

4945



Delta  
STRAWBERRY HILL

FILE NO.

4945

## 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, Kanroku

HOME ADDRESS: R.R. No. 1, New Westminster, BC

REGISTRATION NUMBER 12695

SEX: Male

AGE: 30

OCCUPATION: Farmer

(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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sayoko

ADDRESS OF WIFE OR HUSBAND: R.R. No. 1, New Westminster, BC

NAMES OF ANY LIVING CHILDREN: Shigeo (F) Kuniko (F)

ADDRESS OF CHILDREN: R.R. No. 1, New Westminster, BC

AGE OF CHILDREN: 8, 4

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

1. LOCATION AND DESCRIPTION: Lot 106, quarter SE section 36, township 4  
Easter 1/4 of Lot 109 of Lot 440, group 2, map 1133, municipality of  
Delta. 5.00 3.2C 2F.

2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room frame dwelling house  
chicken, woodshed, garage, storehouse, wash house, on Lot 106.  
2 story chicken, and 4 range houses on Lot 109

3. INSURANCE (Give particulars; state where policies are) On the dwelling \$500  
North West Fire Ins. Co.

4. TAXES (Amount and where payable) \$21 per year payable at Ladner.

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself Leased to Mrs. M. M.

Blank who have use of everything. Buckler feeds the land, as mortgage in possession.

Taxed



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Buckerfield's Ltd.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN black currants, strawberries, asparagus  
36 fruit trees

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: See page 1
2. LANDLORD'S NAME AND ADDRESS: Myself
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: Household furniture, kitchen utensils, chinaware, carpenter tools, farm implements, chicken house equipments, in the House at R.R. No. 1 New Westminster, B.C. Key will be left in care of tenants who will lease the house when we leave.
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 Buckenfield
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)  
Two \$5 War Savings Certificates at home.
8. BANK ACCOUNTS: None
9. LIFE INSURANCE \$2500 20-year endowment Prudential Life Ins. Co.  
Beneficiary my wife. Policy Marx2222 at home.  
\$1000 Sun Life 20-year endowment policy No. 2277629 at home.  
Beneficiary my wife.
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

## LIABILITIES:

1. PERSONAL DEBTS: \$650 to different people
2. TRADE DEBTS: \$1000 feed company - Buckenfield & Co. Van.

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

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

Dated this 18th day of April 1942.

[Signature]  
Witness

(Signature)

K. Suzuki

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date Dec. 15/42  
Nov. 30th, 1942

Full Name Kanroku SUZUKI  
(Surname in Block Letters)

Registration No. 12695

Male - Female  
(check)

Age 76 20/12

Former Address

R.R. #1, New Westminster, B.C.

Date Evacuated

April 25/42

Naturalized - Canadian-Born - National  
(check)

Present Address

c/o Karl Riese, Marquette, Man.

Married - Single  
(check)

Name of Wife

(WIFE) Sayoko

Name of Husband

Name of Mother

(MOTHER) Onodera

Name of Father

Seigo # 12214

Names of Children under 16

(Child) Numa Lyle July 12, 1917  
Shigeko Feb. 18, 1934

Our File No.

4945

Registered with Custodian  
(yes or no)

Requested By

E. Burraston

Additional Information

Owner of 2 1/2 acres - house, truck parked  
at above address



REAL PROPERTY SUMMARY

File 4945

V.L.A. B.C. 741-P  
and 639-P

JAPANESE NAME: Kanroku SUZUKI - - Reg. No. 12695.

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 1349 Gibson Road, New Westminster, B. C.

LEGAL DESCRIPTION: (1) Lot 106 of the South East quarter of Section 36 Township 4 Map 1133 Municipality of Delta in the District of New Westminster.

(2) The Easterly half of Lot 109 of Lot 440 Group 2 Map 1133 being all that portion of said Lot lying East of a straight line bisecting the North and South boundaries thereof Municipality of Delta in the District of New Westminster.

TITLE: In the name of Kanroku SUZUKI.

ENCUMBRANCES: Lot 106 - Registered charge 81614-C - 22nd April 1940 - Mortgage to Buckerfields Ltd., for \$1000.00 with interest at 6%.  
East half of Lot 109 - Registered charge 85164-C - 5th January 1942 - Mortgage to Burns & Co., for \$302.01 with interest at 6%.

Vesting covering both properties - 25536 - March 8th, 1943.

ASSESSED VALUE: Lot 106 - 4.87 acres.  
Land \$268.00  
Improvements \$1800.00 Total \$2068.00 Taxes \$18.98.

Lot 109 - 2.315 acres.  
Land \$128.00  
Improvements \$780.00 Total \$908.00 Taxes \$8.41.

CLASSIFICATION: The two lots have been operated as one farm and the inspectors reported July 7th, 1942, it as one farm. The inspector reported 2 acres in strawberries,  $\frac{1}{2}$  acre asparagus,  $1\frac{1}{2}$  acres black currants and 3 dozen fruit trees with on Lot 106, a woodshed, packing shed, garage, small storage shed, chicken house 150 ft., chicken house 130 ft., and chicken house 120 ft., and on Lot 109, 4 colony houses with a two storey chicken house 66 ft. The dwelling house situated on Lot 106 is a  $1\frac{1}{2}$  storey building 28 x 30, 7 rooms in fair condition. The property occupied at date of inspection by John Clark.

HISTORY OF  
ADMINISTRATION:

The two lots 106 and 109 were rented by the owner on the 20th April 1942 as from the 1st May 1942 to John Clark at a monthly rental of \$6.00 for the house and 1 chicken house and at a rental of 50% of the net proceeds of the crop for the 1942 season. The house rental for the remaining 8 months of the year was \$48.00. The crop at a gross value of \$322.27 and expenses were \$294.88, leaving a net of \$27.39 of which \$13.69 accrued to the owner.

From the total revenue of \$61.69, the 1942 taxes - \$18.98 were paid, leaving a net operating ~~approved~~ of \$42.71. For the period 1st January 1943 to the 31st January 1944, the house revenue was \$78.00 and from crop \$14.25, total \$92.25, and the operating charges amounted to \$153.87, a net loss of \$61.62, and an operating loss on 106 and 109



combined of \$18.91 for the two years.

The amount owing on the mortgage on Lot 106 to Buckerfields Ltd., on June 30th, 1944, was principal \$732.18, interest \$211.87, on farm operating amount \$33.00, a total of \$977.05. This was paid in full by the Custodian and a Discharge of Mortgage dated the 13th May 1944 received and sent to The Director The Veterans' Land Act and registered the 22nd May 1944.

There was owing on the mortgage on Lot 109 to Burns & Co., as at 19th August 1944, principal \$274.81, interest \$43.59, and taxes paid by the mortgagee \$12.50, a total of \$330.90. This was paid by the Custodian on the 15th August 1944 and a Discharge of Mortgage dated the 21st June 1944 was received from the mortgagee and forwarded to The Director The Veterans' Land Act on the 7th July 1944.

## SOLD:

To The Director The Veterans' Land Act Lot 106 \$1369.00 and Lot 109 \$377.00 as at 1st January 1943. (Total \$1746.00)  
Approval of Advisory Committee 1st June 1943.

## FUNDS:

Released to the credit of Kanroku SUZUKI;

DEBIT		CREDIT	
Taxes 1942, 1943	\$37.96	Sale price Lot 106	\$1369.00
Taxes arrears	9.67	Sale price Lot 109	377.00
Insurance	63.95	Credit forward	.31
Repairs	45.40	Rental-House 1942	48.00
Fertiliser	14.25	Rental-House 1943-4	78.00
Crop loss, 1942	13.62	Rental Crop 1943	14.25
Mortgage-Buckerfields	977.05	Refund Insurance	56.49
Mortgage-Burns & Co.	330.90	Refund Operating	33.00
2 Certificates of	2.00	Buckerfield	
Encumbrance		Refund Insurance	12.50
2 Registrations	8.00		
1 Legal fees	30.00		
	<u>\$1532.80</u>		<u>\$1988.55</u>
			1532.80
			<u>455.75.</u>

*Not released*

## TITLE:

To Lot 106, C. of T. 173414-E, payment made June 20th, 1944.  
To Lot 109, C. of T. issued 175258-E and payment made on July 25th 1944.

OLD C. OF T.  
NO. 81809-E,  
and 147951-E:

Were in the Land Registry Office at date of transfer.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED July 8th, 1946.

IM:ML

*Santhasphum*



File No. 4945

CLAIMS DEPARTMENT

November 4th, 1943.

Kanpoku SUZUKI - Reg. No. 12695

CREDITORS:-

(SECURED)

- |                                    |                |
|------------------------------------|----------------|
| 1. Buckerfield's Ltd.....Mtge..... | ✓.....\$858.31 |
| 2. Burns & Co. Ltd.....Mtge.....   | ✓..... 302.01  |
- pd 7/8*  
*pd 1/8*

(ORDINARY)

- |                                     |        |
|-------------------------------------|--------|
| 1. Columbia Grain Milling Co.....   | 108.20 |
| 2. M. Nishiguchi Co. Ltd.....       | 70.00  |
| 3. Lewis Jack General Merchant..... | 15.10  |
- pd*  
*pd*  
*pd*  
*17-11-43*  
*1943*

Debit Bal.....\$2.00

4/11/43  
ND

AMCA:ND

4945  
\$564.26  
8-12-44  
ND



LIABILITY SUMMARY

File 4945

Re: Kanroku SUZUKI


Reg. No. 12695.

The claims filed against Kanroku SUZUKI with the Custodian and disposition made of same were as follows:

Columbia Grain Milling Co.	\$108.20
M. Nishiguchi Co. Ltd.	70.00
Lewis Jack General Merchant	15.10.

These claims ~~are~~ confirmed by the debtor on the 17th November 1943 and paid by the Custodian on the 25th May 1945.

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



DATED July 8th, 1946.

W:ML



12695

## 输入输出

**SUGI, Kanroku**

1914

NO  
1915  
44

[illegible]



C  
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P  
Y

Mr. Jack Clark  
Gibson Road  
R. R. # 1, New Westminster  
B. C.

Dear Sirs:

Kindly accept this as confirmation of our recent arrangement whereby the undersigned agrees to rent to you the dwelling and the first chicken house from the Municipal Road located on our property at 1349 Gibson Road, and described as Lot 106 - S. E.  $\frac{1}{4}$  - Section 36 - Township 4 - Map 1133.

The monthly rental at the rate of \$6.00 for the above mentioned facilities are payable the first of each month commencing May first, and are to be forwarded direct to the Custodian's office in the Royal Bank Building, City of Vancouver, B. C.

It is specifically understood however, that this rental undertaking does not apply to any other portion of the farm on which the remaining poultry buildings are erected, nor is it applicable to the area under cultivation to strawberries and currants, as permission is hereby granted to Mr. C. N. Miller of Buckerfield's Limited, Vancouver to use his discretion in the usage of such facilities for the purpose of converting facilities to gainful use during my absention.

The Provisions of this agreement are subject to the regulations of the office of the Custodian under whose jurisdiction it has been entrusted.

Yours truly,

Signed K. Suzuki

Accepted Mrs. J. Clark

Rentor

Witness (signed) Frances L. Peel

Date April 20, 1942

Vancouver, B. C.



C  
O  
P  
Y

Office of the Custodian  
Japanese Evacuation Section  
506 Royal Bank Building  
Vancouver, B. C.

Dear Sirs:

Please accept this as your authority to pay direct to Buckerfield's Limited in Vancouver any monies which you may receive from the operations of my farm on the Gibson Road, Municipality of Delta. This arrangement is to remain in force and is not to be withdrawn unless mutually agreed upon by myself and a representative of Buckerfield's Limited. Should sufficient monies be received, however, to liquidate the entire indebtedness, this order would automatically expire.

An itemized statement of the income and disbursements is to be furnished to the said firm of Buckerfield's Limited at the termination of the season.

Yours truly,

Signature (signed) K. Suzuki

Witness (signed) C.N. Miller

Date April 20, 1942

Vancouver, B. C.



C  
O  
P  
Y

3

# This Indenture

Made in duplicate this 22nd day of April in the year of  
Our Lord one thousand nine hundred and Forty

## In Pursuance of the Act respecting Short Forms of Mortgages

### Between

Konroku Suzuki, a poultry farmer, residing on the  
Gibson Road, in the Municipality of Delta, Province of British Columbia.

(hereinafter called the Mortgagor)  
of the FIRST PART

### And

Buckerfield's Ltd., a company duly incorporated  
under the laws of the Dominion of Canada, with Head Office registered  
at the foot of Rogers Street, in the City of Vancouver, Province of  
British Columbia

(hereinafter called the Mortgagee)  
of the SECOND PART

WITNESSETH that in consideration of the sum of One Thousand Dollars (\$1,000.00)  
Dollars of lawful money of Canada now paid by the said  
Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor  
DOTH GRANT AND MORTGAGE unto the said Mortgagee his heirs and assigns for ever:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in  
the Municipality of Delta.  
Province of British Columbia, more particularly known and described as

Lot one Hundred and Six (106) of the South East Quarter of Section

Thirty-six (36), Township Four (4) Map 1133, in the District of

New Westminster, and registered in the Land Registry under Folio 81809E.



TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging or with the same or any part thereof held or enjoyed or appurtenant thereto; and all the estate, right, title, interest, property, claim and demand of him the said Mortgagor in, to or upon the said premises,

PROVIDED this mortgage to be void on payment of **One Thousand Dollars (\$1,000.00)**

**six** per cent. per annum, both before and after maturity, as follows: The said principal sum of \$ 1,000.00 is to be paid

\$250.00 on November 1st, 1940

250.00 on January 2nd, 1941

500.00 on March 31st, 1941.

Interest payable semi-annually on the 2nd day of January and July of each

year and continuing for the term of this contract.

with interest for the same at the rate aforesaid, payable by equal instalments of \$  
on the day of

in each and every year

until the principal is paid, without any deduction whatsoever, the first payment of interest to be due and payable on the day of 194 ; arrears of both principal and interest to bear interest at the rate above mentioned, and such interest on arrears to be a charge on the land in the same manner as all other money hereby secured and to be payable on the days and dates hereinbefore provided for payment of interest; and taxes and performance of Statute Labor.

And the said Mortgagor COVENANTS with the said Mortgagee that he will pay any Tax which may hereafter be levied on the Mortgagee in respect of the Mortgage Money and interest.

The said Mortgagor COVENANTS with the said Mortgagee that the Mortgagor will pay the Mortgage money and interest and observe the above Proviso;

THAT the Mortgagor has a good title in fee simple to the said lands;

AND that he has the right to convey the said lands to the said Mortgagee;

AND that on default the Mortgagee shall have quiet possession of the said lands, free from all encumbrances;

AND that the said Mortgagor will execute such further assurances of the said lands as may be requisite;

AND that the said Mortgagor has done no act to encumber the said lands;

AND that the said Mortgagor will insure the buildings on the said lands to the amount of not less than Currency;

AND the said Mortgagor doth RELEASE to the said Mortgagee all his claims upon the said lands, subject to the said Proviso.

PROVIDED that the Mortgagee may distrain for arrears of interest: PROVIDED that on default of the payment of any instalment of principal or of interest hereby secured or taxes as hereinbefore provided, the principal hereby secured shall immediately become due and payable.

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee may pay any taxes, rates, levies, assessments, charges, moneys, liens, costs of suit or matters relating to liens or encumbrances on said land, or pay any property, mortgage or income tax imposed, or that may be imposed, on the Mortgagee or the Mortgagor in respect of the said property or this Mortgage or the moneys secured hereby, and solicitors' and other charges in connection with this Mortgage, insurance premiums and valuations' fees together with all costs and charges which may be incurred by taking proceedings of any nature in case of default by the Mortgagor, and the amount so paid shall be a charge on the said lands in favor of the Mortgagee and shall be payable at the time of payment of the next instalment of interest, with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all other remedies, shall be forthwith exercisable.

PROVIDED that the said Mortgagee on default of payment for One month may on One month's notice enter on and lease or sell the said lands.



PROVIDED also that no purchaser at any sale purporting to be made in pursuance of the aforesaid power, shall be bound or concerned to see or enquire whether any such default has been made or continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular; and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly, and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever in any such sale, shall be in damages only.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

PROVIDED also that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the of

and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn, unascertained or under disability.

THE MORTGAGOR doth hereby attorn and become tenant from year to year to the Mortgagee from the day of the execution hereof (during the term of this Mortgage) at a rent equivalent to, applicable in satisfaction of, and payable at the same time as, the interest on the principal hereinbefore provided to be paid; the legal relation of the landlord and tenant being hereby constituted between the Mortgagee and the Mortgagor, provided that on default of payment of rent or interest, the Mortgagee may enter on the said lands and determine the tenancy hereby created without notice; but it is agreed that neither the existence of this clause, or anything done in virtue thereof, shall render the Mortgagee, a Mortgagee in possession, so as to be accountable for any moneys except those actually received.

WHEREVER the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

PROVIDED always and it is hereby declared and agreed that the terms "Mortgagor" and "Mortgagee" whenever used throughout those presents shall be deemed to include and bind their heirs, executors, administrators and assigns respectively.

**In Witness Whereof** the said parties have hereunto set their hands and seals.

**Signed, Sealed and Delivered**

IN THE PRESENCE OF

State full name,  
address and occupation of witnesses.

(signed) C.S. Groll

800 Front Street  
New Westminster  
Branch Manager

(signed) Kanroku Suzuki



FOR ATTORNEY

3 I hereby Certify that, on the

day of 194 at  
in the Province of British Columbia,  
(whose identity has been proved by the evidence  
on oath of  
who is) personally known to me, appeared before me  
to the annexed instrument as the maker thereof, that the said  
is the same person mentioned  
in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said  
and subscribed the name of the said  
therein voluntarily as the free act and deed of the said  
under authority of a power of attorney which has not been revoked  
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,  
at British Columbia, this  
one thousand nine hundred and forty

A Notary Public in and for the Province of British Columbia.  
NOTE.—Where the person making the acknowledgment is personally known to the officer taking same, strike out the words in brackets.

Mortgage

SHORT FORM

Murphy & Chapman Ltd., Law Printers and Stationers,  
Vancouver, B.C.

FOR MAKER (INCLUDING MARRIED WOMEN)

3 I hereby Certify that on the

day of 19  
in the Province of British Columbia,  
(whose identity has been proved by the evidence on oath of  
who is) personally known to me, appeared  
before me and acknowledged to me that  
the person mentioned in the annexed instrument as the  
Maker thereof, and whose name  
subscribed thereto as part  
of the full age of twenty-one years  
and that he executed the same voluntarily, and  
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at  
British Columbia, this  
day  
of  
in the year of our Lord one thousand  
nine hundred and

A Notary Public in and for the Province of British Columbia.  
NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA  
TO WIT:

3 Clifford Sparks Orol  
of New Westminster  
I was personally present and did see the within instrument duly signed and executed by  
Kamroka Shauki  
the part Y thereto, for the purposes named therein  
2. The said instrument was executed at New Westminster  
3. I know the said part Y, and that he is  
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years  
Sworn before me at New Westminster in the  
Province of British Columbia, this 24th  
day of April, 1940  
(Signed) J.W. Irwin J.P.  
A Notary Public in and for the Province of British Columbia  
(Signed) C. S. Orol



4925

8

# This Indenture

Made (in duplicate) this Fifth day of January in the year of our

Lord one thousand nine hundred and forty-two

**In Pursuance of the "Short Form of Mortgages Act"**

**Between**

KANROKU SUZUKI, Farmer, of Strawberry Hill, Province  
of British Columbia.

Insert full Name,  
Street Address and  
Occupation of each  
party.

(hereinafter called the Mortgagor)

of the **FIRST PART**

**AND**

BURNS & CO. LIMITED, Wholesale Meat Packers and Feed  
Dealers, Head Office in Calgary, Alberta. Branch  
Office at the Foot of Woodland Drive, Vancouver,  
British Columbia.

(hereinafter called the Mortgagee)

of the **SECOND PART**

**WITNESSETH** that in consideration of the sum of Three hundred and Two and 01/100

(\$302.01)-----Dollars of lawful money of Canada now paid by the said  
Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor  
**DOTH GRANT** and Mortgage unto the said Mortgagee, his heirs and assigns **FOREVER:**

**ALL AND SINGULAR** that certain parcel or tract of land and premises situate, lying and being in  
the Municipality of Delta.

Province of British Columbia, more particularly known and described as

the Easterly half of Lot one hundred and nine (109), of Lot  
four hundred and forty (440), Group Two (2), Map 1133; said  
Easterly half being all that portion of said Lot One hundred  
and nine (109) lying east of a straight line bisecting the North  
and the South boundaries of said Lot one hundred and nine (109)  
in the District of New Westminster



**TOGETHER** with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging or with the same or any part thereof held or enjoyed or appurtenant thereto; and all the estate, right, title, interest, property claim and demand of him, the said Mortgagor, in, to or upon the said premises,

**PROVIDED** this mortgage to be void on payment of three hundred and two and 01/100  
\$302.01) -----Dollars of lawful money of Canada, with interest at  
six per cent. per annum, both before and after maturity, as follows: The said principal sum  
of \$ 302.01 is to be paid on demand

interest for the same at the rate aforesaid, payable by equal instalments of \$  
on the day of

in each and every year

until the principal is paid, without any deduction whatsoever, the first payment of interest to be due  
and payable on the day of

**AND TAXES** and performance of Statute Labor.

**THE** said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso. **THAT** the Mortgagor will pay as and when the same may be demanded, all or any tax or taxes that may at any time during the continuance of this security be levied on the said lands and premises.

**THAT** the Mortgagor has a good title in fee-simple to the said lands.

**AND THAT** he has the right to convey the said lands to the said Mortgagee.

**AND THAT** on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.

**AND THAT** the said Mortgagor will execute such further assurances of the said lands as may be requisite.

**AND THAT** the said Mortgagor has done no act to incumber the said lands. **AND THAT** the said Mortgagor will not permit a lien to be acquired against the said lands under the "Mechanic's Lien Act" or any amendment thereof.

**AND THAT** the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value in currency.

**AND** the said Mortgagor doth **RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said lands, subject to the said proviso.



**PROVIDED** that the said Mortgagee on default of payment ~~for~~ on demand ~~month~~ may on 10 days

notice enter on and lease or sell the said lands, **PROVIDED** that the Mortgagee may distrain for arrears of interest; **PROVIDED** that, in default of the payment of the interest hereby secured, or taxes as hereinbefore provided, the principal hereby secured shall become payable.

**PROVIDED ALSO**, that no purchaser at any sale purporting to be made in pursuance of the aforesaid power, shall be bound or concerned to see or enquire whether any such default has been made or continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise, as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular; and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly, and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever in any such sale, shall be in damages only.

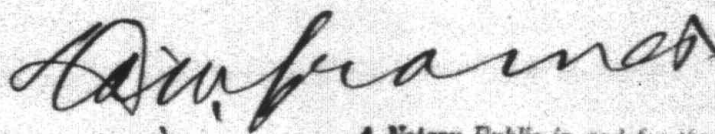
**PROVIDED** that until default of payment the Mortgagor shall have quiet possession of the said lands.

**PROVIDED ALSO** that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the Municipality of Delta

and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn, unascertained or under disability.

**AND** it is hereby agreed that in the event of the Mortgagor failing to pay any taxes or Mechanic's Liens as aforesaid, the Mortgagee may pay the same and the amount so paid shall forthwith become part of the principal hereby secured, and be a charge on the said lands in favour of the Mortgagee, carrying interest at the rate aforesaid, prior to all claims thereon subsequent to these presents, and shall be payable forthwith.

THE ATTACHED IS A TRUE COPY OF THE MORTGAGE BETWEEN KANRUKO SUZUKI  
AND BURNS & CO. LTD. DATED JANUARY 5th, 1942.



A Notary Public in and for the  
Province of British Columbia

MARCH 25, 1943

Street Address  
City or Town  
Occupation of Witness

WITNESS

J. Mayne  
3622 - West 30th Ave.,  
Vancouver,  
Salesman



**Acknowledgment of Officer of a Corporation**

I, **John Mayne**, of the Province of British Columbia, do hereby certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 194\_\_\_\_, at \_\_\_\_\_, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of \_\_\_\_\_, who is) personally known to me, appeared before me and acknowledged to me that he is the \_\_\_\_\_ who subscribed his name to the annexed instrument as \_\_\_\_\_ and affixed the seal of the \_\_\_\_\_ of the said \_\_\_\_\_

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia. IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at \_\_\_\_\_, British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord one thousand nine hundred and forty \_\_\_\_\_, in the Province of \_\_\_\_\_

A Notary Public in and for the Province of British Columbia. A Commissioner for taking affidavits within British Columbia. NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

**Mortgage**  
(SHORT FORM)

The Charles & Stuart Co., Limited, Law Printers and Stationers  
Vancouver, B.C.  
Form No. 3

—OT—

194

Dated

**ACKNOWLEDGMENT OF MAKER (INCLUDING MARRIED WOMEN)**

I, **John Mayne**, of the Province of British Columbia, do hereby certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 194\_\_\_\_, at \_\_\_\_\_, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of \_\_\_\_\_, who is) personally known to me, appeared before me and acknowledged to me that \_\_\_\_\_ the maker thereof, and whose name \_\_\_\_\_ subscribed thereto as part \_\_\_\_\_, that \_\_\_\_\_ of the full age of twenty-one years, executed the same voluntarily, and IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at \_\_\_\_\_, British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord one thousand nine hundred and forty \_\_\_\_\_, in the Province of \_\_\_\_\_

A Notary Public in and for the Province of British Columbia. A Commissioner for taking affidavits within British Columbia. NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

**AFFIDAVIT OF WITNESS**

I, **John Mayne**, of the Province of British Columbia, do hereby certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 194\_\_\_\_, at \_\_\_\_\_, in the Province of British Columbia, I was personally present and did see the within instrument duly signed and executed by \_\_\_\_\_, the party \_\_\_\_\_, hereto, for the purposes named therein. I know the said party \_\_\_\_\_, and that \_\_\_\_\_, I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at New Westminster, in the Province of British Columbia, this \_\_\_\_\_ day of January, 1942. A Notary Public in and for the Province of British Columbia. A Commissioner for taking affidavits within British Columbia.

"J.R. Agar" (SEAL)

"J. Mayne"



CABLE ADDRESS  
BUCKERFIELD  
VANCOUVER  
B.C.

The Home of  
BUCKERFIELD QUALITY PRODUCTS



**Buckerfield's Ltd.**

VANCOUVER, CANADA

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
MAY 8 1942

May 7, 1942.

*Sup 10 sent to  
West. Lumber Co 1/5/42*

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

Attention Mr. C. L. Drewry

Dear Sir:

For your future instructions we are attaching hereto an order by Mr. K. Suzuki, formerly a resident of the Gibson Road in the Municipality of Delta, instructing you to remit direct to us at intervals any monies which may accrue to his favour on rentals paid in to your office on his behalf.

In order that you may have a record of the arrangements mutually agreed upon with reference to the tenancy of his farm during his absence we are attaching also a copy of the agreement between Mr. Suzuki and Mr. Jack Clark whom we understand is now occupying the dwelling on the farm.

The writer is endeavouring to obtain a suitable arrangement to realize some small revenue from the lands under fruit cultivation and we are endeavouring to obtain reasonable rentals for the poultry facilities located on this property.

Yours truly,

BUCKERFIELD'S LTD.

*[Signature]*  
Credit Manager.

NM:FP

Enc.

*The file please &*

*Executed 27/4/42*

*who is on land*



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
MAY 8 1942

Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Vancouver, B. C.

Dear Sirs:

Please accept this as your authority to pay direct to Buckerfield's Limited in Vancouver any monies which you may receive from the operations of my farm on the Gibson Road, Municipality of Delta. This arrangement is to remain in force and is not to be withdrawn unless mutually agreed upon by myself and a representative of Buckerfield's Limited. Should sufficient monies be received, however, to liquidate the entire indebtedness, this order would automatically expire.

An itemized statement of the income and disbursements is to be furnished to the said firm of Buckerfield's Limited at the termination of the season.

Yours truly,

Signature

K. Suzuki

Witness

G. H. H. H.

Date

Apr 20/42.

Vancouver,  
B.C.



4945  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**WESTMINSTER TRUST COMPANY**  
NEW WESTMINSTER, B. C.

**RECEIVED**  
MAY 26 1942

May 23rd. 1942.

SUYUKI KAWROKU- No. 12695

**LOCATION:**

Gibson Road, R.R. No. 1. New Westminster, B.C.

**DESCRIPTION:**

Four room frame dwellings on 2 lots, chicken & berry ranch  
Four room lumber house, lumber inside on posts  
Two chicken houses  
Four Large Houses  
Garage, store house and wash house -woodshed.  
Fruit and vegetables in garden.

Usual household furniture-kitchen utensils, chinaware  
carpenter tools, farm implements, chicken house equipment.

**INSURANCE**

No insurance carried.

**LIABILITIES:**

Mortgage, originally \$1000. which has been reduced a little  
by sale of some birds by the owner, to Buckerfields Ltd.  
put on some years ago. No particular arrangement as to  
payment was made.

Other debts said to be some \$350.00 owing to various people.

Messrs. Buckerfields have rented the house and contents to  
Mrs. Clarke for \$6.00 per month who has the use of a small  
chicken house and a piece of garden. She also looks after  
the fruit etc., for Messrs. Buckerfields.

**RECOMMENDATION:**

We recommend that the arrangements entered into with Messrs.  
Buckerfields be left as they are as they appear to be  
satisfactory. The rent from Mrs. Clark of \$6.00 a month  
is being paid direct to us and this will take care of the  
taxes on the land and the balance Buckerfields expect will  
take care of the interest on their mortgage.

Westminster Trust Company  
*Arthur R. Hunter*



File No. 4945

NATURE OF ENCUMBRANCE Mortgage ..... or .....  
 (registered) ..... (unregistered) .....

Name of Owner of Property SUZUKI, Kanroku ..... Reg. No. 12695 .....

Address R.R. #1, New Westminster, B.C. ....

Occupation Farmer ..... Age 30 .....

Registered Owner of Property Kanroku SUZUKI ..... C.T.No. 147951E .....

Property:

Property Address ..... Mun. Delta .....

Legal Description E. 1/2 Lot 109 of Lot 440, Gr. 2, Map 1133, being all that portion of said Lot lying east of a straight line bisecting the north and south boundaries, N.W.D. Mun. of Delta.

Nature of interest Owner ..... 85164807

Particulars of Encumbrance:

Date 5th January, 1942 .....

Parties to document:

Name Kanroku SUZUKI ..... Mortgagor

Address Strawberry Hill, B.C. ....

Name Burns & Co., Ltd. .... Mortgagee

Address Ft. Woodland Drive, Vancouver, B.C. ....

Principal Amount \$302.01 .....

Terms of Payment on demand .....

..... Rate of Interest 6% .....

Arrears, if any: Principal ..... Interest *from date of mortgage*

Balance owing as at this date 274.11 .....

Standing of Taxes: Arrears ..... Current 1942 \$9.25 .....

Insurance:

(1) Agent ..... Company .....

Policy No. ..... Ant. ..... Prem ..... Exp. Date .....

(2) Agent ..... Company .....

Policy No. ..... Ant ..... Prem ..... Exp. Date .....

Nature, particulars and whereabouts of unregistered documents, if any: .....

Dated at Vancouver this 17th day of April 1942.

*Certified*  
 CERTIFIED CORRECT  
 Burns & Co., Limited

*Per W. E. Smith*  
 (Signature)



File No. 4945

NATURE OF ENCUMBRANCE .. Mortgage (registered) or (unregistered) ..  
Name of Owner of Property .. SUZUKI, Kanroku .. Reg. No. 12695  
Address .. R.R. #1, New Westminster, B.C.  
Occupation .. Farmer .. Age 30  
Registered Owner of Property .. Kanroku SUZUKI .. C.T.No. ~~Delta~~ 81809E

Property:

Property Address .. Mun. Delta  
Legal Description .. Lot 106, of S.E. 1/4 of Section 36, Tp. 4, Map 1133  
Municipality of Delta, N.W.D. .. L.R.O. 81614C  
Nature of interest .. Owner

Particulars of Encumbrance:

Date .. 22nd April, 1940

Parties to document:

Name .. Kanroku SUZUKI .. Mortgagor  
Address .. R.R. #1 New Westminster, B.C.  
 Name .. Buckerfield's Ltd. .. Mortgagee  
Address .. Ft. Rogers Street, Vancouver, B.C.

Principal Amount .. \$1000.00  
Terms of Payment .. \$250.00 Nov. 1st, 1940, \$250.00 Jan. 2nd, 1941, \$500.00  
 .. March 31st, 1941. .. Rate of Interest .. 6%  
Arrears, if any: Principal .. 732.18 .. Interest 170.05  
Balance owing as at this date .. 902.23  
Standing of Taxes: Arrears .. Nil .. Current .. 1942 \$20.83

Insurance:

(1) Agent .. Company ..  
Policy No. .. Amt. .. Prem .. Exp. Date ..  
 (2) Agent .. Company ..  
Policy No. .. Amt .. Prem .. Exp. Date ..

Nature, particulars and whereabouts of unregistered documents, if any: ..  
 ..  
 ..

Dated at Vancouver this 22nd day of Apr. A.D. 1940.

CERTIFIED CORRECT  
**Buckerfield's**  
 (Signature)



4945

June 9, 1942

The Westminster Trust Company,  
713 Columbia Street,  
New Westminster, B. C.

Dear Sirs:

Re: Kanroku SUZUKI

We are in receipt of your report of May 23 for which we thank you.

We note that Messrs. Buckerfield's Ltd. have a mortgage of \$1,000.00 on this property and the owner has rented the house on the property for \$6.00 a month which you are collecting.

We have asked Buckerfield's representative in New Westminster to keep in touch with you in regard to any other revenues which may come in from the fruit and poultry facilities.

It will be necessary for you to obtain from Mrs. Clark a signed inventory of the household effects which she is renting with the house, and report on any discrepancies between this and the articles listed on the "JP" form.

We have received a claim from the Columbia Grain Milling Company for \$108.20 against this party.

Yours truly,

GDM/GH

*[Handwritten signature]*

R. P. Alexander  
Assistant Manager



4945

June 9, 1942

Messrs. Buckerfield's Ltd.,  
P. O. Box 219,  
Vancouver, B. C.

Attention Mr. Miller

Dear Sirs:

Re: Kanroku SUZUKI

Referring to your letter of May 7, we have now received a report from the agent of the Westminster Trust Company on the above party.

We understand that you hold a mortgage of \$1,000.00 on this property, on which the house is rented to Mrs. Clark for \$6.00 a month. Will you please send us particulars of this mortgage?

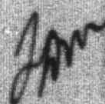
We have received a claim against the above party from the Columbia Grain Milling Company for \$108.20.

Will your representative in New Westminster be kind enough to keep in touch with the Westminster Trust Company in regard to revenue obtained from fruit and the poultry facilities on this property.

Yours truly,

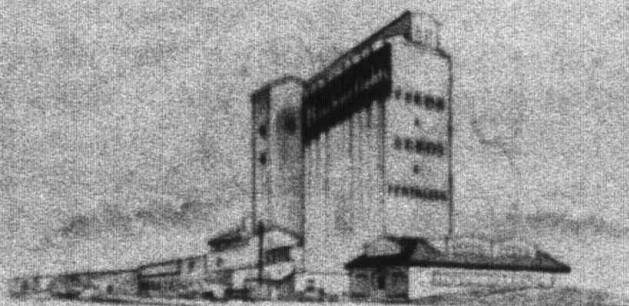
ODM/GH

R. P. Alexander  
Assistant Manager





The Home of  
BUCKERFIELD'S QUALITY PRODUCTS



## Buckerfield's Ltd.

VANCOUVER, CANADA

June 11, 1942

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUN 13 1942

Office of the Custodian  
Japanese Evacuation Section  
506 Royal Bank Building  
Vancouver, B. C.

Attention Mr. R. P. Alexander.

Dear Sir:

We have to hand your letter of June 9 relative to our account outstanding against Konroku Suzuki and the writer takes this opportunity of acknowledging same.

In perusing the first paragraph, we were somewhat at a loss to explain your remarks to the effect that a report had been received recently from the Westminster Trust Company on the former mentioned party as we felt that immediately following the departure of this particular Japanese that suitable arrangements had been completed and confirmed by your Mr. Drury pertaining to this transaction.

In our earlier letter we had mentioned the fact that a mortgage in our favour had been granted by Suzuki on the 22nd day of April, 1940 and represented in the sum of \$1,000.00 of which \$858.31, as at April 30, 1942, was still owing which included principal and arrears of interest. For your records we are attaching herewith a copy of this document and it is clearly in evidence that the principal is in arrears as well as payments of interest.

Prior to Suzuki's removal from the Strawberry Hill area, he had negotiated arrangements with Mrs. J. Clark granting her the use of the dwelling and one poultry house in consideration of a monthly charge of \$6.00. This sum was to be payable monthly to the Custodian or his agent and was to be used for the purpose of retiring taxes or any other incidentals that may be incurred in the supervision of the property while under the jurisdiction of the Custodian's office.

The writer had facilitated an arrangement with the Japanese which would permit the usage of the remaining poultry houses and sub-joined acreage under fruit cultivation, which would, over a period of time permit an accumulation of funds to be used for the express purpose of retiring outstanding balances contracted by Suzuki. It was natural, of course, that in view of our



Office of the Custodian

June 11, 1942

preferred position, due to an outstanding land mortgage, that funds available from time to time would be applied to reduce the total of the mortgage indebtedness.

In connection with your communication with reference to obligation outstanding in favour of other creditors and particularly the Columbia Grain Company Limited, we cannot possibly share any view whereby this concern is entitled to a pro rata distribution as any funds granted by this concern was arranged at their own risk knowing full well that hypothecation had hitherto been arranged.

With reference to your comments as to funds being available from poultry operations, we would like to mention at this time that all poultry had been disposed of by Suzuki and as yet we have not arranged to house birds under present circumstances. There is always the possibility, however, that should market and price conditions justify the maintenance of birds on this property, we may eventually effect an arrangement with the present tenants.

As far as we can recall, particulars concerning the leasing of this property by Mr. Clark together with any arrangement that we may have agreed upon with Suzuki were forwarded to your office and while an acknowledgment has never been received we concluded that this was undoubtedly due to the fact that present exigencies did not justify a written receipt.

There is one paragraph in your letter that deserves full clarification and that is with reference to monies collected from this property. Prior to any arrangement being completed with Suzuki whereby we were willing to give our time for the purpose of continuing the production of food products and further in order that the property would not be abandoned, we can assure you that the successful operation requires some little time and expense and bearing in mind that the bulk of revenues anticipated from this year's operations will accrue from fruit production, it is therefore impossible for us to accede to your request by forwarding particulars on the 10th of every month. Should it be necessary for you to pursue such operations so close, our natural suggestion would be that you take over the entire operations and remit to us all sums at the end of each year in excess of that necessary for the payment of taxes and sundry expenses.

The writer personally has given this matter some little attention during the past few weeks, based on a mutual arrangement with your Mr. Drury and if there is to be any thought of a change in the status of such operations, we would prefer that any alterations be placed in effect immediately, in order that we can avoid the necessity of detailing time and expense.

Perusing closely the policy arranged heretofore we have planned with the present tenants, Mr. and Mrs. Clark, to maintain the berry plants in good order, which will ensure a reasonably good crop of strawberries this year providing the weather improves in the meantime. Our proposal to the Clarks was to the effect that after all expenses necessitated by the purchase of fertilizers, cultivation, picking, packing and general expenditure required have been fully absorbed, we are to share and share alike on any net revenues from this year's crop. The portion of the crop that we receive will be credited direct to Suzuki and thus reduce the outstanding mortgage now in our possession.

Hope  
200-250

This year  
will be Buckenfield share to apply



Office of the Custodian

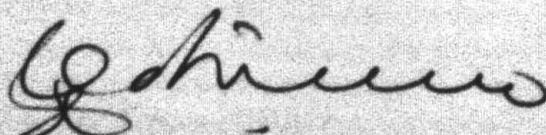
June 11, 1942

At the conclusion of the season's operations we will prepare and forward to you a detailed statement recording all income and disbursements which we trust will prove satisfactory to the office of the Custodian.

For your records we are attaching hereto a copy of the indenture granted to us by Suzuki on the 22nd of April, 1940 and subsequently registered in the New Westminster registry under number 81614 supplemented by copies of the agreement between the lessor and lessee.

Yours truly,

BUCKERFIELD'S LTD.



Manager Credit Department

NM:MF

Enclosures



The Home of  
BUCKERFIELD'S QUALITY PRODUCTS



**Buckerfield's Ltd.**

VANCOUVER, CANADA

June 18, 1942

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUN 19 1942

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED

Office of the Custodian  
Japanese Evacuation Section  
506 Royal Bank Building  
Vancouver, B. C.

Attention Mr. Richardson.

Dear Sir:

In view of recent developments pursuant to the handling of the farm owned by Kanroku Suzuki, located on the Gibson's Road, Delta Municipality, we would like to take this opportunity of placing before you certain recommendations which we feel would centralize the acceptance of rental monies with reference to this property.

In view of the fact that our position may be construed as that of a mortgagee in possession necessitated by virtue of the fact that we hold in our possession a conveyance dated the 22nd of April, 1940, and which has been permitted to drift into a position of arrears, we would like to see monies accruing from the operations of this small enterprise consolidated and net amounts applied as a reduction against the mortgage outstanding.

We would undertake to retire yearly taxes, insurance premiums and other incidentals which may be necessary to expedite the operations of this property and revenues from the rentals which we anticipate receiving monthly from the present occupants, Mr. and Mrs. John Clark, should be used for this purpose. At the end of each month we would accordingly forward to you notations of such payments, or if more convenient, a duplicate copy of the receipt covering the amount involved.

Bearing in mind that we are anxious to maintain this small farm to the maximum of capacity which may be determined by the actual operations pertaining to fruit production, we will advance to you at the commencement of each year what ~~balance~~ we have formulated for the ensuing year, and will forward at the completion of each year's operations, an itemized statement defining clearly all revenues received, together with disbursements required during the season. Any funds realized will be credited to the account of Suzuki, thus reducing the mortgage now outstanding.



Office of the Custodian

June 18, 1942

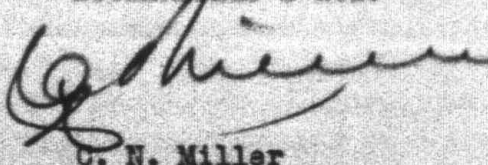
At this time we understand that rental monies are being remitted to your representative in New Westminster and for the purpose of convenience we would ask that you kindly inform the present tenants the necessity of forwarding rentals to our Branch Office in New Westminster.

The writer is particularly anxious to maintain the operation of this small entity to our mutual satisfaction and any particulars or information which we may be able to pass along to you periodically will be facilitated without any undue delay.

Conversely, we would also like to receive recommendations and suggestions from you which would further the betterment of conditions on the farm in which we are interested.

Yours very truly,

BUCKENFELD'S LTD.



C. N. Miller

Manager Credit Department

NM:MF



R E P O R T  
ON EVACUATED JAPANESE PROPERTY

File No. 4445 *→ Alex*

MUNICIPALITY: Delta.

Date: July 7th. 1942.

NAME: <sup>U</sup>SAZUKI, Kanroku.

REGISTRATION NO. 12695.

ADDRESS: 1349 Gibson Rd. New Westminster, B.C.

PROPERTY: 2 Lots. Lot 108- 4.87 acres. Lot 109 - 5.03 acres.

ACREAGE: Total of 2 Lots. 9.90 acres.

KIND OF CROPS: Straws. Asparagus. Blk. Currants. Fruit Trees.

APPROXIMATE ACREAGE OF EACH: 2.  $\frac{1}{4}$ .  $1\frac{1}{2}$ . ( $\frac{3}{4}$  acre 3 dox. (mixed) poor)

HOUSE:  $1\frac{1}{2}$  Storeys.

VACANT:

OCCUPIED Yes. by Mr. & Mrs. J. Clark, caretakers for Buckerfields,

DESCRIPTION Frame.

ROOF: Shingle. New Westminster.

SIZE: 28 x 30.

NO. OF ROOMS 7.

CONDITION: Fair. Rough boarded.

(also house on Lot 106)

OTHER BUILDINGS: Lot 106--woodshed, packing shed & garage combined, small storage shed, chicken hse. 150'. chicken hse. 130'. chicken hse. 120'.  
NAME OF LESSEE OR RENTOR: J. Clark. Lot 109-- 4 colony houses. 2 Storey chicken hse. 66'. (top storey not finished)

TERMS: \$6.00 per month rent for duration, this amount will be paid to Buckerfields N. West.

WATER: Electric Pump & tank ON: *OK* OFF:

LIGHT: Yes.

ON:

OFF:

REMARKS: Quantity of lumber under house which is to be used to fix up building. Addition to house on back, 1 large room. House has cement foundation basement dirt floor. Downstairs finished in painted V joint, upstairs rough boarded.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house upstairs.

Bedstead.  
Trunk.  
Rubber boots. (2 pairs)  
Box. (containing dishes)  
3 boxes " old clothes.  
Ctn. " dishes.  
Paper bag. " old clothes.

In house downstairs.  
(being used)

Chest of drawers.  
Writing desk.  
12gal. stone crock.  
5 Kitchen chairs.  
Bed.  
2 Lanterns.  
Small table.  
Kitchen range. (old, in pieces.)  
75' Garden hose.

In basement.

Small Incubator. (Cyphers)  
Crow bar.  
6gal. stone crock.

In bathhouse.

Heater.  
Kitchen chair.  
Wash tub.  
Water pail.

In packing shed & garage.

Bdle. of garden tools.  
Crow bar.  
Pick.  
Peavey.  
3 Cross cut saws.  
Kitchen chair.  
2 Hand cultivators.  
1 " sprayer.  
Children's wagon.  
Heater. (small)  
21 water dishes, (for chickens, crock.)  
Propeller.  
Egg candler.  
Logging chain.  
Car jack.  
5gal. oil can.  
**Note:** Stewart 6 truck, up on blocks, tires off & put in shed, Mrs. Clark says that SAZUKI had it put in her name but transfer slip has not come back from Victoria yet.

Small storage shed.

20'  $1\frac{1}{2}$ " rubber hose.  
2 Cross cut saws.  
Wheelbarrow.

Signed:

*J. Morrison*

*H. Logan*

In chicken houses: 2000' lumber. 35 egg crates. 7 feed troughs. shovel.  
6 bags of lime.



File No: 4945

Name: Kanroku SUZUKI

Reg. No: 12695

Address: 1349 Gibson Rd., New Westminster, B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
OCT 22 1942

September 5, 1942

INVENTORY OF CHATTELS LEFT ON PROPERTY

In the house upstairs

bedstead  
trunk "  
rubber boots (2 pairs)  
box (containing dishes) "  
3 boxes ( " old clothes)  
etc. " dishes  
paper bag " old clothes

In the House downstairs  
(being used)

chest of drawers "  
writing desk "  
12 gal. stone crock "  
5 kitchen chairs "  
bed  
2 lanterns "  
small table  
kitchen range (old, in pieces)  
75' garden hose "

In basement

small incubator (Cyphers) =  
crow-bar "  
6 gal. stone crock "

In bathhouse

heater "  
kitchen chair "  
wash tub  
wash pail

In packing shed and garage

bdle. of garden tools "  
crow-bar "  
pick  
peavey  
3 cross cut saws "  
kitchen chair  
2 hand cultivators "  
1 hand sprayer  
children's wagon  
heater (small)  
21 water dishes, (for chickens, crock)  
propeller "  
egg candler  
logging chain "  
car jack  
5 gal. oil can

Small storage shed

20' 1 1/2" rubber hose "  
2 cross cut saws "  
wheelbarrow "

In Chicken Houses

2000' lumber  
35 egg crates  
7 feed troughs  
shovel  
6 bags of lime

3. sold by auction 25/10/41 Larry S  
17. 7. 1942  
D. Buchanan

This represents all my chattels remaining in any protected area in British Columbia.

Confirmed: Mrs. K. Suzuki

DATE: October 20, 1942

SIGNED:

K. Suzuki

Please sign and return one copy to the Custodian.



C  
O  
P  
Y

List of things bought from Mrs. Suzuki:

(SIGNED) J. Clark.

Lumber	\$35.00
Shingles	6.00
2 Boxes Glass	5.00
2 Key Nails	10.00
1 Big Tank Heater	2.50
1 Fork	.75
1 Scoop Shovel	.75
1 Mattock	.50
1 Wedge	.50
1 Chest of Drawers	3.50
12 gal. Crock	2.00
1 Crow Bar	1.00
Chicken wire	2.00



C  
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P  
Y  
PRICES SET BY SUZUKI  
TO SELL CHATTLES

Chicken House needs:

Feed Troughs .....	25¢ to 75¢ each
Big Water Trough .....	50¢ to 75¢ each
21 Stoneware Water Fountain .....	50¢ each
11 gal. size Galvanized Waterer .....	50¢ each

Garden Tools:

3 Hoes .....	75¢ each
2 Forks .....	75¢ each
4 Potato Hoes .....	75¢ each
1 Rake .....	25¢
1 Shovel .....	75¢
1 Scoop Shovel .....	75¢
2 Peaveys .....	\$1.50 each
1 Pick .....	1.00
1 Mattock .....	.50
1 Crow Bar .....	1.00
1 Sledge Hammer .....	1.00
1 Wedge .....	.50
1 Axe & 1 Hatchet .....	2 for .50

Miscellaneous:

13 or 14 bundles of shingles (some on top floor of double decker and some in basement of last hen-house) .....	\$2.35 per 1000
2000 ft. Lumber in Hen-house .....	25.00
Other Lumber on premises .....	10.00
35 Egg Crates .....	.25 each
1½ bundles Slats .....(for inside crates)	2.25 per bundle
Chest of Drawers .....	3.50
2 Desks (black & brown) .....	2.50 each
2 Heaters (one in egg house) .....	5.00 each
Chairs .....	.35 each
Tables .....	.50 each
Trunk .....	1.00
12 gal. Crock .....	2.00
2 Lanterns .....	.35 each
75 ft. Garden Hose .....	3.50
20 ft. Rubber Hose 1½" .....	1.50
Logging Chain .....	3.50
Car Jack .....	1.50
5 gal. Oil Can .....	.25
Propeller .....	5.00
Wheelbarrow .....	1.50
Incubator (Cyphers) .....	3.00
Big Tank Heater (basement last hen-house).	2.50

2 pieces 3-75"  
didn't find

See for  
75"  
partially  
damaged  
by ants



C

O

P

Y

List of things Suzuki would like us to care for him.

(SIGNED) John Clark.

Child's Wagon

Sprayer

Egg Candler

Egg Spotlight Tester

Dishes



"KANROKU SUZUKI FARM" PERIOD ENDED AUGUST 20th, 1942.

INCOME

3092 3/4 lbs. Strawberries	\$244.71	
657 lbs. Black Currents	78.52	
	<u>\$323.23</u>	
Less overcharge on Currents	<u>.96</u>	
		\$322.27

LESS EXPENDITURES

Picking Strawberries	\$100.15	
Picking Currents	35.20	
Cultivation etc.	71.80	
Straw	18.74	
Fertilizer	2.03	
Sundries	1.46	
Plowing & discing unseeded area	22.50	
Supervision	10.00	
Farm management for fruit season and preparation of farm for 1943 season	33.00	
	<u>\$294.88</u>	
		<u>\$294.88</u>

SURPLUS

\$ 27.39

DISPOSITION OF SURPLUS

Buckerfield's Limited	\$ 13.69
Mrs. Clark	\$ 13.70
	<u>\$ 27.39</u>



CHATELS REMAINING ON THE KANROKU SUZUKI FARM

AS AT AUGUST 20th. 1942.

Miscellaneous garden tools, including  
forks, shovels, rakes, hoes, saws, etc.

Two small wood and coal heaters.

Two bed steads (frames only)

Thirty-four egg crates (30 doz. cap.)

Three Rubber watering hose.

One Obsolete oil burning incubator approx. 250  
egg capacity (tank corroded)

Quantity of small galvanized and wooden feeding  
troughs,

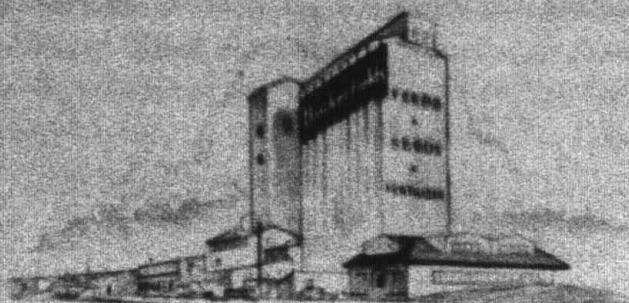
Quantity of small galvanized and wooden watering  
units.

Quantity of rough lumber including several lengths  
of rough timbers 6 x 6.



CABLE ADDRESS  
BUCKERFIELD  
VANCOUVER  
CANADA

The Home of  
BUCKERFIELD'S QUALITY PRODUCTS



**Buckerfield's Ltd.**

VANCOUVER, CANADA

August 21, 1942

OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

RECEIVED  
AUG 22 1942

Office of the Custodian  
Japanese Evacuation Section  
506 Royal Bank Building  
Vancouver, B. C.

Dear Sirs:

In compliance with our arrangements concerning the operations on the farm of Kanroku Suzuki, the writer is attaching hereto a statement of income and expense covering the fruit operations for this year.

After paying all costs entailed on this year's operations, there remains an amount of \$27.39 to be equally divided between Mrs. Clark and the indebtedness recorded on our books against K. Suzuki. The amount of \$13.69 which normally should be credited direct to the mortgage in default against the Suzuki property, is being held by us in a separate account more or less in escrow in order that we may have a small surplus on which to draw for requisites necessary prior to next spring's operation. Should you prefer that this small accumulation be credited against the mortgage outstanding, we shall be agreeable to such a disposition but would however prefer to retain the funds in our farm operating account.

Mrs. Clark is meeting rentals arranged and it would possibly be advisable to prepare a statement of the rental monies at the year end, after charges for taxes, insurance and water have been retired.

You can appreciate that with adverse weather conditions the fruit yield was much lower than that anticipated and consequently were unable to report a more satisfactory showing.

In a recent letter you have asked that we submit a list of chattels remaining on this particular farm and in obtaining information in connection with this matter recently, we prepared a list of personal chattels left at the farm.

Attached is a list of items the most of which were necessary for general use on the farm.

TELEPHONE  
BELL 1-4000  
PRIVATE EXCHANGE  
CONNECTING  
ALL DEPARTMENTS

Shen

not to be paid

3



Office of the Custodian

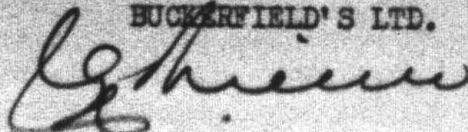
August 21, 1942

It is difficult in view of circumstances to accept full responsibility for the articles in question but we can assure you that the implements and chick utensils are under lock and key and will not be moved without authorization.

Should you require further information relative to this particular farm, we shall be pleased to furnish the same to the best of our ability.

Yours very truly,

BUCKERFIELD'S LTD.



G. N. Miller  
Manager Credit Department

NM:MF  
Enclosure



RECEIVED  
JAN 16 1942

R. R. No. 1, Box 30,  
Marquette, Mich.  
To Mr. K. Riley

Dear Sir,

I cannot sign these papers or confirm them as I find some of <sup>the</sup> things we left behind are not listed on them. Kindly add these to the list as we are positive they are still there, then we will gladly sign these when returned.

Beatty Electric Water Pump and 85 lb. tank. Taps & automatic float taps on individual chicken pens.

(Above are in Pump shed by the well.)  
In Packing shed & Garage.

100 lbs. - 2  $\frac{1}{4}$  inch nails (not touched).

100 lbs. - 2  $\frac{1}{2}$  inch nails (sawpounds used).

1 box 12 x 18" window glass (for chicken)

2 box 12 x 24" window glass (house).

75 feet roll 1  $\frac{1}{4}$  x 36" wire netting

150 feet of No. 10 electric wire.

8 feet heavy  $\frac{1}{2}$  inch screen. (1  $\frac{1}{2}$  x 36").

In chicken house with egg crates.



Egg case fillers enough for 15 crates.  
In bath house

1 glass wash board.

60 feed trough for chicks in house basement.

Yours truly,  
Mr. K. Suzuki.



CABLE ADDRESS  
BUCKERFIELD  
TORONTO  
CANADA

THE HOUSE OF  
BUCKERFIELD'S QUALITY PRODUCTS



## Buckerfield's Ltd.

VANCOUVER, CANADA

October 2, 1942

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
OCT 3 1942

Office of the Custodian  
Japanese Evacuation Section  
506 Royal Bank Building  
Vancouver, B. C.

Dear Sirs:

In response to your letter of the 19th of September relative to chattels retained on property owned by Kanroku Suzuki, located at 1349 Gibson Road, Delta Municipality.

The writer called yesterday for the purpose of ascertaining the chattels that were supposedly left by the evacuee and it seems that a large quantity of the materials that we had failed to list in our inventory of August 20, 1942, was due, in part, to the fact that the Japanese had neglected to accumulate the chattels that remained prior to his departure.

We had some little difficulty in locating the items that he had declared as missing but after receiving information as to where such commodities may have been located, we were fortunate in obtaining a reasonably accurate report as requested.

Summarizing the missing articles which were furnished in your last letter, we would like to specifically record, particularly for future reference, the chattels which were eventually located.

With reference to taps and automatic float taps, presumably left in the pump shed, we were unable to trace these articles and while one or two automatic taps were found elsewhere, we feel quite satisfied that there must have been some misunderstanding in connection with the equipment remaining in the pump shed.



Office of the Custodian

October 2, 1942

<sup>used</sup>In our estimation there would be possibly about ten pounds of nails and as constant replacement may be necessary, there will undoubtedly be a further shrinkage in the future.

Certain small pieces of window glass has been used by the present tenant for the purpose of closing in the basement windows.

We were unable to locate the presumably 150 ft. of No. 10 electric wiring and may presume, however, that the many pieces of electric wire found on the premises totaled the figure recorded in your letter.

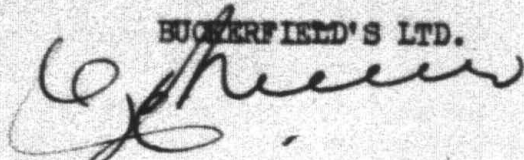
Prior to the removal of the Japanese on this particular farm, instructions were granted the tenant to the effect that the lumber of various sizes piled under the dwelling, could be used for general replacements and improvements and the writer has satisfied himself that any diminishing in the materials originally quoted, has been used for the purposes as aforementioned.

It is difficult, especially where there are so many small articles, to guarantee that they will remain in contact but we can assure you that wherever possible, the various chattels will remain untouched if at all possible.

Should there be any further information needed in connection with the equipment and tools left on the farm of Suzuki, we shall be very pleased to obtain whatever information is desirable at our earliest convenience.

Yours very truly,

BUCKERFIELD'S LTD.



C. N. Miller  
Manager Credit Department

NM:MF



## Farm Appraisal Report

File No. JL-670

Land Description Lot 106 of S.E. 1/4, Sec. 36, Tp. 4, Map 1133.

Containing 4.87 Acres

Owner's Name SUZUKI, Kanroku

Post Office Address R.R. #1, New Westminster.

Nearest Rail Point New Westminster - C.P.R. & shipping  
Kennedy Station - B.C. Electric Ry.Distance 3 1/2 miles  
1/2 mile.

Market Town New Westminster, B.C.

Distance 3 1/2 miles

Church (give denomination) New Westminster-all denominations

Distance 3 1/2 miles

Nearest School Kennedy Public School

Distance 1/2 mile.

State how property was identified: Map location

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

Has direct access to Gibson Road - fair gravel road.

Is this district a good one? Good for poultry - only fair for any farming purposes.

Employment opportunity City industries - 3 1/2 miles.

Predominating Nationality and religion: Japanese owners predominate.

Describe Fencing and its condition: Fenced on South and East.

Value \$

Water supply: From well by Beatty electric pressure pump.  
Electricity - power available - power & light used.

Value \$

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 30	Frame	1 st.	shgl.	15	conc.	Fair	500.00
Add'n	15 x 30	"	1 st.	"	15	"	"	275.00
Hen house	20 x 120	"	1 "	"	15	Wood	"	400.00
"	20 x 140	"	1 "	"	15	"	"	300.00
"	20 x 110	"	1 "	"	15	"	"	50.00
Add'n	20 x 24	"	1 "	"	15	"	"	
Shed	20 x 24	"	1 "	"	15	"	"	
GRANARY	x							
	x							
	x							
	x							

Total present day value \$ 1625.00

Total Value Buildings add to farm

\$ 1200.00

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

Describe the basement and chimneys: Full basement-cement wall-not floored. Stove pipe chimney.

No. rooms downstairs? 5 Upstairs? attic How finished Wood finish.

Are buildings painted? No. Condition of paint -

Distance from nearest bush Approximately 200 yards.

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



## Cultivated Land

BC/741-P  
BC/2496-A

Page 2

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.87	Level <i>4.87 acres</i>	Lt. sandy loam & gravel - 8" to 12"	Hardpan	Mixed small crop & fallow.	40.00	194.80
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 194.80

Total added by buildings to value of farm \$ 1200.00

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

Total value of farm \$ 1394.80

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Property occupied by tenant. Growth generally would indicate a low  
state of fertility. No land being cultivated.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
Suitable for poultry raising, but had doubtful possibilities for other  
farming.

Noxious weeds:  
No serious weed condition.

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

Corporation of Delta - Taxes, 1942.- \$18.98.

Assessed - Imp. \$1800.00  
Land \$ 268.00

Date: 28th July 1942.  
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the 27 day of July 19 42

Inspector's Signature

"D. DODDING"

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



## Farm Appraisal Report

COPY

Remarks:

This is a small holding fully developed; it is situated on a rise of land where the top soil is a sand and gravel formation over a hardpan. The top soil is quite friable and there appears to have been a heavy incorporation of chicken manure, yet growth generally does not indicate a high state of fertility; this is possibly due to a lack of humus content in the soil.

The water situation is serious on this bench, and it is repeatedly stated that when a full capacity of fowl is carried it is necessary to haul water for about 2 months in summer.

The property is occupied by Mr. J. Clark who is paying \$8.00 a month; he states his arrangement was made through the Buckerfield Company, who are said to hold a registered mortgage against the property. No mention is made of this from the Land Registry Office. The arrangement is said to cover the E $\frac{1}{2}$  of Lot 109, but this is not set out in the letter of arrangement shown me.

**(FOR ORCHARD LANDS ONLY)**

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

**N11**

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

**N11**

## ORCHARDS, SMALL FRUITS, ETC.

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

[illegible]

Amount fruit trees add to value of farm \$.



Diagram of Property

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

value is \$ 1400.00

Date 29th July 19 42

"I. T. B. ADNET"  
District Superintendent.



# Farm Appraisal Report

File No. JL-670

Land Description E $\frac{1}{2}$  of Lot 109, D.L.440, Gp.2, Map 1133.  
(No number)

Containing 2.32 more or less Acres

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

Nearest Rail Point New Westminster - C.P.R. Distance 3 $\frac{1}{2}$  miles.  
Kennedy Station - B.C.E.Ry.

Market Town New Westminster Distance 3 $\frac{1}{2}$  "

Church (give denomination) All denominations - New Westminster Distance 3 $\frac{1}{2}$  "

Nearest School Kennedy-School Distance  $\frac{1}{2}$  "

State how property was identified: Map location

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

Direct access to Gibson Road. Gravel road - fair condition.

Is this district a good one? Only fair - small fruits and poultry. EXHIBIT No. 935-4  
DATE Aug. 22/48

Employment opportunity Industries - New Westminster - 3 $\frac{1}{2}$  miles LED BY Clarence

Predominating Nationality and religion: Japanese owners in this locality.

Describe Fencing and its condition: Partially fenced, N. & E. Chicken wire Value \$

Water supply: Nil. Supply for poultry house obtained by pipe from adjoining property on East - Lot 106. Value \$

Electricity-Power available. BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NIL						
Poultry	20 x 66	Frame	2 st.	Shgl.	1 yr.	Wood	Good	660.00
BARN	X							
3 Colony	X							
new Houses	10 x 16	"	1 st.	"	1 "	"	Fair	20.00
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 690.00

Total Value Buildings add to farm \$ 345.00

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

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished Not applicable.

Are buildings painted? Condition of paint

Distance from nearest bush

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



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
.84	Undulating to Level	Lt. sandy gravelly loam-8-12"	Hardpan	Nil	40.00	31.60
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
1.78	Undulating to Level.	Sdy. grav. loam - 8-12"	Hard- pan	Clearing, stump- ing, levelling & breaking.	150.00 to 200.00	10.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 39.40

Total added by buildings to value of farm \$ 345.00

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

Total value of farm \$ 384.40

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

Only small portion of rough cleared land. No cultivation.  
Buildings unoccupied.

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

Suitable for poultry raising; doubtful possibilities for farming purposes  
owing to limited acreage and soil condition.

Noxious weeds:

None of consequence.

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

Corporation of Delta - 1942 Tax - \$8.41.

Assessed - Land - \$128.00  
Imp. - \$780.00

Date: July 28th, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination  
of the whole farm made on the 27 day of July 1942.

Inspector's Signature

"H.L. SINCLAIR"

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



JL-670 - K. SUZUKI

# Farm Appraisal Report

Remarks:

This is a small holding with very limited development from a land clearing standpoint. The property is situated on a rise of the bench land and soil conditions are poor, consisting of a light sandy gravelly loam of shallow depth over hardpan.

In approximately the centre of the property a small area has been rough cleared and on this portion is situated the poultry house and colony houses. There is no access to this building site through the property, and it is apparent that the poultry house was operated by the owner of Lot 106, as this structure is connected by pipe line with the water system of Lot 106.

The property is unoccupied. Mr. J. Clarke, who operates Lot 106 for Buckerfield Coy. advised that he was requested by the Coy. to care for the buildings but could produce no documentary evidence to substantiate his statement.

## (FOR ORCHARD LANDS ONLY)

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

Nil

## ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Nil

## ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

.54 acres - Grass-Rough cleared, & Buildings. \$

1.78 " - Bush & Stumps - second growth \$

2.32 " \$

\$

\$

\$

\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

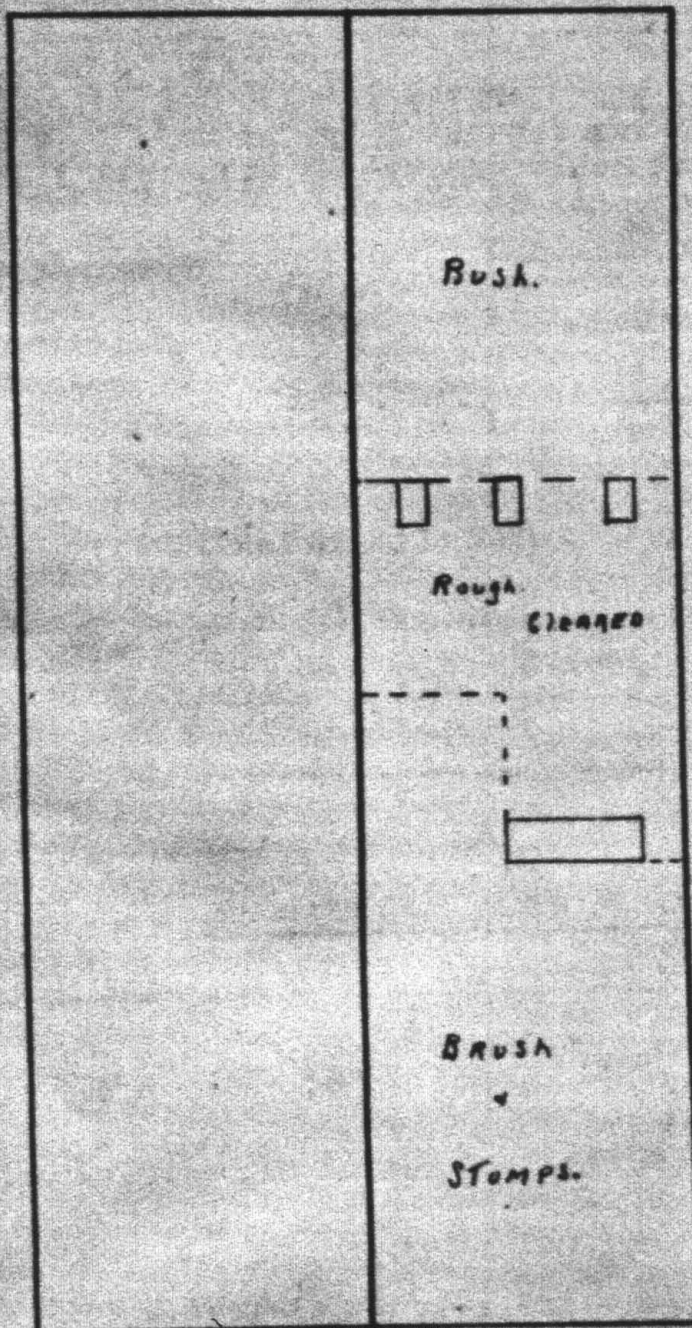


Diagram of Property

EAST 1/2 of LOT 109-DL 440 - GAP-2-MAP-1133.

KANROKU-SUZUKI.

2.32 Acs Morl.



Scale 100' = 1 inch

GIBSON ROAD

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

value is \$ 600.00

Date 29th July 19 42.

"I.T. BARNET"

District Superintendent.



The Home of  
BUCKERFIELD'S QUALITY PRODUCTS



**Buckerfield's Ltd.**

P. O. BOX 219  
VANCOUVER, CANADA

March 2, 1944

TELEPHONE  
MAY 1944 2:00  
PRIVATE EXCHANGE  
CONNECTION  
ALL DEPARTMENTS

EVACUATION SECTION  
MAR 3 1944  
Rec'd  
File No. 4945  
Ans.  
Referred *Maple*

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

Dear Sirs:

Pursuant to your recent request, we are returning herewith duly completed particulars required in connection with Japanese property formerly owned by Kanroku Suzuki.

This property is more particularly described as Lot 106, South West Quarter of Section 36, Township 4, Municipality of Delta.

We are also taking the liberty of attaching hereto a complete break-down of balances still owing to us and including Fire Insurance and other incidentals usually necessary in the maintenance of this farm during the past two years.

Should you require any further information with reference to this matter, we shall be only too pleased to favour you with the same upon hearing from you.

Yours very truly,  
BUCKERFIELD'S LTD.

C. N. Miller  
Manager Credit Department

NM:MT  
Enclosures



KANROKU SUZUKI

Re Lot 106, S. E.  $\frac{1}{4}$ , Section 36, Township 4,  
Map 1133, Municipality of Delta.

Recapitulation of Monies Owning.

(a) Principal & Interest Account

\$ 929.42 +

(b) Farm operating account including  
such items as Rentals, Insurance,  
etc.

33.00 -

Total account owing as at February 29, 1944.

\$ 962.42

Supported by Attached Exhibits...



KANROKU SUZUKI ----- EXHIBIT "A".

<u>Farm Account.</u>		<u>Debit</u>	<u>Credit</u>
Carried from 1942			.31
April 1 1943	Fire Insurance (Franklin) 3 years on \$2500, Expiring April 20/46 (Franklin)	1.95 62.00	
1942	Land Taxes	18.98	
May 11, 1943	Labor involved re maintenance of farm	35.40	
May 11, 1943	Fertilizers	<del>14.25</del>	
July 5, 1943	Rentals at \$6.00 per month transferred from New Westminster		78.00
July 21 1943	Surplus over expenses received from Mrs. Clark on currants sold		<del>14.25</del>
Sept 30 1943	Repairs to Electric Motor	8.00	
1943	Land Taxes	18.98	
Jan., 1944	Rentals to Jan. 31/44 less \$2.00 for repairs		34.00
		159.56	126.56
		126.56	
	Balance owing	\$ 33.00	

Carried forward to consolidated statement.



KANROKU SUZUKI ---- EXHIBIT "B".

Principal Account

\$ 732.18

Interest from April 22nd, 1940 to February 29,  
1944, at the rate of 6% per annum on the unpaid  
monthly balance, in accordance with mortgage  
dated April 22nd, 1940.

\$ 197.24

---

Balance owing

\$ 929.42

---

---

2/13  
3-7-44



4945

*Anderson*  
May 4, 1944.

Buckerfield's Limited,  
Foot of Rogers Street,  
Vancouver, B. C.

Dear Sirs:

Re: Kanroku SUZUKI - Lot 106 of SE $\frac{1}{4}$   
of Sec. 36, Twp. 4, Map 1133,  
Municipality of Delta.

According to advice received from you the balance owing on the mortgage which you hold on the above property amounted to \$962.42, as of February 29, 1944.

This property has been sold to the Director, Veterans' Land Act, and discharge of mortgage is now required in order to complete the sale.

We are enclosing herewith form of discharge for your signature and we would be obliged if you would sign the document and deliver same forthwith to our representative, Mr. W. E. Anderson, whose signature appears in the margin of this letter.

The Custodian hereby undertakes to forward you a cheque for the above mentioned sum together with interest as soon as the sale is completed. We expect that this transaction will be closed in the course of the next two weeks but if for any reason the sale is not completed, the discharge of mortgage will not be recorded and will be returned to you.

Your co-operation herein will be very much appreciated.

Mr. Anderson's signature:

Yours truly,

R. D. Richardson,  
Farm Department.

Enc. (dup.)  
RDR/EG



CHATELS BELONGING TO SUZUKI, Kanroku

Reg. No. #12695

1349 Gibson Rd. Surrey B.C.

" MISSING "

2 Beds.

✓1 Trunk.

✓Qu. Dishes.

✓Chest of drawers.

✓1 Desk.

✓1 12-gal, 1 6-gal crock.

✓6 Chairs.

✓2 Lanterns.

✓75' Garden hose.

✓1 Heater.

✓2 H and cultivators.

✓1 Propeller.

✓20'  $\frac{1}{2}$ " Hose.

House lay vacant for a short period during which same was ransacked.

Report of same is on file.

Signed. *Wm. Anderson*



File No. 6925

Date May 30/44

SUMMARY

Name: SUZUKI, K anoroku # 12695

Address: 1349 Gibson Rd. Surrey B.C.

(1) - We have today moved to auction room at Downline & Sandel Rds. effects as per enclosed list at a total cost of \$ 9.20 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at ----- where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ ----- for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

See Attached List.

The tenant gave us the following explanation: -----

No Tenant.

Signed. Wm. Anderson



NAME SUZUKI, Kenzo

REGISTRATION NO. 12695

FILE NO. 4945

The following chattels were sold by public  
 auction at Surrey, B. C. on May 25, 1944.

Barrow	\$ 2.00
Gas stove	2.50
Incubator	1.50
Tools	2.00
Plough	10.50
Odd tools	3.00
2 Saws	2.00
3 Bars	1.25
Chain	1.75

Total	\$ 26.50
Less Expenses: (Auctioneer's fee: \$2.65	\$ 7.87
(Advertising: 0.72	
(Moving: 4.50	
Net Proceeds Credited:	\$ 18.63

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering List No. Surrey 5

Remarks



# Discharge of Mortgage

Know all Men by these Presents

That **BUCKERFIELDS LIMITED**

of **CITY OF VANCOUVER**

in the Province of **BRITISH COLUMBIA**

DO HEREBY CERTIFY

That **KANROKU SUZUKI #12695**

of ~~the~~  
in the Province of **British Columbia,**  
has satisfied all money due or to grow due under a certain Indenture of Mortgage made by

**KANROKU SUZUKI #12695**

as Mortgagor, to **BUCKERFIELDS LIMITED,** as Mortgagee  
for the sum of ~~One Thousand Dollars (\$1000.00)~~ **One Thousand Dollars (\$1000.00)** Dollars,  
which said Mortgage bears date the ~~22nd~~ **22nd** day of ~~April~~ **April**,  
and was registered in the Land Registry Office in the City of **New Westminster,** in the Province  
of **British Columbia,** on the **22nd** day of **April, A.D.,**  
19 ~~40~~ **40**, under number **236140.**

The following is the description of the lands and premises released and discharged hereunder:—

All and singular that certain parcel or tract of land and premises situate, lying and being

**in the Municipality of Delta, in the District of New Westminster,  
Province of British Columbia, and more particularly known and des-  
cribed as Lot 106 of the South East quarter of Section 36,  
Township 4 Map 1138.**

(WE) (I) DO FURTHER CERTIFY that the said Mortgage has not been assigned; that I am  
entitled to receive the money; and that said Mortgage is therefore discharged.

SIGNED, SEALED AND DELIVERED at **VANCOUVER, B.C.**

this **13th** day of **May** A.D. 19**44**

SIGNED, SEALED AND DELIVERED

in the presence of

Signature

Address

Occupation

(If given by a Company) The Common Seal  
of

was herewith affixed in the presence of:

**Buckerfield's**

President

Secretary









CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. 4945

PLEASE QUOTE 80/741P  
80/639P

518 Rogers Bldg.,  
Vancouver, B.C.,  
June 1, 1944.

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

Re: K. Suzuki - Lot 106 of S27 Sec. 36,  
Tp. 4, Map 1133 - Delta Munic.

It is understood that arrangements have been made to lift the mortgage on the above property held by Buckerfield's Limited, and that clear title will pass in due course to the Director.

It is our information that Buckerfield's as mortgagees in possession have collected rents on the property, which have presumably been applied in reduction of the indebtedness, and we take it that inasmuch as this Department is entitled to receive all rentals under the agreement covering purchase of these properties a corresponding adjustment of the purchase price will be made by your Department.

In the meantime we have received from Buckerfield's current lease entered into by them with Tommy Quan for a period of one year from the 15th of January last at an annual rental of \$240.00, payable monthly. This lease also includes part of Lot 109 held by the above named Japanese.

District Superintendent.

JK:HJ



# Discharge of Mortgage

Know all Men by these Presents

That **BURNS & COMPANY LTD.**

of **VANCOUVER**

in the Province of

**BRITISH COLUMBIA**

DO HEREBY CERTIFY

That

**KANROKU SUZUKI #12695**

of **Province of British Columbia**

~~has satisfied~~

has satisfied all money due or to grow due under a certain Indenture of Mortgage made by  
**Kanroku Suzuki #12695**

as Mortgagor, to **Burns & Company Ltd.,**

as Mortgagee

for the sum of **Three Hundred and Two Dollars & One Cent (\$302.01)** ~~which said Mortgage~~

which said Mortgage ~~was registered in the Land Registry Office in the City of New Westminster in the Province of British Columbia on the 5th day of January, 1942, under number 85164 G,~~

The following is the description of the lands and premises released and discharged hereunder:—

All and singular that certain parcel or tract of land and premises situate, lying and being

in the Municipality of Delta, in the District of New Westminster Province of British Columbia, and more particularly known and described as the easterly half of Lot 109 of Lot 440 Group 2 Map 1133 being all that portion of said lot lying east of a straight line bisecting the North and South boundaries thereof.

(WE) (I) DO FURTHER CERTIFY that the said Mortgage has not been assigned; that I am entitled to receive the money; and that said Mortgage is therefore discharged.

SIGNED, SEALED AND DELIVERED at **Vancouver**

this **twenty-first** day of

**June,**

A.D. 194 **4**

SIGNED, SEALED AND DELIVERED

in the presence of

Signature

Address

Occupation

(If given by a Company) The Common Seal  
of

was herewith affixed in the presence of:

*L. B. Deely*

**BURNS & CO. LIMITED**

*[Signature]* **DIRECTOR.**

*[Signature]* **TREASURER.**



I HEREBY CERTIFY that on the 11th

THE CITY OF CALIFORNIA  
WILLIAM CHARLES STAMP

appeared before me and acknowledged to me that he is the

Burns & Co., Limited

who subscribed his name to the annexed instrument as

Treasurer

and that he is the person of the said and affixed the seal of the

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,  
at Calgary in the Province of

in the year of our Lord one thousand nine hundred and forty-four

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

A Notary Public in and for the Province of  
Commissioner for taking affidavits within  
British Columbia Alberta

**CROX & MCMASTER  
SOLICITORS  
RANDALL BLDG  
VANCOUVER B.C.**

The Clarke & Stuart Co. Limited, Low Prices and Railways  
Vancouver, B.C. Form No. 20

# Discharge of Mortgage

KANROKU SUZUKI #12695

—TO—

**BURNS & CO., LTD.**

36708  
Dated June A.D., 1942



4945

June 14, 1944.

Burns and Company Limited,  
Foot of Woodland Drive,  
Vancouver, B. C.

Dear Sirs:

Re: Kanroku SUZUKI - J.L. No.670  
Easterly half of Lot 109 of Lot 440,  
Gp. 2, Map 1133, Municipality of Delta.

According to advice received from you the balance owing on the mortgage which you hold on the above property amounted to \$322.71, as at February 29, 1944.

This property has been sold to the Director, Veterans' Land Act, and discharge of mortgage is now required in order to complete the sale.

We are enclosing herewith form of discharge for your signature and we would be obliged if you would sign the document and deliver same forthwith to our representative, Mr. W. E. Anderson, whose signature appears in the margin of this letter.

The Custodian hereby undertakes to forward you a cheque for the above mentioned sum together with interest as soon as the sale is completed. We expect that this transaction will be closed in the course of the next two weeks but if for any reason the sale is not completed, the discharge of mortgage will not be recorded and will be returned to you.

Your co-operation herein will be very much appreciated.

Mr. Anderson's signature:

Yours truly,

R. D. Richardson,  
Farm Department.

Enc. (dup.)  
RDR/EG



4945

July 3, 1944.

Buckerfield's Limited,  
Foot of Rogers Street,  
Vancouver, B. C.

Dear Sirs:

Re: Kanroku SUZUKI - Lot 106 of SE $\frac{1}{4}$   
of Sec. 36, Twp. 4, Map 1133,  
Municipality of Delta.

Pursuant to our letter of May 4th, 1944, we  
enclose herewith a cheque in the amount of \$977.05,  
representing payment of the balance owing on mortgage  
of subject property by subject Japanese, made up as  
follows:

Balance of Mortgage Principal	\$732.18
Interest @ 6% on unpaid monthly balance from Apr. 27/40 to June 30, 1944	211.87
Farm operating account	<u>33.00</u>
	\$977.05

Thank you for your co-operation in this matter.

Yours truly,

R. D. Richardson,  
Farm Department.

Enc.  
RDR/EG



4945

August 15, 1944.

Burns and Company Limited,  
Foot of Woodland Drive,  
Vancouver, B. C.

Dear Sirs:

Re: Kanroku SUZUKI - J.L. No. 670  
Easterly half of Lot 109 of Lot 440,  
Gp. 2, Map 1133, Municipality of Delta.

Pursuant to our letter of June 14, 1944, we enclose  
herewith a cheque in the amount of \$330.90 being the  
balance owing by subject Japanese on the mortgage against  
the above described property, computed as follows:

Mortgage Principal balance	\$274.81
Interest @ 6% to August 19, 1944	43.59
Insurance Premium	<u>12.50</u>
	\$330.90

Thank you for your co-operation in this matter.

Yours truly,

R. D. Richardson,  
Farm Department.

Enc.  
RDR/EG



1.  
CASE NO. 238

IN THE MATTER OF "THE INQUIRIES ACT"  
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

SUB-COMMISSION

B E F O R E

10THS HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

22nd September, 1948.

IN THE MATTER OF THE CLAIMS OF

KANROKU SUZUKI

DO

PROCEEDINGS AT HEARING

APPEARANCES:

F.M. FERG, Esq.,      Appearing for the  
Dominion Government.

S.M. CHERNIACK, Esq.,      Appearing for the  
Claimant.

G.H.R. UPTON, Esq., Official Interpreter

DO      MARK H. PRARON, Esq., Sr., Official Reporter.



2.  
K. Suzuki,  
In Chief.

KANROKU SUZUKI, the claimant herein, being  
first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

MR. CHERNIACK: This claim consists of two parcels of land,  
no chattels, and both D.V.A. claims. I ask leave to  
amend this matter, your honour, showing parcel number  
one value \$4,500.00, Custodian's sale price \$1,369.00,  
loss \$3,131.00.

THE COMMISSIONER: The value is what?

10 MR. CHERNIACK: \$4,500.00, sale price \$1,369.00, loss  
\$3,131.00.

THE COMMISSIONER: Yes.

MR. CHERNIACK: Parcel number two value \$1,180.00, sale  
price \$377.00, loss \$803.00. Total loss for both  
properties \$3,934.00.

Q Mr. Suzuki, I show you two typewritten statements,  
were these prepared in accordance with your instructions?

A Yes.

Q And are these (indicating) your signatures?

20 A Yes.

Q And do you swear the contents to be true to the best of  
your knowledge and recollection? A Yes.

MR. CHERNIACK: I tender as Exhibit 1, your honour, the  
Real Estate Statement, parcel number 1, identified by  
the claimant and on behalf of my learned friend I will  
file the Farm Appraisal Report as to parcel number 1  
as Exhibit 2.

(Real Estate Statement, EXHIBIT 1.)

(Farm Appraisal Report, EXHIBIT 2.)

30 MR. CHERNIACK: As Exhibit 3, I will file the Real Estate



K. Suzuki,  
In Chief.

Statement of the claim affecting parcel number 2 and on behalf of my learned friend I will file the S.S.B. Appraisal as to parcel number 2 as Exhibit 4.

(Real Estate Statement re Parcel No. 2, EXHIBIT 3.)

(S.S.B. Appraisal, EXHIBIT 4.)

MR. CHERNIACK: Dealing now with parcel no. 1, the claimant sets out that parcel no. 1 was purchased in 1929 from the Municipality of Delta for about \$400.00 and at the time of purchase the property was all bush. The claimant sets out that he cleared all the land, which is confirmed in Exhibit 2. He sets out further he constructed this 1,700 feet of cedar covered ditching and dug two wells, and in 1936 he equipped the wells with Beatty Electric Pressure Pump and the cost of the pump alone was \$150.00. The Appraisal, Exhibit 2, indicates this pump but gives no value for same and doesn't mention it was included in the valuation of the land. The claimant sets out he planted 30 mixed fruit trees. He also indicates all the buildings on the property showing their sizes, when they were built or added to, and the estimated cost at that time. The Appraisal, Exhibit 2, shows the valuation of the buildings at \$1,625.00 but reduces it by \$425.00 in adding the value to the land. The Appraiser took his easy way out in estimating the age of the buildings to lump them all at fifteen years. Contrary to what he thought, it took the claimant longer than this to acquire all these buildings and he shows the buildings were build from about 1930 up to the addition to the



8.  
K. Suzuki,  
In Chief.

MR. CHERNIACK: The claimant indicates further that he built a large main house, two storeys, and three colony houses, both in 1941 and shows his estimated value at \$800.00 to \$900.00 and the colony house \$150.00 to \$200.00. I have checked my original handwritten statement and I find this is not estimated value, it should be estimated cost and I would appreciate your honour correcting that error.

10 THE COMMISSIONER: Yes, I have the parcel here. The heading above that should read, "Estimated Cost," not the values.

BY MR. CHERNIACK: The Appraisal, Exhibit 2, in connection with these buildings shows the value at \$690.00 and divides that in half in spite of the fact that these buildings are new, as indicated by himself.

THE COMMISSIONER: He says there is no access to these buildings on property number 2 except through parcel number 1.

20 MR. CHERNIACK: I do not know what his reason may be but in answer to that I should indicate that although it is not cleared this property is on Gibson Road, it fronts on Gibson Road.

THE COMMISSIONER: Do they adjoin one another?

BY MR. CHERNIACK:

Q Are your two properties adjoining properties, right next to each other? A Yes.

MR. CHERNIACK: For some reason or other there is no diagram on my copy of the Appraisal, Exhibit 2.

THE COMMISSIONER: There is here.

30 MR. CHERNIACK: Well, if I might see it, sir,-- no, that



K. Suzuki,  
In Chief.

is Exhibit 4.

MR. FERG: Apparently there is no diagram here.

THE COMMISSIONER: No, there is not.

MR. CHERNIACK: But on Exhibit 4 there is a diagram showing  
the parcel number 2.

Q I show you Exhibit 4, Mr. Suzuki, and this sets out a  
diagram of parcel no. 2. This was a small parcel;  
now, you say that this area here (indicating) is  
divided in half by a line drawn north and south?

10 A Yes.

Q Is it correct that this property on the left side of  
the page, which would be the west side, is that your  
parcel no. 1? A No.

Q There is your other parcel in relation to this?

A It is on this (indicating) side.

Q It is on the east side? A Yes.

Q On the right-hand side? A Yes.

Q That is right? A Yes.

Q Well, here is another way of looking at it; according  
20 to this plan the area that is cleared on the east side  
is much wider than the area cleared on the west side.  
Is that right, you cleared more nearer to your other  
lot? A In the middle it is cleared.

Q Was your poultry house closer to your property?

A Yes.

Q So your property would be east of that? A Yes.

Q And right next to it? A Yes.

MR. CHERNIACK: The claimant has indicated the portion to  
the immediate east.

30 THE COMMISSIONER: As 106, yes, as 106.



K. Suzuki,  
In Chief.

MR. CHERNIACK: It is of interest to note in Appraisal, exhibit 4, the value of the farm is shown at \$284.40. Mr. Barnett, the District Superintendent, possibly had in mind what I pointed out about the buildings. In any event, whether he had that in mind or not, he showed the value at \$600.00, which is an increase of \$315.60. Assessment is shown also on Exhibit 4, page 2, 1942, land \$128.00, improvements \$780.00 or a total of \$908.00. The claimant shows in 1939 he paid about \$80.00 an acre uncleared and the Appraiser valued it at \$10.00 an acre uncleared. It shows in his opinion the fair market value was at least \$1,180.00. In his claim he shows how he arrives at that figure. He shows land and improvement \$400.00, chicken house \$700.00 and the colony houses \$80.00.

Q Mr. Suzuki, how many colony houses did you have on that property? A I remember three and my wife says there were five.

Q You remember three and your wife remembers five?

20 THE COMMISSIONER: He claims for two.

MR. CHERNIACK: On Exhibit 3 he shows two and on Exhibit 4 we are shown by the Appraiser that he saw three, which is supported by his document, and in the claim itself there is indication of four colony houses, so your honour, I again looked at my original handwritten statement and I find it says three colony houses. This again must be a typographical error which I didn't notice.

THE COMMISSIONER: On Exhibit 3 it says two colony houses.

30 MR. CHERNIACK: My written copy shows three.



K. Suzuki,  
In Chief.

Gr. Exam.

THE COMMISSIONER: Do you want him to change it to three?

MR. CHERNIACK: If you don't mind, obviously it was a stenographer's error which I didn't catch.

MR. FERG: Is that in Parcel 2?

MR. CHERNIACK: Yes, on Exhibit 3, it should say three, so that at least the claimant is a little more consistent.

Q You say you remember three and your wife remembers five? A Yes.

MR. CHERNIACK: Both cases are questions of value, which will be gone into in that group.

10

CROSS EXAMINATION BY MR. FERG:

MR. FERG: It is submitted, your honour, that the property, parcels 1 and 2, included in this claim, sold at their fair market value and it is also submitted that the area of land cleared in parcel 2 as indicated on the S.B.B. Appraisal, Exhibit 4, not as in the claim.

Q Have you had an independent valuation made of parcel no. 1 or parcel no. 2? A No.

20 Q And have you ever measured up, actually measured by a measuring stick, or other measuring instrument, the amount of land you have cleared on parcel no. 2?

A No.

MR. FERG: That is all.

THE COMMISSIONER: All right witness.

(PROCEEDINGS ADJOURNED SINCE DIE)



9.  
Certified to be a true and accurate transcript.

*Mark H. Pearce, Sr.*  
(MARK H. PEARCE, SR.)  
OFFICIAL REPORTER.

CERTIFICATE

I, the undersigned Sub-Commissioner, hereby certify that the foregoing 8 pages of typewritten matter contain a true and accurate record of the Sub-Commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

*J. G. Hendry*  
SUB-COMMISSIONER.



Name of Claimant SUZUKI, Kanroku

Case 935

Custodian File

4945

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		
					377.00 1369.00	395.98 927.04			60.00 935.98 927.04	
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			
TOTAL RECOMMENDATION										1365.98



DEFENCE BRIEF

WINNIPEG, MANITOBA.  
22nd September, 1948.  
V. L. A. A-23  
A-24

Kanroku SUZUKI

File No. 4945

Case No. 935

REAL PROPERTY CLAIM  
(All claims shown are Gross)

Claim (1) Amended - Transcript P.2, lines 6&7.

Lot 106 of the S.E. 1/4 of Sec. 36,  
Tp. 4, Map 1133, Mun. of Delta, D.N.W.

\$4500.00

Appraised at  
\$1394.00

Sold for  
\$1369.00

Witness: D. Dodding, Appraiser

References:- Transcript P.3, lines 19 & 20:  
Claimant sets out he planted 30 mixed  
fruit trees.  
Appraiser did not mention fruit trees in  
his appraisal.  
Claimant declared 36 fruit trees on his  
JP Form.  
J. Moryson's report of July 7/42 states  
3 doz. mixed fruit trees. (Report now on  
claim file.)

Transcript P. 4, lines 9-11: Claimant  
sets out that the buildings were in good  
condition and were newer and of more value  
than estimated by the Appraiser.

Claim (2)

The E. 1/2 of Lot 109 of Lot 440,  
Sp. 2, Map 1133 being all that  
portion of said Lot lying East  
of a straight line bisecting  
the North & South boundaries  
thereof, Mun. of Delta, D.N.W.

\$1180.00

Appraised at  
\$384.40

Sold for  
\$377.00

Witness: H. L. Sinclair, Appraiser

SUBMISSION:

Transcript P. 8, lines 13-17:  
"It is submitted, your honour, that the  
property, parcels 1 and 2, included in  
this claim, sold at their fair market  
value and it is also submitted that the  
area of land cleared in parcel 2 as  
indicated on the S.S.B. Appraisal, Exhibit  
4, not as in the claim."

Summary of Defence  
Witnesses

Where Required

Summary of Documents  
to be filed.

Witness  
Proving same.

D. Dodding (1)

H. L. Sinclair (2)



4943

October 17th, 1950.

Mr. Kanroku SUZUKI,  
271 Springfield Ave.,  
North Kildonan, Man.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 935

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 ... **\$1,383.82.**

Cheque in your favour is enclosed for **\$1,303.77** and we have paid the Co-Operative Committee .. **\$ 80.05** for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FGS/js  
1 encl.