

6457



# 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: SUDA, Kikuo

HOME ADDRESS: P.O. Box 970 New Westminster, B.C. -- Dyke, Richmond, B.C.

REGISTRATION NUMBER 05489 SEX: Male AGE: 19

OCCUPATION: Student

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

EMPLOYER: None

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: House situated on Dyke Rd. Richmond, B.C.  
 Lot 1 of Sec. 1, Block 4, North Range 4, West map 4193, in the District of N.W.  
 Certificate of title #148384E

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room house, frame, shingle roof.  
 wood shed, barn (for horses, hay, etc.), storage house and float

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

None

4. TAXES (Amount and where payable) \$23 per yr., paid for 1941, payable at Town Hall,  
 Brighouse, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Has leased property (land) to  
 For

YEE SANGE, #220 Salter St., New Westminster ~~XXXXXXXXXXXXXXX~~ The sum of \$130  
 on May 1, 1942. Leased for 1 year, with the option of renewing for further  
 period of one year on the same terms. New tenant will look after house.

Agent: J.K. Gilley, Columbia St., New Westminster, B.C.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 1 1/2 A currants, 1/2 A Raspberries,  
1/4 A. strawberry

**STATEMENT OF REAL PROPERTY OCCUPIED**

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

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None
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



FILE No. 5457

None

FORM "JP"

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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

None

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

None

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

\$50 Victory Bond, 1954 maturity, H111247, in own possession

8. BANK ACCOUNTS: Royal Bank, New Westminster, \$100.00

9. LIFE INSURANCE: Monarch Life, \$1,000, policy #113, 756, beneficiary father TSURUJI  
in own possession

10. INTEREST IN ANY ESTATES OR TRUSTS:

None

11. SAFETY DEPOSIT BOX:

None

LIABILITIES:

1. PERSONAL DEBTS:

None

2. TRADE DEBTS:

None

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 22nd day of April 1942.

(Signature) Kikuo Suda

A. R. McConner  
Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE July 16/43

Our File No. 5457

Full Name SUDA, Kikuo  
(Surname in Block Letters)

Registration No. 05489

Male - Female  
(Check)

Age Apr. 24, 1923

Former Address

Dyke Rd. E., P.O. Box 970, N. Westminster, B. C.

Date Evacuated

31/8/42

Naturalized - Canadian-Born - National  
(Check)

Present Address

Lemon Creek, B. C.

Blind Bay, B. C.

1618 St. Luke Street, Montreal, Quebec (9/5/47)

Married - Single  
(Check)

Name of Wife

Name of Husband

nee

Name of Mother (OIKAWA) Kishino #08402

Name of Father Tsuriyi #05557

Names of Children under 16

Requested by

ECT

Registered with Custodian (Yes or No)

Additional Information

Fisherman & Farmer

43/6



BC-465-P

BC/465-P

Page 1

S.S. Form 100  
(Sheet 1)

## Farm Appraisal Report

File No. J.L.501

3

Land Description Lot 1 of Frac. Sec. 1, Blk. 4N, Rge. 4 W. of Coast Meridian.

House not numbered.

Containing 4 AcresOwner's Name SUDA, KikuoPost Office Address Queensborough.Nearest Rail Point New Westminster, B.C.Distance 2 1/2 milesMarket Town "Distance 2 1/2 "Church (give denomination) " all denominationsDistance 2 1/2 "Nearest School Local public schoolDistance 1/2 "State how property was identified: map location and corner posts.

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

Direct access to Dyke Road - fair gravel road.Is this district a good one? Fairly good. Specialised farming and industries.Employment opportunity Good. New Westminster industries.EXHIBIT No. 126-2DATE May 17 1943Predominating Nationality and religion: Mixed nationals.FILED BY Max CohenDescribe Fencing and its condition: No fencing.

Value \$

Water supply: Domestic supply from municipal system.

Value \$

Electricity - power lines not extended to this locality.

## BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	15 x 58	Frame	1 st.	Shgl.	20	Wood	Poor	\$250.00
Boat house & garage	16 x 42	"	1 "	Shke	20	"	"	80.00
BARN Woodshed	12 x 32	Poles & Shke 1"	"	"	20	"	"	"
BARN Pig. shed	15 x 30	Frame	1 st.	"	20	"	"	50.00
GRANARY	X							
	X							
	X							
	X							
	X							

Total present day value \$ 380.00

Total Value Buildings add to farm

\$ 280.00Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

\$

Describe the basement and chimneys: No basement; metal chimney.No. rooms downstairs? 4 Upstairs? - How finished One room lined V. joint; wood-lined.Are buildings painted? No. Condition of paint -Distance from nearest bush No bush.

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



ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.92	Level	Clay loam 18 to 20.	Clay	Bush fruit and berries and vege- tables.	\$250.	\$980.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuited for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
.08	Outside of dyke - poor building site on river front.			Suitable for small boat anchorage.	\$100.	8.00

Total value of Land \$ 988.00

Total added by buildings to value of farm \$ 280.00

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

Total value of farm \$1268.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
Land operated by Chinese tenant, mainly in bush fruit and vegetables  
in fair state of cultivation and production.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
Suitable for truck farming or production of cane and bush fruits.

Noxious weeds: None of consequence.

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

Municipality of Richmond.

Assessment: Land - \$648.  
Imp. - 380.

Taxes 1942 - \$20.84.

Taxes included dyking and drainage. Domestic water  
\$2.00 per month plus 50 cents per head of stock kept.

Date: 11th 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 10th day of July 1942

Inspector's Signature

"H. L. SINCLAIR"

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



Farm Appraisal ReportSUDA, Kikuo

Remarks: This is a 4-acre parcel of low-lying land, well-drained and protected by dyke. The soil is of a good type and judging by crop growth a good state of fertility exists.

Included in the total acreage is a narrow strip of land situated between the dyke and river line which is used as building site. The buildings situated on this strip are of shack-like construction and in poor condition with foundation on piles and scow.

The cropped area is leased to Yee Sang to March, 1943, for \$130.00. The dwelling is occupied by Percy Badger who pays a rental of \$12.00 per month to E. Hoffman. Hoffman apparently has a lease on the buildings but I was unable to contact him in this regard.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. Low-lying land within the Richmond drainage and dyking system. Drainage is assisted by pumping system when required.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE

Dyking and drainage charges are included in the general tax.

Pumping charges fluctuate from 15¢ per acre.

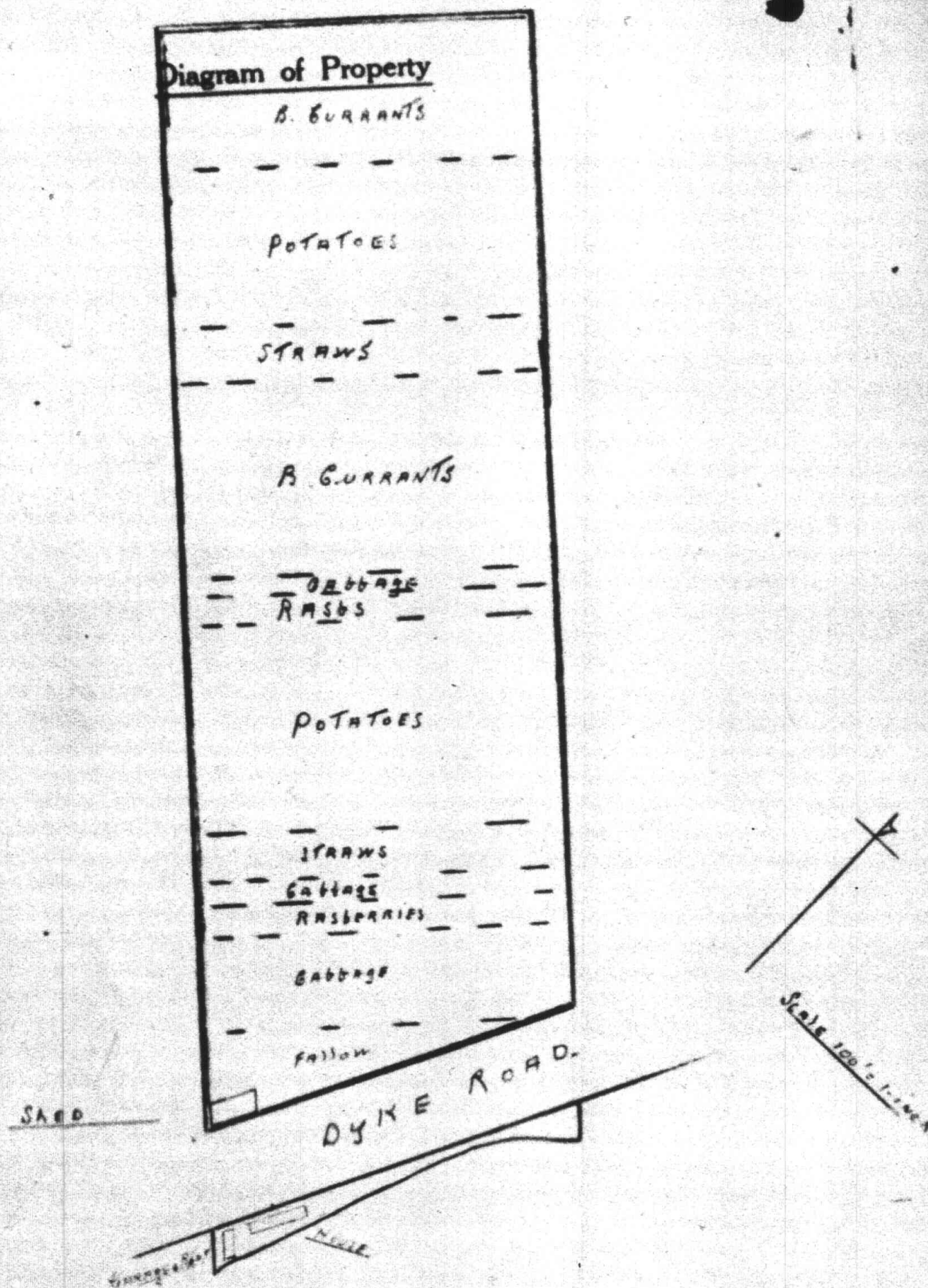
ORCHARDS, SMALL FRUITS, ETC.

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

		Present Value
Black Currants	- 1.28 aces.	\$
Potatoes	- 1.35 "	\$
Strawberries	- .39 "	\$
Raspberries	- .24 "	\$
Fallow	- .16 "	\$
Cabbage	- .50 "	\$
	3.92 "	\$
Approximately .08 outside of dyke - river frontage.		\$
		\$
Total \$		

Amount fruit trees add to value of farm \$





LOT 1. OF FARM. SECT. 1. BLOCK 4 N. R. 4 W. of 60 AST. MER.

KIKUO. SUDA.

Following careful review of this appraisal report, it is my opinion that the present value is \$14.00

Date 14th July 19 42

[Signature]  
District Superintendent.



File No. 5457

May 9, 1947.

LIABILITY SUMMARY

Re: Kikuo SUDA  
Reg. No. 05489

There are no claims against Kikuo Suda revealed  
on the file.

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



George Peters,  
Office of the Custodian.

GP/EL



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Suda Kikuo

File No. 5457

Reg. No.

Company Monarch

Agency Vancouver

Policy No. 113756

Premium - \$ 35.65

Payable: Annually, Semi-annually or monthly

Month October

Day 19

REMARKS:



5457

Registration Number 05489

SUDA, Kikuo

P. O. Box 970, New Westminster, B. C.

LOCATION AND NATURE OF PROPERTY

Description as per Form "JP" is correct.

OWNERSHIP

The property is owned by the above Kikuo Suda.

LAND AND BUILDINGS

The land is inside the Dyke and has been used for market gardening and small fruits. It is in excellent condition. The house is as described and is in good condition.

FINANCIAL POSITION

This man claims to have no liabilities and I can find no personal effects.

REMARKS

As stated in Form "JP", the property has been rented to one Yee Sange, a Chinese, for a period of one year from May 1st, 1942, on an option for further renewal. The tenant is now in possession.

RECOMMENDATION

I would recommend that, as requested by the owner, Mr. J. K. Gilley, Columbia Street, New Westminster, be appointed as Agent for the Custodian to manage this property.

May 5, 1942.

L. Markes



5457

June 17, 1942.

Miss Janet K. Gilley,  
Westminster Trust Bldg.,  
New Westminster, B. C.

Dear Madam:

Re: SUDA. Kikuo.

We duly received your letter of the 22nd instant and thank you for copy of lease between the Suda's and Yee Sang covering land rented from the former.

We note that rent for the land and house for one year has been paid to Suda, and the correct procedure is that same should have been paid to you and in turn you pass such funds on to us. In this connection we enclose copy of circular letter we send to agents who are handling Japanese properties at the request of Japanese. In this instance, we appreciate this matter was probably passed into your hands after rentals were paid to Suda, but should you be handling any other cases of this nature on our behalf, kindly be guided by the instructions laid down in the attached letter.

Yours truly,

R. P. Alexander,  
Assistant Manager.

PD:MA  




5457

June 17, 1942.

Mr. Kikuo Suda,  
Hastings Park,  
Vancouver, B. C.

Dear Sir:

With reference to your house at New Westminster which you have rented to E. Hoffman, and land rented to Yee Sang. We understand from Miss Gilley, whom you have requested to act on your behalf, that you have received rentals for one year for the above, and we would like to know if you have paid 1942 taxes on this property. If these have been paid, please let us know the amount and date paid, if not, payment will have to be made shortly, as you are aware.

Miss Gilley reports that you have carried no insurance on your house. If this is the case and in view of the fact that the house is reported to be in poor condition, in the event of fire, you will of course understand that the Custodian accepts no liability whatsoever for damage to your property.

Yours truly,

R. P. Alexander,  
Assistant Manager.

PD:MA



File No. 5457

Donat

Hasting Park,  
Vancouver, B.C.,  
June 23, 1942.

ack  
2/16

Mr. R. P. Alexander,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
JUN 24 1942

Dear Sir:

I have paid the 1942 tax on my land, the sum of twenty  
dollars and eighty-four cents (\$20.84) on May 7, 1942.

In your letter of the 17th you have stated that I am to  
understand that the custodian accepts no liabilities whatsoever for  
damage to my property, but for your information, I shall type below  
this paragraph what I understand.

I understand that the Custodian accepts the responsibility  
of looking after the property belonging to the evacuated Japanese  
and responsible for any damage to the property left behind.  
Is it not the duty of the Custodian to protect the evacuated Japanese's  
property?

I would appreciate very much if you would kindly answer this  
question and give me more information concerning the property left  
behind by the Japanese.

Thank you.

Sincerely yours,

Kikuo Sada.



5457

June 24, 1942.

Mr. Kikuo Suda,  
Hastings Park,  
Vancouver, B. C.

Dear Sir:

We are in receipt of your letter of the 23rd instant and note you have paid 1942 taxes on your property at New Westminster.

Respecting the query in the third paragraph of your letter under reply, you appear to be under some misapprehension.

Our letter to you of June 17 pointed out that we understood you have never carried any fire insurance on your house, and this being the case, unless you wish to take out a policy against fire, then the Custodian accepts no responsibility for damage to your house by fire. As a matter of fact, the house is in such poor condition that it is doubted if it could be insured.

Yours truly,

R. P. Alexander,  
Assistant Manager.

PD:MA  




6th November, 1942.

Miss Janet K. Gilley,  
411 Westminster Trust Building,  
New Westminster, B.C.

Dear Madam:-

Re: Kikuo SUDA

With reference to fire insurance on property located on land described as Lot 1 of Section 1, Block 4 North, Range 4 West, Map 4193, N.W.D., on Dyke Road in the Municipality of Richmond.

In a report dated May 5th, 1942, from J.D. Mather, he refers to the house as being in good condition and as described on the "JP" form which shows it as being a 5-room house of frame construction with shingle roof.

In checking up on the fire insurance on this property I notice in your letter of May 22nd that you state you have been unable to obtain insurance on the dwelling, which is valued at about \$300.00, as there are two stove-pipe chimneys instead of brick chimneys, the house being close to other buildings and in a very dilapidated state.

I am wondering if you are referring to the house that I described above and as dealt with in Mr. Mather's report or whether you refer to another building on the same property. I will be pleased to get what further information you can give me concerning this matter.

Yours very truly,

S.M. Gibson,  
Insurance Department

SMG:FM



**Miss Janet K. Gilley**  
Barrister and Solicitor  
Notary Public

EVACUATION SECTION	
Rec'd	FEB 1 1943
File No.	5457
Ans.	
Referred	<i>Chambers</i>

TELEPHONES:  
OFFICE 1923  
RESIDENCE 122

411 WESTMINSTER TRUST BUILDING  
713 COLUMBIA STREET  
NEW WESTMINSTER, B.C.  
January 29, 1943.

Mr. S. M. Gibson,  
Insurance Department,  
Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Vancouver, B. C.

Dear Sir:

Re: File #5457 - Kikuo Suda.

I beg to enclose copy of Assessment Notice  
of Kikuo Suda. You will note that the value of  
improvements is \$380.00.

Yours truly,  
Janet K. Gilley,  
per: *J.K.G.*

JKG:DW



5457

February 12, 1943.

Miss Janet K. Gilley,  
Barrister & Solicitor,  
411 Westminster Trust Bldg.,  
713 Columbia St.,  
New Westminster, B. C.

Dear Madam:

Re: Kikuo SUDA

I wish to thank you kindly for the information contained in your letter of January 27th and your further communication of January 29th enclosing Assessment Notice in connection with property belonging to the above named.

Apparently this place is in poor shape, of very little value and the cost of insurance, if it could be obtained, would be badly out of line with the risk. I will refer the matter direct to one of the Insurance Companies and see if they would accept it and at what rate.

Yours truly,

S. M. Gibson,  
Insurance Department.

SMG:MAD



February 12, 1943.

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

Dear Sirs:

Re: Kikuo SUDA.

With reference to fire insurance on a dwelling located on Lot 1, Section 1, Block 4E., Range 4 West, Map 4193, located on Dyke Road in the Municipality of Richmond.

We have been in communication with Miss Janet K. Gilley, and it is her impression that the dwelling on this property which is only assessed at \$380.00, and probably worth less, is uninsurable. I understand the building is not in very good shape and that it has two stove pipe chimneys.

You might please have a look at this, if it is convenient, some time in the near future. Let me know if you would accept the risk at all, and if so, at what rate.

Yours truly,

S. M. Gibson,  
Insurance Department.

SMG:MAD



April 14, 1943.

Miss Janet K. Gilley,  
Barrister & Solicitor,  
411 Westminster Trust Bldg.,  
713 Columbia Street,  
New Westminster, B. C.

Dear Madam:

We have asked Messrs. Coulthard, Sutherland to look into the circumstances concerning Kinuo SUDA's property and they tell us that it is of practically no value and is therefore uninsurable. It is not at present rented and does not appear to be rentable.

With regard to the rights to which Suda refers in his letter, the policy has been followed of making all Japanese properties revenue-producing, if possible, so that they may derive benefit from their properties. No policy has been adopted regarding sale.

Yours truly,

F. H. Russell,  
Administration Department.

PHR:NDE



June 30, 1943.

Mr. Kikuo SUDA,  
Registration No. 05489,  
Lemon Creek,  
Slocum, B. C.

Dear Sir:

At the time your declaration was made to the Custodian you had previously appointed Miss J. E. Gilley of New Westminster to act as your agent. The Custodian did not disturb this arrangement - this being your wish. A few days ago we received her account for this service to the end of June in the amount of \$22.00. We think this rather high as, in the ordinary way, if placed in our hands, it would only cost 5% of the rentals received. We are paying this bill and as your account at present stands at only \$14.00, kindly forward your cheque to make up this difference.

We might add that we have cancelled Miss Gilley's services for the future and are handling your property from this office at no cost to you.

Your immediate attention is requested.

Yours truly,

Geo. Peters,  
Administration Department.

GP:HDE

Enc. (copy of bill)



5457

July 2, 1943.

Miss Janet K. Gilley,  
411 Westminster Trust Bldg.,  
713 Columbia Street,  
New Westminster, B. C.

Dear Madam:

Re: Kikuo SUDA

This will acknowledge your letter of June 24th and, as requested, we send you herewith cheque in the amount of \$22.00 covering your expenses in connection with your management of the above Japanese' affairs.

Yours truly,

Geo. Peters,  
Administration Department.

GP:NDE  
Enc.



**Norris & MacLennan**

BARRISTERS AT LAW, SOLICITORS  
NOTARIES PUBLIC

T. G. NORRIS, K.C.

J. A. MACLENNAN, LL.B.

CABLE ADDRESS: "NORRIS"  
VANCOUVER, CANADA  
TELEPHONE: PACIFIC 5254

BANK OF NOVA SCOTIA BUILDING  
602 HASTINGS ST. WEST

VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	NOV 3 1943
File No.	
Ans.	
Referred	<i>Heard</i>

November 2, 1943.

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

Dear Sir:

Your Files No's. 5457, 11164 and 2915 -  
Kikuo Suda, Fumi Takahashi, Kiichiro Shirakawa

We have been consulted by the above named in respect to your recent letter to them advising that you have agreed to sell their property along with others to the Director, The Veterans' Land Act, and that the sale was made effective as at January 1st, 1943.

On behalf of these persons, we must emphatically protest against the disposal of their properties and wish formally to notify you that you are absolutely without jurisdiction in purporting to dispose of the same and have no right to do so. On behalf of these people, we reserve all rights which have accrued to them and expect that legal action will be taken on their behalf at a proper time.

Would you kindly acknowledge receipt of this letter.

Yours truly,

NORRIS & MacLENNAN

Per: *[Signature]*

JAM/JS



5457

June 6, 1944.

Mr. Elmer SUDA,  
Registration No. 05489,  
c/o Wm. Stone Sons,  
Ingersoll, Ontario.

Dear Sir:

As requested in your letter of June 3, 1944, we are enclosing herewith our cheque for \$500.00. These funds are part of monies received from the sale of your property in Richmond. The balance is being held for your instructions.

Yours truly,

George Peters,  
Administration Department.

GP:EB  
Enc.



J.L. No. 501

Canada

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 5457

Reg. No. 05489

506 Royal Bank Building,  
Vancouver, B. C.

Mr. Kikuo SUDA,  
Lemon Creek, B. C.

APR 15 1944

Dear Sir:

Re: Municipality of Richmond,  
Lot 1 of Section 1, Block 4 North, Range 4 West, Map 4193,  
District of New Westminster, C. of B. 51808.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 1245.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 1245.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	\$ 3.00
Encumbrance—Principal	
—Interest	\$ 3.00
Net proceeds of sale	\$ 1242.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,  
Director.



<u>1943</u>		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Jan. 1	Credit re Sale of Property	\$	\$1242.00	\$
	Land Registry Office C. of E.	1.00		
July 3	E. Hoffman Bal. re water rates		7.50	
5	Miss J.K. Gilley Expense a/c re Real Estate	<u>22.00</u>		
		\$23.00	<u>\$1249.50</u>	

GR \$1226.50



RP  
To Hon. Stone Lane,  
Ingersoll, Ontario  
June 3, 1944.

Lat. Sats. 418 7/12

The Custodian,  
506 Royal Bank Building,  
Hastings and Danville,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 7 1944
File No.	545
Ans.	
Refer'd	Peters

Dear Sirs.

It is possible for me to borrow the sum of five hundred dollars (\$500.00) with my farm as security? I am going to attend a trade school here and in desperate need of cash.

If by any chance my property is already been disposed off will please forward the above stated sum and hold the rest. This piece of land was purchased from Miss J. K. Gilly of New Westminster for the sum of fourteen hundred dollars (\$1400) and at present I am sure it worth much more.

The description of the land is as follows:  
Lot one (1) of Section one (1) Block Four (4) North Range Four (4) Twp, Map Four thousand One Hundred and Twenty Three (4193), District of New Westminster, in the municipality of Richmond.

I would appreciate very much if you



would send the cash or reply as soon as possible  
cause I'll be leaving this place in two and  
a half weeks.

Thank you.

Yours truly,

Ketur Suda.



File #5457

EVACUATION SECTION	
Rec'd	JUL 31 1944
File No.	5457
Ans.	
Referred	<i>Johnston</i>

*Peters*

*C/o Mrs. Stone & Sons,  
Ingersoll, Ontario.  
July 27, 1944.*

Dear Sirs:

Will you kindly forward the balance of the monies received from the sale of my property in Richmond to the Royal Bank of Canada, Ingersoll, Ontario. The account number is 944. And please inform me as to the full selling price.

Thank you.

Yours truly,

*Kikuo Suda*  
Reg # 05489.



5457

August 3, 1944.

Mr. Kikuo SUDA,  
Registration No. 05489,  
c/o Wm. Stone & Sons,  
Ingersoll, Ontario.

Dear Sir:

In reply to your letter of July 27th, we enclose herewith a cheque in the amount of \$675.00 representing the balance of funds held to your credit from the sale of your property, except for a small amount being withheld at the present time to cover legal costs in connection with the conveyance of the property to the purchaser. If any surplus remains in your account when the legal fees are paid, we will forward it to you then.

Regarding your enquiry as to the sale price of your property, please be advised that you will receive an itemized statement of the transaction in due course.

Yours truly,

Geo. Peters,  
Administration Department.

Enc.(enc.)  
/EO

Credit Balance - \$51.50



5457

may 9, 1947.

Mr. Kikuo SUDA,  
Registration No. 05489,  
1618 St. Luke Street,  
Montreal, Quebec.

Dear Sir:

Enclosed please find our cheque in the  
amount of \$41.50, being the entire balance of your account  
with the Custodian. This amount is the balance of proceeds  
derived from the sale of your real property in Richmond.

Kindly acknowledge receipt of this cheque.

Yours truly,

George Peters,  
Office of the Custodian.

GP/EL  
Enc. - Cheque for \$41.50



COPY

# This Indenture

Made in duplicate the Twenty-first day of April in the year of Our Lord one thousand nine hundred and forty-two

## IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between: KIKUO SUDA, of the Municipality of Richmond, Province of British Columbia, Student,  
TSURUJI SUDA, also known as KATSUKO SUDA, of Richmond, Province aforesaid, Fisherman and father of the said Kikuo Suda,

Insert full Names, Addresses and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

YEE SANG, of Number 220 Salter Street, in the City of New Westminster, Province aforesaid, Merchant Farmer,

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond, Province of British Columbia, and being more particularly known and described as Lot One (1) of Section One (1) Block Four (4) North Range Four (4) West, Map Four Thousand One Hundred and Ninety-three (4193), District of New Westminster

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.



From the Twenty-first day of April one for the term of One (1) Year thence ensuing.

Yielding during the said term therefor the rent of One Hundred and Thirty Dollars, (\$130.00)

of lawful money of Canada, payable on the following days and times that is to say:  
The sum of One Hundred and Thirty Dollars (\$130.00) on the first day of May, A. D. 1942

the first payment to be made ~~as above~~ ~~as above~~ ~~as above~~

~~That the said Lessee covenants with the said Lessor to pay rent; and to pay expenses and repairs~~

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Provide for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Provide for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.



**And also** that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current **annual** rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

**And it is hereby Declared and Agreed** that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

**And it is hereby Declared and Agreed** that on or before the First day of March, A. D. 1943, the Lessee shall have the option of renewing the said Lease for a further period of One Year on the same terms provided that he give notice of exercising his right of renewal to the Lessor or if the Lessors address be unknown then notice be given to Miss Janet K. Gilley, at her office, New Westminster, B. C.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

**In Witness Whereof** the said parties have hereunto set their hands and seals the day and the year first above written.

**Signed, Sealed and Delivered**  
IN THE PRESENCE OF

Signature of Witness "Janet K. Gilley"  
Street Address 713 Columbia Street,  
City or Town New Westminster, B. C.  
Occupation Solicitor

"Kikuo Suda"  
"Tsuruji Suda" (K)  
"Yee Sang"



Files Nos. 5457, 1512 & 3346

*JL #501*

MEMORANDUM -- FILES

June 8, 1944.

Re: Kikuo SUDA, File No. 5457

The house owned by Hyonosuke OIKAWA, File No. 3346, is built on that portion of land known as Lot 1, Section 1, Block 4 North, Range 4 West, Map 4193, Richmond, which has been sold to the Director, The Veterans' Land Act. Half of the house is on Lot 9, Sections 1 & 12, Block 4 North, Range 7 West, owned by Mrs. Ichiyo SATO, File No. 1512.

*See* We are informed by Mr. Anderson that the appraisal on this house is \$250.00 and is included only with the property of Mrs. Sato and this should be taken into consideration when funds are released from this account. The full amount, that is \$1,245.00, is to be credited entirely to Suda.

*GP*

GP:EB



MAR 15 1948

5457

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

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

72 501  
BC 4657  
42

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

- (1) NAME Suda K. H. Suda (RCMP) Reg. No. 05489  
(Print) Surname Given Name
- (2) Pre-Evacuation Address P.O. Box 970 New Westminster, B.C.
- (3) Present Address Blind Bay, British Columbia
- (4) REAL ESTATE
- (a) Street Address (if any) Municipality of Richmond British Columbia  
City or Municipality Province
- (b) Legal description (lot number, block number, section number, etc.)  
Lot 1 of Section 1, Block 4 North, Range 4 West,  
Map 4193, District of New Westminster

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

- (i) ~~Farm~~  
(ii) ~~Residence~~  
(iii) ~~Business~~  
(iv) Any other type of property (describe)

Type of business

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole Owner

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

- (i) Land \$ 1800
- (ii) Buildings \$ 700
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) \$
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ 2500
- (v) Amount at which Custodian sold property and credited your account \$ 1245
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 1255

**(5) PERSONAL PROPERTY**

- (a) Place or places at which property was left by the claimant at date of evacuation
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
- (c) How stored or packed at time of evacuation

(over)



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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ 1253

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

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

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

DOMINION OF CANADA,  
of  
TO WIT:

I, Alfred Sam  
of Tappin

in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City of Kamloops  
in the Province of British Columbia  
this 13<sup>th</sup> day of March  
A.D. 1947

A. Sam X

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

Unable to locate statement from Custodian regarding sale of property.



IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kamloops, B.C.

May 17, 1948

IN THE MATTER OF THE CLAIM OF  
KIKUO SUDA

PROCEEDINGS AT HEARING

20 APPEARANCES:

R.W. KENNEDY, Esq.,

appearing for the  
 Dominion Government.

A.E. COBUS, Esq.,

appearing for the  
 Claimant.

J.R. COLLEY, Esq.,

Secretary to Kamloops  
 Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30



MR. COBUS: The claim, your honour, of Kikuo Suda,  
No. 120 on the list.

KIKUO SUDA, the Claimant herein, being first  
duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. COBUS:

10 Q: Witness, I produce to you a statement concerning  
the real estate for which you are claiming. Did  
you instruct Mr. Leckie to prepare this statement  
for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the  
best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement as the  
first exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my learned friend produce the Farm  
Appraisal Report? (Handed to Mr. Cobus)

20 Q: This property for which you are claiming, witness,  
was located about two and a half miles from New  
Westminster, B.C., is that correct?

A: About four from the City of New Westminster --  
District of New Westminster.

Q: It is not more than four miles, at any rate?

A: No.

MR. COBUS: I would ask to file the Farm Appraisal Re-  
port on behalf of my learned friend.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

30 MR. COBUS: The property which is the subject matter of



this claim, your honour, is a parcel of land four acres in extent. It was cultivated and in crop, having 1.92 acres in strawberries and raspberries, and about 2 acres in black currants, about .06 acres was not cultivated. The land was purchased in 1928 at a cost of \$1400.00 to the claimant's father. His father gave the land to the claimant about 1940. There was no consideration for the transfer.

10

At the date of purchase there were no improvements on the land, but it was all cleared when the father purchased it in 1928. He estimates the value of the property at \$2500.00 for land and improvements which are described in the statement.

20

At a cost of \$50.00 he and his father put in about 800 feet of drainage ditches, four feet deep, which were open ditches. Planted on the property were about 15 fruit trees and three grapevines. He estimates the cost of that improvement to be \$25.00. The buildings which were erected on the property by his father and which were on the property at the time it was transferred to him consisted of a one storey house, a boathouse and garage, and a barn which was used as a packing shed. These were built at an estimated cost of \$1,000.00. There was a woodshed also on the property, but he is not including any value as having been added by the erection of the woodshed.

30

As to the appraiser's report, he says that none of the buildings were as old as the appraiser



10 states. He does not agree that they were in poor condition. Admittedly they were rough buildings, but in quite fair condition when he was evacuated. Part of the house was built on scows, the rest of the house was on posts. He believes that the valuation of \$1,268.00 was substantially under a fair market value. As to the land itself, it was, he submits, excellent, well-drained land and in A-1 state of fertility and grew the best of small fruits. It was well situated and close to New Westminster. He considers that it was worth about \$2500.00 when sold by the Custodian for \$1,245.00.

Referring to Exhibit 2, your honour, the Farm Appraisal Report, I should have pointed out that the inspector puts a total value on the farm of \$1,268.00. The District Superintendent Barnett gave as his opinion the value of the property was \$1400.00.

20 Your witness.

MR. KENNEDY: Your honour, the submission of the Custodian in respect to this claim will be that the property in question was sold at a fair value after appraisal by qualified appraisers.

I would ask my learned friend to admit that the assessed value of this property in 1933 was \$1,028.00.

MR. COBUS: That appears to be correct, your honour.

30 MR. KENNEDY: I have just one or two questions to ask the witness.



CROSS EXAMINATION BY MR. KENNEDY:

Q: Witness, prior to your evacuation from the area did you or did you not retain Miss Janet K. Gilley in New Westminster to look after your interests? A: Yes.

Q: Did you erect any buildings on this property after you purchased it? A: Re-roofed the house roof, that is all.

10 Q: The house was on the property when you bought it? A: I didn't buy that, my father did, you see.

MR. KENNEDY: Your honour, I would ask leave to submit two letters purported to have been addressed to the Custodian by Miss Janet K. Gilley, barrister and solicitor, of New Westminster, and a letter from Coulthard, Sutherland and Company to the Custodian, subject, of course, to proof.

MR. COBUS: Subject to proof, your honour, I have no objection to those letters going in.

20 (LETTERS MARKED EXHIBIT NO. 3)

MR. KENNEDY: The letters referred to in exhibit No. 3 are: a letter of May 22, 1942 from Miss Gilley to the Custodian; a letter dated 27th of January, 1943 from Miss Gilley to the Custodian; and a letter dated February 19th, 1943 from Coulthard, Sutherland and Company, Limited, to the Custodian.

30 In respect to the letter dated May 23, 1942, it is pointed out that certain markings appear on the letter at paragraph one, underlined in red and marginally noted by a cross in red.



MR. KENNEDY: That is all.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

*Gordon Hambleton*  
G. Hambleton,  
Official Reporter

10

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

J.R. Archibald  
Sub-Commissioner

20

30



DEFENCE BRIEF

Kikuo S U D A

File No. 5457

Case No. 126

KAMLOOPS

17 May 1948

V.L.A.

Sheet A.34 - 19

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim

\$2500.

Appraised at

\$1268.00

Sale Price

\$1245.

Witness - Appraiser, H.L. Sinclair.

Appraiser (Sinclair) reports - House 20 years old, no basement; land in fair state of cultivation and production, operated mainly in bush fruit and vegetables.

Appraiser (P. [redacted]) reports - Land well drained and protected by dyke. The buildings on the narrow strip of land are of shack like construction and in poor condition.

Miss J.K. Gilley, Barrister & Solicitor, New Westminster, who was retained by K. Suda to look after his interests, stated that she was unable to obtain an insurance on the property as there are two stove pipes instead of brick chimneys and also stated that the house is in a very dilapidated state.

Coulthard Sutherland & Company inspected the property and reported that it is practically of no value and felt sure that their Company would decline the insurance risk.

It is submitted that this property was sold at a fair market value after appraisals by qualified appraisers.

BMP/mw



5457

November 21st, 1950.

Mr. Kikuo SUDA,  
1525 - 5th Ave.,  
New Westminster, B.C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 126

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 ... \$610.14.

Cheque in your favour is enclosed for \$574.85  
and we have paid the Co-Operative Committee .. \$ 35.29  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FGS/js  
1 encl.



Name of Claimant SUDA, Kikuo

Case 126

Custodian File 5497

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					1245	610.14			610.14	
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS 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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION									610.14	