINSTER TRUST COMPANY



A.B. Kennedy,
Accountant.

ABK/AB:

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

TELEPHONE 106

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

October 1st, 1945

Attention Mr. Johnson

Office of the Custodian,
675 W. Hastings St.,
Vancouver, B.C.

ENEMY SECTION	
OCT 2 1945	
Rec'd	
File No.	453
Ans'd	
Refer'd	Mr. Stone

Dear Sir:

Kindly find our cheque enclosed for one hundred dollars being the deposit of Conrad Stokkeland who has offered five thousand five hundred dollars for the above plant and equipment and property on which it is situated having a frontage of 300' on Annacis slough by a uniform depth of 200'.

He proposed to pay as follows: two thousand two hundred dollars cash. balance at fifty dollars per month for 24 months and the remainder payable at the end of the two year period.

This arrangement would give the purchaser under $1\frac{1}{2}$ acres and leave 300' of water frontage with the remaining acreage which is a desirable feature.

Kindly accept or reject this offer when convenient.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F.H. COULTHARD.

Bed 3000 -
Camp 1750
1 1/2 acres 1250 = 8000
5500

1 1/2 ac 1500
9.25 acres 1500
3000

10.9 3200
8900

9th October, 1945.

MEMORANDUM

To: Mr. Iverson

From: Mr. F. G. Shears

Re: Shuji SUZUKI, float

In regard to the above the Committee are prepared to accept the offer of \$20.00 from Mr. Hansen and his partner, Mr. Nisbet, providing the 1945 rental charge of \$10. is also paid.

F. G. Shears

F. G. Shears,
Director.

FGS/PMH

October 19th, 1945.

Westminster Trust Co.,
Westminster Trust Bldg.,
NEW WESTMINSTER, B.C.

Attention Mr. Kennedy

RE: Shuji SUZUKI

Dear Sir:

Confirming the report of the writer on the float owned by the above, the Custodian is prepared to accept the sum of \$20.00 from Mr. Hansen and his partner Mr. Nisbet, providing the 1945 rental of \$10.00 on the float is paid.

Yours truly,

W. J. Iverson
Protection Department

WJI:LBI

455, 459,
436 & 9957

November 24, 1945.

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

Dear Sirs:

Re: Catalogue No. 677
Ft. of Jardine Street
(1 cc. only) Lt. 11/757/2620

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:KB
Enc.

COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 106

809 COLUMBIA STREET,

NEW WESTMINSTER, B. C.

November 26th. 1945.

ATTENTION: MR. JOHNSTON

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

ENEMY SECTION	
Rec'd	NOV 26 1945
File No.	455/459/4136/9957
Ans'd	
Refer'd	

re: Mareno Boat Works File 455

Dear Sir:

Kindly find enclosed our cheque for \$100.00 being deposit re purchase of that portion of Mareno property having a frontage on Annacis Slough of 475' by a depth of 200' as per the enclosed plan on the following basis. Price \$1500.00 cash down, \$600.00 balance to be spread over 2 years and paid monthly. Purchaser, Bert Samson, floor sander, foot of Jardine Street, City.

Kindly confirm or reject this offer as soon as convenient.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F.H. COULTHARD.

FHC/js
Encl. 1.

S. C. Carlsen

Real Estate

NEW WESTMINSTER, B.C.

AGENT FOR
LOXTAVE PREFABRICATED BUILDINGS

EVACUATION SECTION	
NOV 29 1945	
File No.	455/457/4136/9957
15/1/46 P.H.K.	
Refused M. Shears	

November 28th., 1945.

Office of Custodian

Dear Sir:

Re: Catalogue No: 677 File 8895

Enclosed find application on behalf of my client, Mr. Melvin A. Olsen, of 436 Elmer Street, New Westminster, Fish Collector, for the purchase of the property consisting of approximately eleven acres of land: Lot 14, D.L.757, City of New Westminster, Province of British Columbia, for the price of Thirty three hundred and fifty dollars (\$3350.00) payable as follows.

The sum of Fifteen hundred dollars (\$1500.00) cash, and the balance of Eighteen hundred and fifty dollars (\$1850.00) as per your contract and terms.

Hoping this meets with your approval.

Yours very truly,

S. C. Carlsen
S. C. Carlsen.

455/459/4296/9957

11th December, 1945.

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

Dear Sirs:

Re: Catalogue No. 677
Marine Boat Works.

We are in receipt of your letter of the 10th instant in which you submit an offer on behalf of Mr. John Waldemar Anderson, to purchase the above property (save and except that one acre portion sold to Mr. Conrad Stokkeland) for the sum of \$3,500.00 cash and enclosed your cheque for \$500.-

This matter is receiving our attention and we will be writing to you again in due course.

Our official receipt for \$500.- is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FMH

encl.

455, 459,
4136 & 9957

December 13, 1945.

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

Dear Sirs:

No: Catalogue No. 677
Pt. of Jardine Street
(U. S. only) 1. 14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/

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 \$5,500.00 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:RB

File Nos. 455, 459,
436, 9957.

December 28th 1945.

MEMORANDUM

TO: Mr. F. G. Shears

FROM: Mr. W. J. Johnston

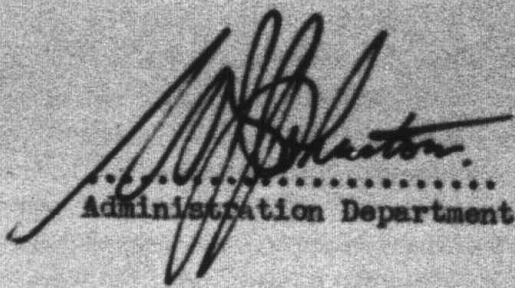
Re: Catalogue No. 677,
Foot of Jardine Street,
New Westminster, B. C.
Lot 14 of Lot 757, Map 2620.

A one acre portion of the above-mentioned property, lying at the South West corner of said Lot 14, is in course of sale to Mr. Conrad Stokkeland, the tenant prior to the date of sale, and Mr. Paul Stokkeland, together with the buildings situated thereon and the machinery and equipment, for the sum of \$5,500.00.

The purchasers have paid the sum of \$2,920.00 into our office and the balance owing is to be paid in instalments within two years time.

In view of the fact that we will not be in a position to correctly describe the one acre portion being sold, until such time as a survey of the land has been made, the writer suggested to Mr. F. H. Coulthard, following a conversation with Mr. Ian Macpherson, that it might be agreeable to the purchasers to delay making an Agreement for Sale until said survey had been completed. Mr. Coulthard stated this arrangement would be quite satisfactory as far as the purchasers were concerned and suggested that we write them accordingly.

WJJ/HMS


.....
Administration Department.

2nd January, 1946.

MEMORANDUM.

Re: Catalogue No. 677
Mareno Boat Works.

An offer of \$5,500.00 for 1 acre, including buildings and equipment (valued at \$5,360.00) was ratified by the Committee at their meeting on the 20th November, 1945.

November 26th - Messrs. Coulthard, Sutherland & Co., Ltd. submitted an offer of \$1,500.00 for approximately 2 acres fronting on Annacis Slough. (cash \$600.- balance within 2 years). Coulthard, Sutherland were advised that their offer was in line with the appraisal and would be receiving consideration.

November 28th - Offer received from Mr. S.G. Carlsen for purchase of the entire balance of Lot 14 which would include 2 acres of water front and approximately 9.2 acres of farm land for the sum of \$3,350.00. \$1,500.00 cash \$1,850.- balance in two years. (Appraised price was \$3,340.00). This offer was replied to on November 29th as follows:

"We are in receipt of your letter of the 28th instant in which you submit an offer on behalf of Mr. Melvin A. Olsen to purchase the above property for the sum of \$3,350.00 and enclosed cheque in the sum of \$333.00.

This matter is receiving our consideration and we will be writing you again in due course.

Our official receipt for \$333.- is enclosed herein."

Subsequent to this Coulthard, Sutherland were informed on the telephone by our Mr. Johnston that it was unlikely that their offer on the 2 acres would receive favourable consideration as we had received an offer on the entire balance of Lot 14 at a price which appeared to be acceptable. Mr. Coulthard replied that in view of this he appeared satisfied to let the matter stand and indicated that he would not make any further contacts. However, on December 10th the following letter was received from Coulthard, Sutherland & Co., Ltd:-

"Kindly find enclosed our cheque for \$500.00 being deposit re our clients offer to purchase the remaining portion of Lot 14 D.L. 757, Group 1, (save and except that one acre portion sold to Conrad Stokkeland), for the sum of \$3500.00 cash.

If this offer is acceptable, kindly convey to John Waldemar Anderson, contractor 201 8th Ave., New Westminster, B.C. British Subject."

Re: Catalogue #677 - Maresco Boat Works.

Which was replied to as follows:

"We are in receipt of your letter of the 10th instant in which you submit an offer on behalf of Mr. John Waldemar Anderson, to purchase the above property (save and except that one acre portion sold to Mr. Conrad Stokkeland) for the sum of \$3,500.00 cash and enclosed your cheque for \$500.-

This matter is receiving our attention and we will be writing to you again in due course.

Our official receipt for \$500.- is enclosed herein."

On December 28th the following letter was received from Mr. S.C. Carlsen:-

"Enclosed find balance of Eleven Hundred and Sixty Seven Dollars (\$167.00) 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, Bousier 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.

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

F. G. Shears,
Director.

FGS/PMH

455, 459, 4136 & 9957

January 18, 1946.

Messrs. Gaultland, Rutherford & Co. Ltd.,
443 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 677-B
Pt. of Jardine Street
14 (B.C. L. No.) 757/2620

Your letter of December 10th enclosing cheque for \$500.00 and offer to purchase the above property for the sum of \$3,500.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$3,000.00.

We note that you request this property to be registered in the name of John Waldemar Anderson, contractor, of 201 - 8th Avenue, New Westminster, B. C., British Subject.

A survey of the above property will have to be made to give a correct legal description, and when this has been completed the necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

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

455, 459,
430, 7777.

January 21st 1946.

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

Dear Sirs:

Re: Catalogue No. 677
Pt. of Jardine Street,
New Westminster, B. C.
(1 acre only) Pt. Lot 14,
Lot 757. Map 2620.

We are in receipt of your letter of the 17th instant
enclosing your cheque for the sum of \$60.00, being payment
under Agreement for Sale in connection with the above-mentioned
property as follows:

Due January 23rd 1946. Principal \$90.00 Interest \$10.00

and we are enclosing herewith our receipt No. 13786 for the amount
of your cheque.

Yours truly,

W. J. JOHNSTON
ADMINISTRATION DEPARTMENT

FJJ/IMS
Enc.

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
Ft. of Jardine Street
1A(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 netproceeds 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

906 Royal Bank Building,
Vancouver, B.C.

20th June, 1946.

455, 459
136 & 9257/1

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

Dear Mr. Wright:

Re: Catalogue No. 677
Harrold 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 Bott 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 Mr. 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

PLAN OF SUBDIVISION OF BLOCK 14,
LOT 757 GROUP, NEW WESTMINSTER
DISTRICT ACCORDING TO PLAN 2620.

SCALE 100 FEET / INCH.

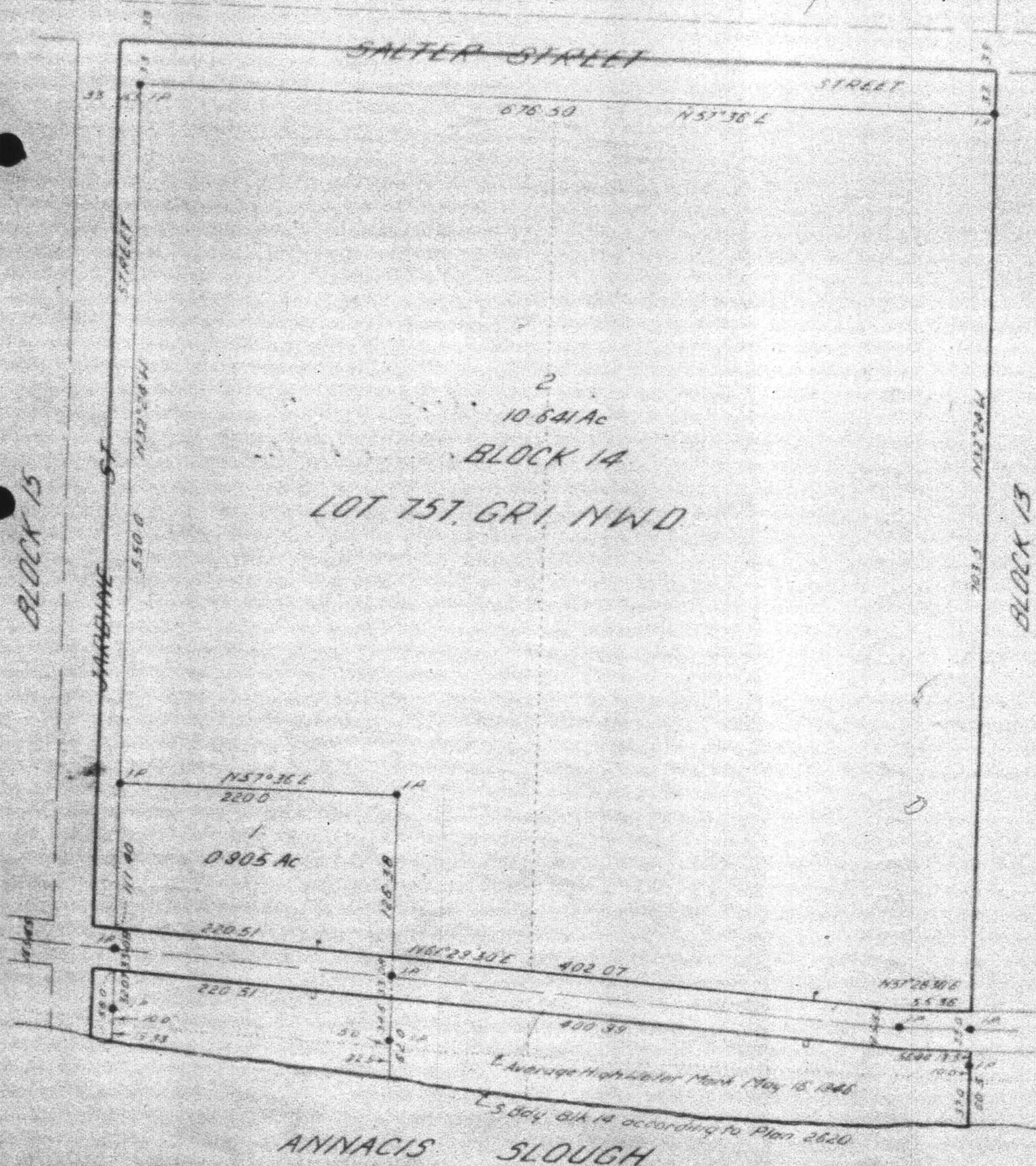
Legend
 Bearings are astronomic
 and are derived from Plan 2620
 • IP indicates iron post set

Approved under Section 78
 of the Land Registry Act
 this day of 1946

Note
 Boundaries have been derived from
 Special Survey Measurements on Lwen Avenue
 on being on Jardine Street and one on Hunt Street

Registrar

BLOCK 19



Approved under
 dated this 5

Owner

Witness

(B.J. Mc Gowan)
 in the Province of
 Land Surveyor
 and did personally
 by this Plan and
 The said Survey
 1946

Sworn before me
 day of May, 1946

Petty

Attest my Public Seal

ANNACIS SLOUGH

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

August 7th, 1946.

MEMORANDUM

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

Har SUZUKI, Minoru SUZUKI,
Shuji SUZUKI and Sentaro SUZUKI
Lot 1 of Blk. 14 of Lot 777,
Qm. 1, N. W. D., Plan 8643.

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 J.B.

DAC:JB
Atch.

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 WALDEMAR 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

455, 459,
4136, 9957

August 16, 1946.

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

Dear Sirs:

No: Catalogue No. 677-B
Ft. of Jardine Street
2/24/757/2/8663

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

455,459,4136, 2489
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.

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
1/24/57/1/2663

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

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

September 13, 1946.

CONRAD STOCKHOLAND
(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
	\$4,519.02	\$4,519.02

BALANCE OWING BY PURCHASER

\$219.02

4136
File Nos. 435, 436,
437 and 9977.
Catalogue No. 677-B.

September 18th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

**Haruo SUZUKI, Minoru SUZUKI,
Shuji SUZUKI and Bentaro SUZUKI.
City of New Westminster
Lot 2 of Block 14 of Lot 777,
Group 1, Map 2662.**

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.

435, 436,
439, 997.

February 11, 1947.

Messrs. Masaru, Minoru, Shuji
and Sontaro SUZUKI,
Registration Nos. 08160, 08328,
08339 and 08309,
120 Cavendish Street,
London, ONTARIO.

Dear Sirs:

Re: Catalogue No. 67B
Pt. Jardine Street,
Lot 14 (Ex. 1 no.) 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 COMMISSIONER

WJJ/MSB
Enc. 1

c.c. Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Catalogue No: 677B

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

Legal Description: Lot 14 (Ex.1 ac.) 757/2620.

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

Date of Sale and Adjustments January 25, 1946.....

Sale Price \$ 3,500.00

Real Estate Agents Commission \$ 175.00

Charge for Valuation 20.00

Charge for Advertising 2.00

Land Registry Office Transmission Fee 13.50

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Leasehold Interest~~

~~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. P. 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
 Name: SUZUKI, Shuji-File No.4136
 Reg. SUZUKI, Sentaro-File No.9957
 Title 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 equipment \$ 275.00

Charge for Valuation and Survey 85.00

Charge for Advertising 2.00

Land Registry Office Transmission Fee

Encumbrances:

~~Unpaid taxes~~

~~Mortgages~~

~~Interest on loans~~

~~Other charges~~

Adjustments:

Fire Insurance 4.31

Taxes 1.85
 19.83

Water

\$362.00 \$1,845.99

Net Proceeds credited to your account \$1,483.99

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

Compiled by: ... Mr. R. Good.....

CAT. #677 DFC - 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.

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

(1) NAME Foot of Jandine St Suzuki Masaru Sentaro Minoru Shuji (RCMP) Reg. No. 08160 08209
(Print) Surname Given Name

(2) Pre-Evacuation Address Foot of Jandine St New Westminster BC.

(3) Present Address 126 Carendish London Ont.

(4) REAL ESTATE

(a) Street Address (if any) Foot of Jandine New Westminster BC.
City or Municipality, Province

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

lot in (Ex 100) 757 / 26 20
New Westminster BC.

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

(i) Farm ☒

(ii) ~~Residence~~

(iii) Business ☒

(iv) Any other type of property (describe)

Type of business Boat building.

(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.) Partners.

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

(i) Land - - - - - \$ 8,000

(ii) Buildings - - - - - \$ 10,000

(iii) If business, put value on business as going concern business - 3,000
(including land and buildings, tenancies, chattels, fixtures (Machines 2,500
fixtures, stock-in-trade, goodwill and accounts re- stock 3,000
ceivable) accounts 600

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

(v) Amount at which Custodian sold property and credited your account - - - - - \$ 10,000 ✓ S.R.

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

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) *SR* 16,100.

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

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

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

DOMINION OF CANADA,
Province of Ontario,
TO WIT:

I, *Minoru Suzuki*
of *London*

in the *City*
of the *County of Middlesex, Corporation*

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the *City*
of *London*
in the *County of Middlesex*
this *27th* day of *November*
A.D. 1947. *P. Richmond*

Minoru Suzuki
A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

(THE HONOURABLE MR. JUSTICE H.I. HIRD, COMMISSIONER).

Toronto, Ontario,

May 26, 1948.

IN THE MATTER OF THE CLAIMS OF

KINOSHITA SUZUKI,

MASANO SUZUKI,

SEITARO SUZUKI,

SHOJI SUZUKI.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

F.A. BREWIN, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. RANDFORD, Esq.,

Official Interpreter.

A.G. VEITCH, Esq., C.B.R.,

Official Reporter.

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

3 DIRECT EXAMINATION BY MR. BREWIN:

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

8 A. Yes, sir.

9 Q. The four of you are all joint owners?

10 A. My father.

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

12 A. Yes, sir.

13 Q. They are all here?

A. Yes, sir.

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

16 A. That is right.

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

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

21 Q. That is the four claims?

A. Yes.

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

23 A. That is right.

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

26 Q. In respect of this I see you put the cost price
27 at \$14,600, land \$3,800, and buildings \$11,000.
28 Was the land bought first and then the building
29 erected later?

30 A. Yes, sir.

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

A. Yes.

- 1 Q. In what years was the building erected?
2 A. In 1939 and 1940.
3 Q. In 1939 and 1940? A. Yes.
4 Q. I see you have put quite an item here for the
5 installation of electric lighting, water roads,
6 telephone, clearing and general repairs, and
7 waterfront improvements, and wharfing?
8 A. Yes.
9 Q. Do you know of your own knowledge these things
10 were done? A. That is right.
11 Q. And did you spend the amounts of money set out
12 here to do them? A. Yes.
13 Q. In respect to that property are there any other
14 facts which you wish to bring to the attention
15 of the Commissioner which are not set out in your
16 report?
17 A. (No audible answer).
18 Q. Is there anything else which is not on your written
19 report? A. Well, the
20 valuation of the property is arrived at from -
21 you see, all the improvements were paid for and the
22 intention was to subdivide it for a home. That
23 was in the city of New Westminster. It is not in
24 the county.
25 Q. The building which was on it, the \$11,000 building,
26 what type of building was that?
27 A. It was a frame building, a large boat-building
28 plant.
29 Q. What was it used for?
30 A. For building boats.

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

2 A. That is right.

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

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

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

8 A. Right.

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

10 A. The start of another addition.

11 Q. That is, expanding? A. Yes.

12 Q. When was that built?

13 A. I believe it was ---

14 Q. The completed part, when was it built?

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

17 (PHOTOGRAPH, MARKED EXHIBIT NO. 2)

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

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

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

24 MR. BREMER: Yes, my lord.

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

1 small or their own moderation, I do not quite know.

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

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

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

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

10 A. Yes.

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

13 Q. Are the facts set out there correct?

14 A. Yes.

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

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

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

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

23 Q. Who was it sent to you by?

24 A. By the Custodian.

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

29 A. Yes. That is right.

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

1 A. He added them on.

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

6 A. Yes.

7 Q. Were these latter items on the property at the
8 date of evacuation?

A. Yes.

9 Q. They were part of your building equipment?

10 A. Yes.

11 Q. Part of your boat-building equipment?

12 A. Yes. That is right.

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

17 A. That is right.

18 Q. But there is one ---

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

20 Q. Yes.

A. There is a reason for

21 accepting that price.

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

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

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

28 A. Not - I have no record of it.

29 Q. Not as far as you know?

A. No.

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

1 sold to the B.C. Packers?

A. Yes.

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

8 A. No, I do not know.

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

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

12 A. That is right.

13 Q. I have another copy of a letter from Mr. Green of
14 the Custodian's office to yourself dated March 10,
15 1943, in which they refer to this. I might read
16 this paragraph to you:

17 "Mr. Coulthard, who arranged this rental on
18 our behalf, has handed us a copy of your
19 valuation on the buildings and equipment.
20 "Omitting the buildings and ways which are
21 rented as above this gives the following:
22 "New motor equipment \$1,478.47, old equipment
23 "685, hardware \$700, lumber \$1,000, totalling
24 "\$3,863.47.

25 "Mr. Coulthard has had Mr. Lane of
26 "Messrs. McEwen, McFeely & Prior value the
27 "equipment and hardware and a competent lumber
28 "appraiser value the lumber. The total
29 "valuation which has been very carefully
30 "conducted is \$3,729.26 or approximately \$144

"Less than your valuation."

1
2 You received that letter? A. Yes.

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

4 Q. I notice that although the total valuation was
5 only \$144 less I think I am correct in saying
6 that your valuation for the lumber was \$700 less
7 than the appraisal and on the other hand your
8 valuation of the equipment was something like
9 \$700 higher. Is that not right?

10 A. Yes.

11 THE COMMISSIONER: That must appear in the figures.

12 MR. BREWIN: Yes.

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

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

21 Q. At that time did you have the Custodian's original
22 list? A. No. We were

23 down to register and we just had very little time.
24 We just made a rough draft. We did not even take
25 an inventory. That is a very rough estimate.

26 Q. I should not cross-examine my own witness, but
27 have you any explanation of why the new motor
28 equipment is valued at exactly \$1,476.47? Do
29 you know how you arrived at that actual figure?

30 A. No, I do not.

M. Suzuki
In-Chief.
Discussion

1 Q. You do not recall that?

A. No.

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

4 A. Yes, sir.

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

7
8 MR. HUNTER: It is submitted, my lord, that the
9 real property was sold for its fair market value.

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

15 There is no claim made for these floats?

16 THE COMMISSIONER: Not independently of the plant.

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

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

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

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

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

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

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

I have not been instructed to claim for them.

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

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

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

THE COMMISSIONER: Yes. That is the way it appears on my list. The four individuals are claiming a total of \$16,100 but that apparently relates only to claim No. 1067, which is No. 95 on the short Toronto list.

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

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

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

5 MR. BREWIN: They are not included.

6 THE COMMISSIONER: What are the other two claims?

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

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

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

13 THE COMMISSIONER: What are their first names?

14 MR. BREWIN: Minora Suzuki.

15 MR. HUNTER: And Masara Suzuki.

16 THE COMMISSIONER: Yes.

17 MR. BREWIN: Yes.

18 THE COMMISSIONER: Yes; there is a claim by Minora
19 Suzuki for \$425 real property and he has a claim
20 of \$161 personal. That is No. 310 on the long
21 list; and another claim by Masara Suzuki for \$400
22 real property and \$187 chattels. That is case
23 No. 309 on the long list; so that the items
24 claimed for in claim Nos. 309 and 310 are not
25 included in the claim we are now considering.

26 MR. HUNTER: Yes.

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

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

12

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

3 The larger bits, the land and the buildings,
4 were sold in two parcels, a one-acre portion
5 including boat-building ^{works} ~~words~~, which was sold
6 for \$4,300 as of November 24, 1945, and the
7 balance being ---

8 THE COMMISSIONER: Let me get that. The one acre with
9 boat-building ^{works} ~~words~~ sold for \$4,300?

10 MR. HUNTER: On November 24, 1945.

11 THE COMMISSIONER: Yes.

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

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

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

26 "This would leave a remainder of water-
27 "front of about 475 feet and with a similar
28 "depth 200 feet would equal about two acres.
29 "The area remaining, something over nine
30 "acres, would be left for farm land, separated

"from the water.

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

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

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

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

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

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

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

1 "corner) at \$200 per acre, \$1,840; totalling
2 "\$7,490."

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

9 THE COMMISSIONER: That is for the whole?

10 MR. HUNTER: That is for the whole.

11 THE COMMISSIONER: What is the date of that appraisal?

12 MR. HUNTER: September 19, 1945.

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

15 No claim is being made for the lumber and hardware.

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

23 It was sold under bill of sale from the
24 Secretary of State to Conrad Stokeland on
25 October 21, 1946, about three years later, for
26 \$1,200. In the meantime it had been used by the
27 tenant, of course.

28 CROSS-EXAMINATION BY MR. HUNTER:

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

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

2 A. Yes.

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

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

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

15 THE COMMISSIONER: So far as the inventory is concerned
16 it appears from Mr. Green's letter dated March 10,
17 1943:

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

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

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

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

M. Suzuki
Cross-Exam.
Discussion.

1 MR. HUNTER: I see.

2 I presume there is no point in filing this
3 bill of sale. It shows an inventory of the things
4 sold and they are identical with those things
5 claimed with the exception of 24 ship clamps,
6 instead of which there are 19. In the corres-
7 pondence we filed it is indicated that five of
8 those ship clamps were broken by use by the
9 tenant. I do not know whether it is a large or
10 small item.

11 THE WITNESS: It is very small.

12 Q. It is a small item? A. Yes.

13 MR. BREWIN: We are asking \$25 for 24 of them.

14 MR. HUNTER: It is ^{the} only thing offhand I can see which
15 was different with the exception of the added
16 item. Unless my friend wishes it I see no use
17 in cluttering up the record with the bill of sale.

18 Q. About these items you have added, the cradle for
19 hauling up boats, that is the little cart which
20 runs up and down the railway line?

21 A. Yes, sir.

22 Q. Do you know what happened to those? Were they
23 left there? A. Yes.

24 THE COMMISSIONER: That is the kind of thing which
25 might very well be counted in as part of the
26 fixed plant.

27 MR. HUNTER: That is what I am trying to find out.

28 Q. What is this timber dolly?

29 A. It is a thing for moving big timbers. It is used
30 for moving big timbers.

1 Q. Is that an overhead thing?

2 A. No. That was used on the ground.

3 THE COMMISSIONER: It is on wheels?

4 THE WITNESS: Yes, sir.

5 MR. HUNTER: Q. And the steam boiler would be a
6 fixture.

7 THE COMMISSIONER: You had better ask Mr. Brown that
8 question and relieve the witness of the necessity
9 of answering it.

10 MR. HUNTER: I presume it was attached to the building
11 or had a concrete base, or something.

12 THE WITNESS: No. That was 30 feet from the building.

13 Q. Was it sitting on the mud? A. Yes.

14 Q. Was it not being used? A. Yes.

15 Q. Did it have connections?

16 A. It was not fastened. It was sitting there and
17 it was serving the shop with steam.

18 Q. I suppose it had some pipes on it? A. Yes.

19 Q. To where? A. A steam box.

20 Q. What was that for, warping wood?

21 A. Yes, sir.

22 Q. And this thing was just sitting there?

23 A. Yes, sir.

24 THE COMMISSIONER: No foundation under it at all?

25 THE WITNESS: Well, no. It did not have any foundation.

26 MR. HUNTER: Q. What kept it from sinking into the mud?

27 A. It had a footing on it, on the boiler, itself.

28 Q. The winches, cables, chains, pulleys and shackles
29 were used in which connection; for pulling boats
30 up and down? A. Yes.

1 Q. I do not know what happened to these but I
2 presume they were part of the equipment which
3 may have been included with the building, whether
4 properly so or not, I cannot say.

5 MR. BREWIN: Not mentioned in the valuation at all?

6 MR. HUNTER: No.

7 THE COMMISSIONER: That is a matter in respect of
8 which we can perhaps get some information from
9 Mr. Dorgan. He made the appraisal.

10 Q. You know Dorgan? A. No, I do not.

11 Q. Joseph Dorgan, who is in the real estate business
12 in New Westminster? A. No.

13 Q. You did not know him? A. No.

14 MR. HUNTER: I can give you some information as to
15 the various things which happened in connection
16 with this real property before it was finally
17 sold.

18 Incidentally, the 1946 assessment was \$3,050
19 for the land, improvements \$2,700, making a total
20 assessment of \$5,750.

21 It was advertised for sale under Catalogue
22 No. 677 in two parcels, "A" and "B", tenders
23 closing May 1st, 1944. No tenders were received.

24 An offer of \$8,000 for the land, buildings
25 and equipment was received from Sullivan & McClary
26 on March 1st, 1945, but was withdrawn.

27 An offer of \$4,800 was received for the
28 buildings and two acres of land on June 6, 1945,
29 from Conrad Stokeland, and that was rejected.

30 An offer of \$3,350 for 11 acres of land was

1 received on November 28, 1945, from Malvin A.
2 Olson, which was rejected.

3 An offer of \$5,500 for one acre and buildings
4 and equipment was received on October 1st, 1945,
5 from Conrad Stokeland, and this was approved by
6 the Advisory Committee on November 20, 1945, and
7 was accepted. That was actually broken down into
8 \$1,200 for the equipment and the other \$4,300
9 for the land I mentioned earlier.

10 An offer of \$1,500 was received from Bert
11 Sampson on November 26, 1945, for a portion of
12 the land and that was rejected.

13 An offer of \$3,500 was received on December 10,
14 1945, for the 15 acres balance from John W.
15 Anderson, and this was approved by the Advisory
16 Committee on January 9, 1946, and was accepted,
17 so that you have the two sales to Conrad Stokeland
18 for \$4,300, and to John W. Anderson for \$3,500,
19 making a total of \$7,800.

20 I might point out that at the date this
21 information was prepared there was still a small
22 amount to be paid under the agreement for sale.
23 That is, it had not been all collected.

24 THE COMMISSIONER: That is, the claimant's agreement
25 for sale?

26 MR. HUNTER: No; the Custodian's sale. That is, the
27 sale to Stokeland was on our agreement for sale
28 because he was not in a position to pay the cash.

29 MR. BREWIN: You do not pay us until you get the money,
30 I suppose?

1 MR. HUNTER: I think that is fairly settled.

2 There is about \$1,175 still owing at the
3 time this memorandum was drawn but apparently
4 he has been paying. He has been paying it
5 according to the terms of the agreement.

6 I do not think there is anything else, my
7 lord.

8 THE COMMISSIONER: Any re-examination, Mr. Brewin?

9 MR. BREWIN: No, my lord.

10 THE COMMISSIONER: That is all, thank you, Mr. Suzuki.

11 THE WITNESS: Can I say something?

12 THE COMMISSIONER: Yes.

13 THE WITNESS: In regard to the appraisal given for the
14 machinery I would like to point out the appraisal
15 given by McLelland & McPhabe, we bought the
16 machinery from them, this is one item, a shaper,
17 we were not using it at all. We were just not
18 using it at all and it cost us \$300 and they
19 have it appraised at \$125. It has never been
20 used. That is the kind of figures which is in
21 that list. I wish to point it out.

22 THE COMMISSIONER: Was the appraisal put in?

23 MR. HUNTER: No. I have not been able to locate it.

24 MR. BREWIN: Q. Have you your copy with you?

25 A. No.

26 Q. Was it sent to you?

A. Yes.

27 MR. HUNTER: Perhaps I can get it, if you will just
28 give me a moment.

29 THE COMMISSIONER: If we can find it I would like the
30 witness to comment upon anything he wishes, with
the document in front of him.

1 THE WITNESS: I see.

2 MR. HUNTER: It says, "Valuation by Mr. Lane,
3 representative of Mc & Mc." That would be the
4 one I presume you mean?

5 THE WITNESS: Yes.

6 MR. HUNTER: It shows a total of \$1,967.50 but there
7 was an appraisal of about \$1,200 and something.

8 THE WITNESS: Have you that with the lease, the
9 Conrad --- ?

10 MR. HUNTER: There is a list in the lease, yes. Where
11 is this, do you know? There is one at \$1,754.75.
12 This is a longer list and includes some of the
13 other stuff.

14 MR. BREWSTER: Some of the what other stuff?

15 MR. HUNTER: Some of the stock-in-trade. This is not
16 the right list because this includes some of the
17 stock-in-trade.

18 THE COMMISSIONER: I will give you an opportunity to
19 find it now and you will have your chance to
20 comment on it.

21 We will recess for ten minutes.

22 ---A short recess.

23 MR. HUNTER: What I suggest we do in connection with
24 the appraisals of Mc & Mc. is to put in the
25 original appraisal and put in the list of things
26 which were sold for the \$1,200, which are
27 extracted from the appraisal with the same values
28 shown opposite each item and which total \$1,275.75.
29 I would suggest those go in as one exhibit.

30 THE COMMISSIONER: Very well.

(TWO APPRAISALS, MARKED EXHIBIT NO. 6)

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

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

THE COMMISSIONER: Yes. It will be.

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

THE WITNESS: Yes.

Q. You have said that it was \$350 now?

A. Yes.

Q. Never used? A. Yes, sir.

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

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

A. Yes, \$125.

Q. From whom did you buy that? A. He and he.

Q. The same firm which made the appraisal?

A. Yes, sir.

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

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

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

A. No, it was not set up.

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

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



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

2 Q. You said \$225, if that is the same one I am
3 looking at, and you have claimed \$200 for it.
4 1941; is the five h.p. motor? Is that the one
5 you are thinking about?

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

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

12 A. I must have my figures wrong.

13 Q. Is there another one?

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

16 Q. Did you buy it from the same people?

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

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

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

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

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

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

1 any comment to make on that, any explanation?

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

10 Q. That may be an explanation.

11 A. Yes.

12 THE COMMISSIONER: Anything further, Mr. Hunter?

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

15 Q. Did you own the land outside the dyke?

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

18 Q. Was it tidal outside the dyke?

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

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

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

27 A. Yes, sir.

28 Q. You did?

A. Yes, sir.

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

1 license of occupation?

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

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

5 A. Yes, sir.

6 Q. Who were your lawyers?

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

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

11 A. All right.

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

14 MR. HUNTER: Very good, my lord.

15
16 (PROCEEDINGS ADJOURNED SINE DIE)

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

20
21 *A.G. Veitch*
22 "A.G. VEITCH"
23 Official Reporter.
24
25
26
27
28
29
30

DEFENCE BRIEF

NAMES	FILE NOS.
Masuru SUZUKI	455
Shuji SUZUKI	4136
Minoru SUZUKI	459
Sentaro SUZUKI	9957

Land & Bldgs. other
than V.L.A.
Boat Building chattels
and fixtures.
TORONTO, Ont.
26/5/48

CASE NO. 1087

The four abovementioned claimants are joint owners of property subject of their claim. Minoru SUZUKI presented evidence on behalf of the other three claimants and himself.

- Ex. 1 - Real Property Statement
- Ex. 2 - Photograph of plant.
- Ex. 3 - Personal Property Statement & Inventory
- Ex. 4 - Green to Claimant letter.
- Ex. 5 - Appraisal by Dorgan
- Ex. 6 - Mc & Mc Appraisal & inventory of items sold.

REAL PROPERTY CLAIMReal Estate Claim

Lot 14 of Lot 757 Group 1 Map 2620, City of New Westminster,
Catalogue No. 677 (subdivided into Sections A & B).

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
\$18,000.	\$5,750.	\$7,490.	\$7,800.

Appraised by Joseph Dorgan.

No tenders received.

Offers received as follows:

- 8000. (land, bldgs., equipment) 1/3/45, Sullivan & McQuarrie.
Withdrawn when offeror discovered machinery not included.
- 4800. (bldgs. & 2 ac.) 8/6/45, Conrad Stokkland - rejected.
- 3350. (11 ac. land) 28/11/45, Melvin A. Olsen - "
- 5500. (1 ac. & bldgs & equipment) 1/10/45, Conrad Stokkland - accepted.
- 1500. (portion of land) - 26/11/45 - Bert Samson - rejected.
- 3500. (Lot 14 except 1 ac.) 10/12/45 - John W. Anderson - accepted.

Mr. Shears can be called to prove offers received and advertisement of the land, etc. Copy of advertisement appearing in N.W. Columbian and Weekly Columbian on 17/4/44 and 15/4/44 is filed on claim file.

Coulthard, Sutherland & Co. Ltd. acted as custodian agent in renting the premises, etc., and were in close contact with the situation throughout.

PERSONAL PROPERTY CLAIM

Boat Bldg. Chattel Claim

This Boat Works was NOT turned over to the Custodian as a going concern and therefore, there should be no claim for goodwill. The personal chattels statement (Exhibit 3) lists estimated value of goodwill at \$1500.

Claim is based on inventory attached to Exhibit 3.

Claim 2820. Equipment was sold to Conrad Stokkeland 21/10/46 for 1200., which equipment is valued by claimant at 2140.50. Fixtures for which claimant claims 679.50, were probably sold with the real estate, but Mr. Joseph Dorgan, who appraised real estate, will have to be questioned on this point. (See Trans. Page 18 line 7).

Appraisals of these chattels, marked Exhibit 6, were made by McLelland & McPhebe.

It is to be noted that a considerable amount of lumber and hardware was sold at a price some \$700. in excess of claimant's own valuation of it. This does not comprise part of the claim.

Summary of Defence Witnesses

Joseph Dorgan	Appraised Real Estate
Coulthard & Co.Ltd.	Custodian agent in renting real estate, etc.
F. G. Shears	Can prove advertisement of property and offer received, etc.
Mr. Daye of McLelland and McPhebe	Appraised chattels (all of inventory filed with Ex. 3 except last 4 items.)

~~#~~AI/mw

Name of Claimant

SUZUKI, Masaru, Shuji, Minoru & Case
Suntaro

1007

Custodian File

455, 4136, 459 & 9957

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total	
		7800.			390.00 12.50				
PERSONAL PROPERTY									
Motor Vehicles		Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column		
NETS									
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
		Tender Rates	63.49%	929.50	590.13	1200.	144.00	734.13	
TOTAL RECOMMENDATION									2036.63

459

4136

October 24th, 1950.

Mr. Shuji SUZUKI,
c/o Minoru SUZUKI,
207 Minburgh St.,
London, Ontario.

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.