

12771

REAL ESTATE

BUREAU POWELL STREET

FILE No. 12771.

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 Koto (Mrs.)

HOME ADDRESS: 526 Alexander St., Vancouver.

REGISTRATION NUMBER 01493 SEX: Female AGE: 49

OCCUPATION: Confectioner, 357 Powell St.,

Business now sold.

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

EMPLOYER: self

MARRIED? widow

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: 1. Itoko (F) 2. Aiko (F)

3. Hajime (M) 4. Yae (F) 5. George (M)

ADDRESS OF CHILDREN: 1, 2. Japan, 3. Slocan. 4. at home. 5. Ontario.

AGE OF CHILDREN: 29, 27, 26, 22, 21 yrs.

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

1. LOCATION AND DESCRIPTION: 1. 357 Powell St., City of Vancouver, Lot 30, block 40, district lot 196. Title deed numbers unknown.

2. 526 Alexander St., City of Vancouver, Lot 14, block 42, district lot 196. Title deed number unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS. 1. 2 storey wooden building. 1st floor-- confectionery store. 2nd floor-- 4 suites consisting of 3 rooms each.

2. One 5 room, 2 storey, wooden house. One garage.

3. INSURANCE (Give particulars; state where policies are) 1. None

2. About \$500.00. All other details unknown. Policy in hands of Hobson, Christie & Co., 163 W. Hastings St., Vancouver.

4. TAXES (Amount and where payable) 1. \$270.00 payable City of Vancouver. 1942 paid. 2. \$85.00 payable City of Vancouver. 1942 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) 1. none. 2. none

6. OCCUPANCY AND LEASES (If vacant so state) 1. Occupied by S. Sasaki, who is paid \$45.00 per month. When they are evacuated the house is to be put into the hands of Pemberton Realty, 418 Howe St., for a rental. The upstairs is vacant at present.

2. Occupied by declarant, when she leaves the house is to be rented to Mr. C. Van Sickle, at present living with declarant, for \$26.40 per month. Agent is Pemberton Realty, 418 Howe St., Vancouver.

1. Vancouver, Court House.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. 2. In own possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none

9. IF FARM LAND STATE CROPS SOWN

none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

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.

357 Powell St., Vancouver, B. C.

1 bookcase, 1 oak table, 8 chairs, 1 Mahogany door, 2 doors,

2 crates of plate glass, 1 trunk (books, etc.), carpenter's

tools, 1 leather covered couch. These things have been left in

the store at the above address and the key given to Pemberton Realty.

Additional furniture as per lists attached.

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: _____

none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____none

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

none

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

none

8. BANK ACCOUNTS: _____

none9. LIFE INSURANCE: Prudential Insurance Co. \$2000.00. Policy in own
possession, number unknown. Beneficiary, son, George.

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 29th day of August 1942.

(Signature)

Kats Suzuki

M. Wright
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.F.

Date 11/6/43

12771

r File No. 12771

11 Name SUZUKI, Koto (Mrs.)
(Surname in Block Letters)

Registration No. 01493 Male - Female
(check) ☒ V

Age Jan. 25, 1893

Former Address 526 Alexander St., City

Date acquired Sept. 15/42 Naturalized - Canadian-Born - National
(check) ☒ V

1040 Smith Avenue, Vernon, B.C.

Present Address Slocan, B. C.

Marr. ☒ Single
(check) ☒ V

Name of Wife ---

Name of Husband Deceased

Name of Father ---

Name Mother ---

Name Children under 16 ---

signed by E. Burraston

Registered with Custodian (Yes or No)

Additional Information Confectioner. Owner of house and property at
526 Alexander . Store 357 Powell St.

Mrs. K. Suzuki
526 Alexander St.,
Vancouver, B. C.

Reg. No. 01493

- Box. #1 Japanese Chinaware.
Lacquer Boxes.
Japanese Dolls
Trays (5)
Candle Holders
Electric Stove
Chinaware_ sugar bowls, cream jugs, shakers, cups and sugar
plates.
\$100
- Box. #2 Cut Glasses
Cups and Saucers
Silver Bon Bon Dishes
\$150
- Box. #3 5 layer Lacquer Boxes \$50
- Box. #4 Dishes
Hand made prints
Violin
Bronze Ornaments
\$175
- Box. #5 Golf Tournament Trophies (Sterling Silver 3) \$200
- Box. #6 Dinnerset (service for 8. Coalport.) \$150
- Box. #7 Japanese Dinnerset \$30
- Box. #8 Chinaware \$20
- Box. #9 Bronze Ornaments \$20
- Box. #10 Japanese dishes, soup bowls, chopsticks \$10
- Box. #11 Chinaware \$20
- Box. #12 Glassware (tumblers, dessert dishes, cocktail glasses)
- Box. #13 Japanese musical instrument
- Box. #14 Lampshades
- Box. #15 Glassware
- Box. #16 Dresser containing table lamps(2), linen table cloths
lacquer boxes(2), pictures, rubber raincoat.
\$60
- Box. #17 Radio Cabinet containing pictures, books contents
- Box. #18 Tea Wagon #50
- Box. #19 Doll Display Cabinet \$50
- Box. #20 Japanese musical instrument (Koto) \$30
- Box. #21 Pictures \$30
- Box. #22 Round Oak Table \$15
- Box. #23 Cigarette Stand \$8
- Box. #24 Vacuum Cleaner \$50
- Box. #25 Easy Chair \$30

These things have been left in 1 room upstairs and the room
will be given to Pemberton Realty Co., 418 Howe St., Vancouver
August 29, 1942

FURNITURE & FURNISHINGS LEFT AT 526 ALEXANDER FOR

USE OF TENANTS, Aug. 3, 1942.

SUZUKI Koto (Mrs.)
526 Alexander St., Vancouver.

Reg. No. 01493

LIVING ROOM:

Oil Burner (Coleman)
Settee (upholstered in brown needlepoint tapestry)
~~Arm Chair (fabric upholstery)~~
Arm Chair (loom weave wicker fibre)
~~Side Table (walnut)~~
~~Lamp Stand and Table Lamp~~
~~Plant Stand with Plant~~
Square Walnut Veneer Table
Ceiling Light Fixture
~~Window Drapes (monkey cloth)~~
Deep Cream Blinds with Fringes (3)
Wall Lighting Fixtures
Fireplace Screen and Four Accessories with Stand

DINING ROOM:

Walnut Dining Set (Nine pieces)
Deep Cream Blinds with Fringes (3)
Cretonne Drapes
Ceiling Light Fixture
Plant Stand and Plant

KITCHEN:

~~Table and Four Chairs~~
Gas Range (Findlay, enamel finish)
Sawdust burner and Stove
~~Cupboards attached to wall~~
Floor Linoleum
~~Small Cupboard~~
~~Laundry hanger~~

HALL:

Electric Ceiling Fixture
~~Mahogany Hall Tree~~
Tapestry Stair Carpet
Framed Oil Painting

DOWNSTAIRS BEDROOM:

Chest

UPSTAIRS BEDROOMS:

One Steel Single Bed
One Steel Double Bed with mattress
One Dresser (4 x 5 mirror, plate glass top, 4 drawers)
One Chiffonier (~~large mirror, plate glass top, 6 drawers~~)
Bedside Table, (plate glass top, 1 drawer)
Small Desk
Two chairs.

MISCELLANEOUS:

Kitchen Utensils	Lawnmower
Garden Tools and Hose	Fuel Oil storage tank with pump
Wire Clothes Line	Radio Aerial
Lumber	

Total value about \$1200.00

August 29, 1942.

Mrs. Koto Suzuki
Signature

LOEWEN & HARVEY, LIMITED

751 Dunsmuir Street
Vancouver, B.C.
April 11th, 1944.

Department of The Secretary of State,
Office of The Custodian
(Japanese Evacuation Section)
Granville & Hastings Street,
Vancouver, B.C.

367 - 6
EXHIBIT No. _____
DATE 9 Mar 1948
FILED BY
A. Fisher

Dear Sir:

Re: Catalogue No. 18 - 526 Alexander Street,
Lot 14, Block 42, District Lot 196.

This lot is 25 x 122 feet to a 20 foot lane on the South side of Alexander Street, between Jackson and Princess Avenues. The adjoining lot to the East of Lot 14, appears to belong to the property as a whole, as it is all in an attractive garden, but is not included in this valuation. On this is an Eight (8) room two and one storey house without basement. The front two (2) storey portion is 30 x 21 feet, the one (1) storey portion to the rear 27 x 16 feet. The front portion contains entrance hall, living-room with fireplace, open arch to dining room, one (1) bedroom downstairs and four on the second floor with washroom containing toilet and basin. The one (1) storey portion contains the kitchen leading from the diningroom, and behind the kitchen a hall leads to the wood shed. In the hall is a Japanese steam bath, basin and laundry tubs and across the hall a separate toilet. All interior walls are of wood, covered with paper. Water was first turned on for this property in 1891. and I believe it is the original house, which on the front portion has been renovated. The exterior walls are shingled, fireplace and chimney built in the living room. New floors laid downstairs and a concrete foundation put under this portion. Water pressure is poor. The shingle roof is poor and exterior paint only in fair condition. There is a sheet metal garage on the lane.

This property was examined on September 15th, 1943 and in my opinion a fair valuation as at that date is \$1700.00.

Yours faithfully,

Loewen and Harvey, Limited.

"A. Rout Harvey"

Director.

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

April 16, 1948

M. A. Harvey

ARH/F

File No. 12771

SUMMARY RELATIVE TO CLAIM OF
Mrs. Koto SUZUKI, Regn. No. 01493

20th Feb. 1948.
Venue - Nelson.

REAL PROPERTY: 1. Lot 30, Block 40, Dist. Lot 196, known as 355-57 Powell St. Vancouver.

Valued by Claimant at \$8838.70
Less net sale price 3090.50

CLAIM \$5848.20

Assessed Value 1944 Land \$3125.00
Improvements 1700.00 - \$4825.00

Advertised for sale by Catalogue 19th June, 1943.

Property appraised by Mr. J.R. Reid of J.R. Reid & Co. 18th July, 1944 at \$3200.00.

Offer of this amount received 14th August, 1944.

Accepted and sold as of 28th August, 1944 for \$3200.00.

2. Lot 14, Block 42, Dist. Lot 196, known as 526 Alexander St. Vancouver.

Valued by Claimant \$4550.00
Less net sale price (Claimant's figures) 1662.50 \$1659.63

CLAIM \$2887.50 \$2890.37

Assessed Value 1942 Land \$ 700.00
Improvements 1650.00 - \$2350.00

Advertised for sale by Catalogue 19th June, 1943.

Property appraised by Mr. Rout Harvey of Loewen & Harvey 15th Sept. 1943 at \$1700.00.

Offer of \$1750.00 received 25th August, 1943.

Approved by ADvisory Committee 15th Sept. 1943, and sold as of 23rd Sept. 1943 for \$1750.00.

PERSONAL PROPERTY: Mrs. SUZUKI claims that chattels sold from 355-57 Powell St.
1. at Public Auction by the Custodian for \$82.00 were worth \$265.00

CLAIM - \$183.00

These chattels, as Mrs. SUZUKI states, were sold at Public auction for the sum of \$110.15, less expenses of \$28.15 - \$82.00.

2. Re chattels at 526 Alexander St. sold by Mrs. SUZUKI to her tenant for \$225.00 - Claims worth \$640.00 CLAIM - \$415.00

Mrs. Suzuki claims she received a letter from the Custodian stating goods must be sold by auction or self.

in file
On the 6th Dec. 1943, after sale of this property, Mrs. SUZUKI was advised by this office through the B.C. Security Commission, in reply to her enquiries through them regarding her chattels after sale of the property, that "Perhaps Mr. Skinner could explain to her that insofar as the furniture in use is concerned, the tenants can insist under the rental regulations, on keeping this furniture so long as they occupy the premises. We have no doubt, however, that they would release anything Mrs. Suzuki particularly wanted. When in due course they are moved, we shall sell the furniture unless in the meantime Mrs. Suzuki has made other arrangements." Mrs. Suzuki made her own arrangements as per her letters to tenant of 21st Jan. 1943 & 8th Feb. 1944.

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December 6th, 1943

TRANSPORTATION

The B. C. Security Commission,
The Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. M. L. Brown

Dear Sir:-

Re: Koto (Mrs. Jin) SUZUKI--Reg. No. 01493

We have had a letter from Mr. Skinner, your Supervisor at Slocan about the above lady's furniture now on the premises at 526 Alexander Street. Will Mr. Skinner kindly advise her that for the time being she need have no anxiety? The usual procedure when premises are sold is for us to remove to auction the contents but this will not be immediately necessary in her case. As far as our records show, these premises were rented furnished and the new owner informs us that he is not giving the present tenants notice. Under these circumstances, they will continue using the furniture they have at present.

There is, we understand, a locked room from which a number of items have already been shipped to Mrs. Suzuki and her son in Montreal. It might be wise for her to start making any arrangements she wishes about the ultimate disposal of these things.

Perhaps Mr. Skinner could explain to her that insofar as the furniture in use is concerned, the tenants can insist under the rental regulations, on keeping this furniture so long as they occupy the premises. We have no doubt, however, that they would release anything Mrs. Suzuki particularly wanted. When in due course they are moved, we shall sell the furniture unless in the meantime Mrs. Suzuki has made other arrangements.

Yours truly,

H. F. Green
Protection Department

*tenants of 526
Alexander are
in communication
with Mrs. Suzuki re
purchase of balance
of furniture*

BFG:IF

12771

November 24, 1948.

Mrs. Koto SUZUKI,
Registration No. 01493,
c/o Mrs. K. Takahashi,
Greenwood, B. C.

Dear Madam:

Personal goods now in Custodian storage includes:-

1 Box Photos & Album
Long Photo of Sarcee Camp, Calgary
1 Bdl. Large Framed Pictures

listed in the name of Mrs. Koto SUZUKI.

If these items belong to you and you wish to receive them, please inform the Custodian on or before the 31st day of January, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custodian will assume that you have no interest in these goods and will dispose of them at his discretion.

In addition to the goods listed as belonging to yourself and others, there are various unidentified shrines, kotos, trophies, photographs and papers, which will be abandoned as of no value unless evidence of ownership is submitted to the Custodian on or before the 30th of June 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN.

WJ/CH

Enc. 1.

1277A

February 27th, 1946.

Mrs. Koto SUZUKI,
Reg. No. 01493,
Sloean City, B.C.

Dear Madam:-

We have reviewed your file and now wish to write you a brief summary of our administration of your affairs that have come under the custody of the Custodian. In this review it is not desirable to repeat any of the things about which we have written you quite fully in the past. The statements of your account, the auction sheets, the specific letters regarding Powell Street property, Alexander Street property, the disposition of your Chattels, have been supplied you from time to time and, we believe, have given you a pretty clear picture of what has happened to your assets left behind you in Vancouver, when you were evacuated.

The funds derived from the sale of Powell Street and Alexander Street properties, the net revenues from same, the proceeds from sale of such chattels as were not shipped as per your instructions, all found their way into your account and were shown in our statements to you.

At your request, certain payments were made on account of Life Insurance Premiums, certain sums were forwarded to you from time to time, and as per your written authority of June 25/45 the balance remaining in your account on our books was transferred either direct to Hajime SUZUKI, your son, or to his credit on our books here.

In the foregoing we have given a brief report of the matters involved, and this, with our previous letters and detailed statements, would appear to have accounted for everything left by you in the Protected Area of British Columbia, which vested in the Custodian.

In order that you may confirm this, we enclose a stamped addressed envelope for your convenience in replying.

Yours truly,


B.R. Eusebury,
Administration Department.

BRD/DD.

cc. to Mr. Hajime SUZUKI.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

HOME OFFICE, NEWARK, N. J.

EVACUATION SECTION

SUBJECT: *Suzuki - M 2972773 etc*
Nob 703 - M 120

Rec'd JUL 16 1945

File No. 11771 DATE July 11, 1945

Ans.

Referred PLEASE REFER TO PARAGRAPHS 2, 3

B. R. Hasegawa -
Administration Dept
Japanese Evacuation Section
1501 Royal Bank Bldg
Vancouver B.C.
Canada

IF REPLY IS NECESSARY, PLEASE ADDRESS TO PERSON WHOSE NAME APPEARS BELOW. MENTION THE POLICY AND DEBIT NUMBER AND THE NAME OF THE INSURED.

Douglas Cotton Jr.
Assistant Manager,
Home Office Account Department,
P. O. Drawer 504, Newark 1, N. J.

1. _____
2. Your remittance of \$117.20 was received on *7/9/45*
3. Premiums are paid to and including *5/46*
4. On checking our records, we find that:
 - (a) a premium due notice had been previously mailed to you.
 - (b) a premium due notice had not been mailed.
5. We enclose a notice which indicates the amount of premiums due on your insurance.
6. As we did not notify you that a premium payment was again due on your insurance, we shall allow credit for a full year's premium provided you:
 - (a) forward your remittance within two weeks.
 - (b) _____
7. While it is our practice, about one month prior to the date premiums are due, to send notices as a reminder to those paying on an annual basis, we cannot always guarantee this service. Accordingly, we suggest that in the future you use your premium receipt book as a supplementary means of determining the date on which premiums are due.
8. It is evident that our communication and your remittance crossed in the mail; therefore, the notice letter should be disregarded.
9. If you pay annually, you will receive the allowance that is available when premium payments are remitted in accordance with our Yearly Payment Plan.
10. An over-payment of premiums resulted from your recent remittance. We are enclosing the surplus.

CONDITIONS OF YEARLY PAYMENT PLAN

11. The following premium payment is required:
 - INDUSTRIAL—Sum of 47 weekly premiums
 - INTERMEDIATE—95% of the sum of 12 monthly premiums.
12. If payments are made in accordance with the terms of the plan, the following allowance will be obtainable:
 - INDUSTRIAL—5 weeks premiums
 - INTERMEDIATE—5% of the sum of 12 monthly premiums.
13. In order to qualify for the allowance, it will be necessary that payments be mailed within the grace period provided in the policy(s).
14. If payment is not mailed within the grace period, all premiums overdue and the yearly payment must be remitted before the allowance can be granted.
15. Payments should be sent directly to the Home Office in Newark, N. J., accompanied by the premium receipt book. No credit for money order fees or fees of any other kind will be allowed, nor will stamped envelopes be furnished.
16. The annual premium for your insurance amounts to \$_____.
17. The enclosed form will provide you with a complete explanation.
18. Since your remittance does not cover the annual payment on this insurance, an additional amount of \$_____ will be required. If you will forward this amount, immediately, we shall arrange to credit a full year's premium payment on your insurance.

(DUE NOTICES—YEARLY PAYMENT PLAN)

FORM 10000—20 12-44

The reverse side may be used for reply.

Printed in U. S. A. by Prudential Press

Slocan, B.C.

X June 25 1945
Date.

TO: Department of Secretary of State,
Office of Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Re:- Lot 30, Block 40, D.L. 196,
355-357 Powell St. Vancouver. B.C.

You are hereby authorized and empowered to transfer all the funds derived from the sale of the above described property, plus net revenues arising from same, to date of sale, to Hajime SUZUKI, Reg. No. 06931. Also transfer all of my account to the above named man.

WITNESS:

X T. Kuroda

Sign
here
X Mrs. Koto Suzuki
Mrs. Koto SUZUKI.
Reg. No. 01493,

~~10724~~ & 12771

May 4, 1945

Mr. Hajime SUZUKI,
Reg. No. 06931,
6745 St. Hubert St.,
Montreal, Que.

Dear Sir:

In connection with Lot 30, Block 40, D.L. 196, known as 355-7 Powell Street, as you are aware, this property has been sold and we hold on our files an unregistered deed from your mother, Mrs. Koto SUZUKI, to you. We are now in receipt of a letter from your mother asking us to pay the revenues of this property to you but on January 4, 1945 you wrote us requesting that the revenues be paid to your mother.

Since the Custodian assumed management of this property all revenues and disbursements have been placed in your mother's account and we would suggest that you and your mother come to an agreement as to the disposition of the funds.

As you are aware this property was sold for \$3,200.00 and the net amount credited to your mother's account was \$3,090.50.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

12771

April 5, 1945

Mrs. Koto SUZUKI,
Reg. No. 01493,
Slocan, B. C.

Dear Madam:

Re: Catalogue No. 192
355-57 Powell Street.

Please be informed that the above property has been sold as of August 28, 1944 for the sum of \$3200.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of un-earned taxes and any insurance premiums have also been credited to you.

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

In connection with the sale of this property, as you are aware, we hold an unregistered from you to your son, Hajime SUZUKI. We have written him in regard to the sale of the property and have advised him that we are holding the proceeds from the sale until such time as we receive advise from you both as to the disposition of the money.

Your son, Hajime, advised us in his letter of January 4, 1945 that the revenues, less disbursements, from this property were to be credited to your account.

Yours truly,

G. D. Milson
Administration Department

GDM/GH
Enc.

c.c. B. C. Security Commission

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AIR MAIL

January 2, 1945

Mr. Hajime SUZUKI,
Reg. No. 06931,
6745 St. Hubert St.,
Montreal, Que.

Dear Sir:

We are in receipt of your letter of December 26th in connection with your mother's property and beg to advise you that it is absolutely necessary to obtain from you the Release of the Mortgage from the Estate of Isabella Robertson to Frances Hawken so that this property may be transferred to your mother's name. The expense for this is very nominal and it should have been done when your mother acquired the property, and unless we receive this document showing that your mother is the proper owner of the property, we are unable to pay her any of the revenues from it. Will you kindly forward this document by return mail.

It will not be necessary to transfer the property from your mother to you as the Custodian can adjust the matter of the rentals between you and your mother.

We are having a statement of your mother's account prepared and will send it to her in the course of a few days.

Yours truly,

G. D. Milsom
Administration Department

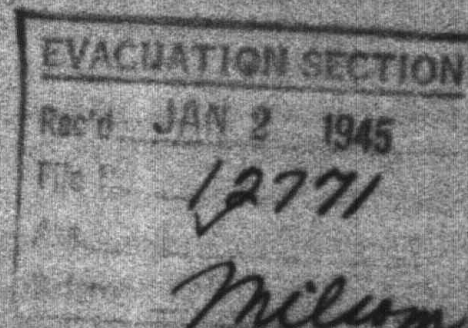
GDM/GH

Modes Du Jour Ltée

COMPLETE LADIES' WEAR

MONTREAL, December 26, 1944 194

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.



Dear Sir:

Re: file number 12771.

I have on hand here a letter from you to my mother, dated December 15, 1944 in which you state that you still require the Release of the Mortgage before the property can be properly registered.

My mother has forwarded to me in the same mail the release of mortgage from the estate of Isabella Robertson to Frances Hawkins, dated 1941. This was acquired by my mother when she paid up the mortgage in 1941. Is this the paper that is required? If so I will forward to you upon acknowledgement of this letter.

Since my mother cannot understand English very well any letter that comes to her from you has been forwarded to me and and I in turn explain to her by mail what is necessary.

I, myself am very ignorant about these matters and would appreciate if some points can be clarified to me.

With the custodian acting on its own selling properties without the consent of the owner (my mother's house has already being sold for 1700 dollars which just before evacuation she was offered 3000 dollars!) what need is there to have it registered and add additional expenses upon a property that barely pays its expenses. If it is for her protection I would like to have the matter clearly explained so that I may in turn explain to her the need of it.

In addition there is a deed of sale from my mother to myself on this property and if the property must be registered would it save any money to have it registered directly in my name without first registering it in her name and then again in mine.

If need be I will have my mother transfer to me the power of attorney so that any business in connection with her matter can be dealt directly with me and save time and effort. With the mail been censored between here and the ghost towns it is a good month before I can get any word from her.

Modes Du Jour Ltée

COMPLETE LADIES' WEAR

MONTREAL, December 26, 1944 194

What would be the total cost for registering?

As I have stated previously in this letter the difficulty of keeping in contact with my mother I would appreciate if you will send to me an itemized account of the income and expenses of this property and in future a monthly statement so that I can be informed about the state in which it is in.

If you cannot send me this please send it to my mother and she will in turn send it to me.

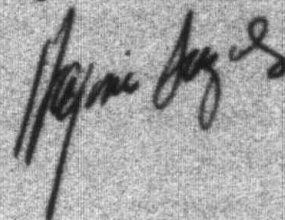
I understand the difficulty under which the Department works and appreciate its effort and although the tone in part of this letter must strike you as bitter I hope you will not take it too much to heart. I too am doing what I think would be best for my mother and myself.

Any matter of urgency and of importance you will save more time by writing to me directly or sending me a copy of a letter to her to me and in this matter I will be more than willing to cooperate.

I trust that I have made myself clear and you will give me an answer immediately so that I may advise my mother about future procedures.

Yours truly,

Hajime Suzuki (06931)



12771

October 5th, 1944

Mrs. Koto SUZUKI,
Reg. No. 01493,
Sloan, B. C.

Dear Madam:

We are in receipt of your letter of September 19th and note that you will forward us immediately the necessary documents in connection with your property at 355-57 Powell Street. Your prompt attention to this will be appreciated.

In regard to the amount of \$200.00 spent for a bathroom, this is not correct as most of this expenditure was for repairs to the faulty plumbing which was demanded by the City. We have taken the matter up with the Pemberton Realty Corporation Ltd. and they report as follows:-

"We wish to point out that all expenditures of any size in connection with this property were made as a result of our being notified by certain City Hall Departments that such expenditures must be made.

"There have been seven different tenants in #355. The first one who negotiated the lease disappeared before having made the necessary alterations and installed a bath. The tenants in #355 have always paid the water except for the odd bill left when one of them vacated without notice. The garbage account was for hauling away supplies left on the premises by the previous Japanese tenant. Itemized receipts accounts have been forwarded to your office with the monthly statements."

Yours truly,

G. D. Milson
Administration Department

GDM/GH

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
October 4, 1944.

EVACUATION SECTION	
Rec'd	OCT 5 1944
File No.	12771
Ans.	2000
Referred	Miles

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Re: File 12771 - Mrs. Koto Suzuko.

Dear Sirs:

We are in receipt of your letter of the 28th ultimo, quoting extracts from a letter received from the above party with reference to her property at 355-7 Powell Street. In reply, we wish to point out that all expenditures of any size in connection with this property were made as a result of our being notified by certain City Hall Departments that such expenditures must be made.

There have been seven different tenants in #355. The first one who negotiated the lease disappeared before having made the necessary alterations and installed a bath. The tenants in #355 have always paid the water except for the odd bill left when one of them vacated without notice. The garbage account was for hauling away supplies left on the premises by the previous Japanese tenant. Itemised receipted accounts have been forwarded to your office with the monthly statements. If explanations regarding the work done are necessary, we shall be glad to make a report upon examination of the invoices.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

S. S. Freeze
Rental Department

SGF:MM

1277A

August 28, 1944.

Messrs. Campbell & Pemberton,
506 Crown Building,
615 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 192
355-7 Powell Street
30/10/36

This will acknowledge receipt of your letter of August 15th in which you enclosed your certified cheque for \$3,200.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Way Eng and Hin See Eng, Roominghouse Keepers, of 391 Powell Street, Vancouver, B. C., and that they are both Chinese.

The necessary documents will be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

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

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

Yours truly,

F. G. Shears,
Director.

GP:ED

File 12771

August 3, 1944.

MEMORANDUM

To: The File

From: Mr. Spain

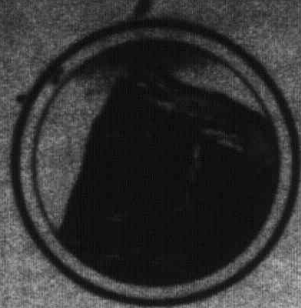
Re: Mrs. Koto SUZUKI
526 Alexander Street

No chattels remain at this address.

The majority of the furniture was sold to the tenant
and the dining room furniture was shipped by the B. C. Security
Commission.

W. H. Spain

GHS/MAC



The Prudential

INSURANCE COMPANY OF AMERICA

TELEPHONE
CONNECTION

CAN.

HOME OFFICE: NEWARK, N.J.

WILLIAM MANN, C. L. U., SUPERINTENDENT

810 HASTINGS STREET, WEST, ROOM 1412, STANDARD BANK BUILDING
VANCOUVER, B.C.

IN RE Aiko & Koto Suzuki
Pols. M6199484, M2972773
Your letter of June 1
File No. 12771

June 10, 1944

Mr. S. M. Gibson,
Insurance Dept.,
Office of the Custodian,
506 Royal Bank Bldg.,
City.

Dear Sir:

We wish to acknowledge receipt of your remittance for \$127.59 and to advise that \$10.29 has been used by our Agent Cockrill and \$117.30 used for the annual premium paying basis by our Home Office. In connection with the payment of premiums on the annual basis it is necessary that the attached form M9316 be signed on the line indicated by a blue cross and the completed form returned to this office.

A self-addressed envelope is enclosed.

Yours truly,

W. Mann
Superintendent

VA
Enc.

EVACUATION SECTION	
Rec'd	JUN 12 1944
File No.	12771
Ans.	
Referred	<i>Gibson</i>

12771

June 23, 1944.

Attention: Miss Clark

Prudential Insurance Company of America,
1412 Standard Bank Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Pol. #M6199484-Aiko SUZUKI
Pol. #M2972773-Koto SUZUKI

As requested in your letter of June 10th
we now enclose herewith form M9316 duly signed by
Mrs. Koto SUZUKI.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

12771

4370

20

April 27, 1944.

Mrs. Koto SUZUKI,
Registration No. 01493,
SLOCAN, B. C.

Dear Madam:

Re: Prudential Insurance Policies

(Mrs. Koto SUZUKI and Miss Aiko SUZUKI)

In Japan

We wish to advise that have paid to the
Prudential Insurance Company and charged to your
account the sum of \$20.58 being made up as follows:

Mrs. Koto SUZUKI-
Premium \$6.56 per month
(2 months) - \$13.12

Miss Aiko SUZUKI-
(Pol. #M6199484)
(2 months) - \$ 7.46

Amount of cheque \$20.58

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Katherine's
Complete Ladies' Wear

MONTREAL, January 14, 1944. 194

B.C. Security Commission,
&
Office of the Custodian,
Vancouver, B.C.

Dear Sirs:

Mr. T. Shimotakahara, my father-in-law will act on our
behalf to look after and dispose as he see fite all our household
goods still in Vancouver.

Yours truly,

Mrs. Koto Suzuki, # 01493

per

Hajime Suzuki

Hajime Suzuki, #06931

BRITISH COLUMBIA SECURITY COMMISSION.CUSTODIAN RELEASE FORMAddress Slocan City, B.C.Date Jan. 14, 1944To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.I, Koto, Suzuki, Police Registration No. 01493hereby request you to release to me the under-noted property
stored at 526 Alexander Street, Vancouver, B.C.in possession of Tenantsand I release you from any claim whatsoever with respect to
such property.Description of Property:1 dining room suite complete with buffet, china cabinet
6 chairs .Bedside table, garden hose, bridge lamp, fireplace screenbrass bucket for wood, set of coal scooper, broom and shovel,
parlor side curtains, gas stove, sofa.Original Address 526 Alexander Street, Vancouver, B.C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address September 1942Number in Family - 12 years and over 4

Number in Family - 5 to 11 years old _____

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY 4I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Mr. Koto Suzuki
Claimant Signs Here

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

EVACUATION SECTION	
Rec'd	OCT 30 1943
File No.	12771
Ans.	<i>Spaw</i>
Referred	

Address Slocom City, B. C.

Date October 20, 1943.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B. C.

I, SUENKI, Koto, Police Registration No. 401493

herely request you to release to me the under-noted property

stored at 357 Powell Street, Vancouver, B. C.

in possession of Custodian

and I release you from any claim whatsoever with respect to such property.

Description of Property:

ONE TRUNK
~~Three small suitcases (with keys)~~
~~one small suitcase - contents miscellaneous~~
~~Various papers, small boxes & wooden boxes, etc. (put into a large bag)~~

Original Address 357 Powell Street, Vancouver, B. C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address September, 1942

Number in Family - 12 years and over Four

Number in Family - 5 to 11 years old _____

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY FOUR

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
 BRITISH COLUMBIA SECURITY COMMISSION

For: *[Signature]*

Mr. K. Suenki
 Claimant Signs Here

Custodian of Alien Property,
 506 Royal Bank Bldg., Vancouver, B.C.

Vancouver, B.C. October 29th, 1943.

Two copies of this Release and of accompanying letter to you. I am also sending a copy of this letter and the list attached to the other Release to Mr. A.C. Stevens.

CWF:FF

BRITISH COLUMBIA SECURITY COMMISSION

C.W. Fisher
 C.W. Fisher, Transportation

EVACUATION SECTION
SLOAN
 Rec'd OCT 30 1943
 File No. 12771
 Referred *Spain*

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address Sloam City Date October 20, 1943.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B. C.

I, SUZUKI, Koto, Police Registration No. #01493

herely request you to release to me the under-noted property

stored at 521 Alexander Street, Vancouver, B. C.

in possession of Custodian

and I release you from any claim whatsoever with respect to such property.

Description of Property

Items No. 2, 3, 4, 5, 7 Chinaman, No. 12 Tea House, No. 12 Cabinet (glass front)
 No. 22 Table (round), No. 23 Smoker stand, No. 24 Vacuum Cleaner, No. 25 Table (round)
 No. 2 Golf Trunkies, No. 17 Radio Cabinet (contents to be taken out and packed
 and shipped to Sloam City), Old Bureau, Small Carton & Wooden Boxes, Picture
 Frames, etc. (pack into a larger box for shipment)

Original Address 527 Powell Street, Vancouver, B. C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address September, 1942

Number in Family - 12 years and over Four

Number in Family - 5 to 11 years old _____

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY FOUR

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED

BRITISH COLUMBIA SECURITY COMMISSION

For *[Signature]*

[Signature]
 Claimant Signs Here

Vancouver, B.C. October 29th, 1943.

Custodian of Alien Property,
 506 Royal Bank Bldg., Vancouver, B.C.

Two copies of Release and two copies of accompanying letter giving distribution of goods to be shipped from Vancouver to you as soon as mutually convenient. Attached also is authority from Mrs. SUZUKI for you to pay us for all expense incurred of which statement will be rendered later.

BRITISH COLUMBIA SECURITY COMMISSION

[Signature]
 C.W. Fisher, Transportation

ONE:77

Maybe at 526
Alexander in Lockhart
room.

SLOCAN 6

EVACUATION SECTION
Rec'd JUL 15 1943
File No. 12771
G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.
CUSTODIAN RELEASE FORM

Address Slocan City, B. C. Date July 8, 1943

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, SUZUKI, Kate, Police Registration No. 401493
hereby request you to release to me the under-noted property
stored at 357 Powell Street, Vancouver, B. C.
in possession of Custodians
and I release you from any claim whatsoever with respect to
such property.

Description of Property:

ONE SINGER SEWING MACHINE
(ALL REMAINING GOODS TO BE STORED IN CUSTODIAN'S WAREHOUSE)

Original Address 357 Powell Street, Vancouver, B. C.
Date Evacuated to Vancouver _____
Date Evacuated to Present Address September, 1942
Number in Family - 12 years and over Four
Number in Family - 5 to 11 years old _____
Number in Family - under 5 _____
TOTAL NUMBER IN FAMILY Four

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: J. H. Skinner Mrs Kate Suzuki
Claimant Signs Here

still
at 357 Powell St
one room
Skinner

2423
12771

5th July, 1943.

The Manufacturers Life Insurance Company,
413-420 Stock Exchange Building,
Vancouver, B.C.

Dear Sirs:-

Re: Policy No. 706,325 - Etsia SUZUKI

We are in receipt of your letter of the 22nd ultimo and wish to advise that we have no objection to your making a transfer of ownership from the Beneficiary, Koto Suzuki, to the above named Insured, in order that he may control the policy.

Yours very truly,

S.H. Gibson,
Insurance Department

SHG:FM

The Manufacturers Life Insurance Co.

Head Office, Toronto, Canada.

Branch Office, 413-20 Stock Exchange Building
Vancouver, B.C.

JAS. SHERRATT
BRANCH MANAGER

EVACUATION SECTION	
JUN 23 1943	
File No.	2
Ans.	109 2th
Referred	Referred

12771 and 5 then
PHONE PACIFIC 6138
3420 closed file

June 22nd, 1943

Custodian of Enemy Property,
Japanese Evacuation Branch,
Royal Bank Building,
Vancouver, B. C.

Gentlemen:

Re: Policy #706,325 -
Eijin Suzuki

This Insured has been in Toronto since November, 1942. His address is 6 Sullivan Street, Toronto.

The Insured was a minor when this policy was applied for, and consequently the Insured's mother, Mrs. Koto Suzuki, who applied for the policy, is the absolute owner of it. We understand she is at Slocan City, B. C.

The Insured is now paying the premiums himself and it is desired to obtain an assignment from the mother of her ownership in order that the Insured himself might control the policy. Before a transfer of ownership, we feel that we should have your consent to the transaction. Would you please advise if you have any objection to the title of this policy being transferred from the Beneficiary, Koto Suzuki, to the Insured.

Yours very truly,

A. S. McCloskey
A. S. McCloskey,
Branch Secretary.

ASM/HW

Catalogue No. 18
File No. 12771

Receipt of Certificate of Title No. 93390-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled. Receipt is also acknowledged of Legal & General Assurance Society Limited Policy No. 12218 with assignment thereof in quadruplicate and Fire Insurance Company of Canada policy No. 460810 with assignment thereof in quadruplicate.

Receipt is also acknowledged of cheque for \$3.02 representing closing adjustments on sale to me of 526 Alexander Street.

30 November²
Dated at Vancouver, B. C., this ____ day of _____ 1943.

J. Krasavice

9
12771

November 19, 1943.

Mr. John Krawiec,
P. O. Box 107,
Agassiz, B. C.

Dear Sir:

Re: Catalogue No. 18
526 Alexander Street
11/12/1961/196

Conveyance in your name to 526 Alexander Street has been received from Ottawa and is in course of registration. Titles in the names of all purchasers are being delivered to them as they are received from the Land Registry Office. In the meantime, control of this property is handed to you. Assignment of the relevant insurance policy is ready for delivery. You should cause this to be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of date as shown by the enclosed sheet have been calculated and a balance of \$3.02 has been brought down in your favour.

Will you please be good enough to call at this office at your convenience and delivery of control with a cheque for the amount mentioned can be arranged.

Yours truly,

George Peters.
Administration Department.

GP:EB
Enc. 2

Catalogue No. 192
File No. 12771
355-7 Powell Street
Vancouver/30/40/196

Control of property described above is by us hereby acknowledged and we agree that all adjustments and incidents connected with sale to us of this property have been settled.

Receipt is acknowledged of adjustment cheque for \$131.90 and Legal & General Assurance Society Ltd. policy No. 14129.

Dated at Vancouver, B.C. this 24 day of May 1945.

Signed Hin Loo Eng

Signed Woy Eng

Return to the Custodian

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

Dear Sirs:-

Re: 355-7 Powell St. Vancouver

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

Way Eng Hin Soo Eng
.....Signed

Return to the Custodian

1277A

August 29th, 1944

The Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 192,
355-7 Powell Street
30/40/196

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of Messrs. Campbell & Pemberton, 615 West Pender Street the effective date of which should be August 28th, 1944.

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

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

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

Yours truly,

F.G. Shears,
Director

FGS:ln

COPY

J.R. REID & CO.
REAL ESTATE, LOANS, VALUATIONS

General Insurance

515 Granville Street,
Vancouver, Canada
July 18, 1944.

No. 192

355-57 Powell St.

This property comprises a 25ft. lot on which is erected a
2 storey wood building the full size of the lot.

There is no basement and the main floor was formerly
used as a store now partitioned into living quarters with sink
and toilet at the rear.

Stair from street to second floor which has 1 bathroom and
7 rooms.

Valuation \$3200.

This Agreement, made in duplicate this **EIGHTEENTH**

day of **MARCH** in the year of Our Lord one thousand nine hundred and **TWENTY-FIVE.**
BETWEEN

FRANKIE HAWKINS, (formerly Francis Arndt)
of Port Moody, B. C., wife of Jonathan
Hawkins, of Port Moody, British Columbia,

hereinafter called the "said Vendor," of the one part,

AND

AKI KUBA of Steveston, British Columbia,
wife of Kunosuchi Kuba, of Steveston,
British Columbia, Fisherman,
hereinafter called the "said Purchaser," of the other part.

WHEREAS, the said Vendor has agreed to sell to the said Purchaser and the said Purchaser has agreed to purchase of and from the said Vendor the lands and hereditaments hereinafter mentioned, that is to say:—**ALL AND SINGULAR** ~~the~~ certain parcel or tract of land and premises situate, lying and being in **the City of Vancouver in the Province of British Columbia,** and known and described as **Lot Thirty (30), in Block Forty (40), Subdivision of District Lot One Hundred and ninety-six (196),** ^{Block 40} ~~See Westminster District,~~ according to Registered Map or Plan, registered at the City of Vancouver, **Province of British Columbia** at number 196.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
SIX THOUSAND (\$6000.00) Dollars
is to say: the sum of TWO THOUSAND (\$2000.00) Dollars
on the execution of this agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows:

TWO THOUSAND (\$2000.00) Dollars, with interest to
become due and payable six (6) months from the date hereof;
interest at the rate of seven (7%) per annum and the
balance of Two Thousand (\$2000.00) Dollars by the Purchaser
assuming and agreeing to pay a Mortgage, upon which there is
a balance of Two Thousand (\$2000.00) Dollars of principal;
which Mortgage is in favor of the Yorkshire & Canadian Trust
Limited, registered in the Land Registry Office at the City
of Vancouver as number 29498H.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE
said Purchaser DOETH COVENANT, PROMISE AND AGREE, to and with the said Vendor that
he or they shall or will well and truly pay, or cause to be paid, to the said Vendor the said sum of
money above mentioned, together with the interest thereon at the rate of SEVEN (7%) per cent.
per annum, on the days and times in manner above mentioned; all sums in arrear for interest from
time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and
will pay and discharge all taxes, rates and assessments whereof the said land may be rated or
charged from and after this date, including local improvement assessments and sewer rates, whether
already or hereafter assessed.
IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon
as aforesaid, the said Vendor DOETH COVENANT, PROMISE AND AGREE to and with the said
Purchaser to convey and assure, or cause to be conveyed and assured, to the said Purchaser, by a
good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described,
together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED
FROM ALL ENCUMBRANCES, save and except local improvement assessments or taxes and sewer
rates, and subject to the conditions and reservations in the original grant thereof from the Crown, and
such deed shall be prepared at the expense of the said Purchaser and shall contain the usual statutory
covenants, but the said Vendor shall not be required to furnish any abstract of title, or proof or evidence
of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to
the said property other than those which are now in the possession of the said Vendor.
AND ALSO shall and will suffer and permit the said Purchaser to occupy and enjoy the same until
default be made in the payment of the said sum of money, or interest thereon, or any part thereof,
on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for
voluntary or permissive waste.
AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the
payments above mentioned are punctually made at the times and in the manner above mentioned, and
as often as any default shall happen in making such payments the said Vendor may give the said
Purchaser THIRTY (30) days' notice in writing, demanding payment thereof,
and in case any default shall continue, these presents shall, at the expiration of such notice, be null and
void and of no effect, and the said Vendor shall have the right to re-enter upon and take possession of
the said land and premises; and in such event any amount paid on account of the price thereof shall be
retained by the said Vendor as liquidated damages for the non-fulfilment of this Agreement to purchase
the said land and pay the price thereof and interest, and on such default as aforesaid the said Vendor
shall have the right to sell and convey the said lands and premises to any purchaser thereof.
THE SAID PURCHASER shall and will during the continuance of this Agreement, and so long as
any money remains unpaid thereunder, insure and keep insured against loss or damage by fire all
buildings or other erections erected on the said lands, or which may be hereafter erected thereon, in
the sum of not less than \$100,000.00 with some Insurance Company to be approved of by the said Vendor, and will pay all premiums and
sums of money necessary for such purpose as the same shall become due; and will assign, transfer and
deliver over unto the said Vendor the policy or policies of assurance, receipt and receipts, thereto
appertaining, and if the said Vendor shall pay any premiums or sums of money for insurance of the
said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid
hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be
payable forthwith.

AND ALSO, it is hereby agreed that the said Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the said Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

"AKI KUBA, Steveston, British Columbia."

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular and the masculine pronoun are used, the same shall be construed as meaning the plural or the feminine where the context or the parties hereto so require.

In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the said Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing.

AND the said Purchaser hereby irrevocably appoints the said Vendor his true and lawful attorney for and in the name of the said Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

W.H.
~~AND VENDOR hereby covenants to and with the Purchaser that she, the said Vendor will pay to the Yorkshire & Canadian Trust Limited, Two Thousand (\$2000.00) Dollars, being payment on account of principal of the Mortgage, Yorkshire & Canadian Trust Limited, as number 29498 H. and that she the Vendor, will also pay the interest on the said Mortgage up to the date hereof.~~

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED AND SEALED

in the Presence of:

Frances, Hankins

Walter M. Jones

*1411 Louisa
Vancouver B.C.
B.C.
a la loi notarielle*

AKI KUBA

Affidavit for Witness

To Wit: Walter P. Young of the City
of Vancouver, in the Province of British Columbia, make oath and say—

1. I was personally present and did see the within instrument duly signed and executed by Francis Hawkins and Aki Kuba the parties thereto, for the purposes named therein.
2. The said instrument was executed at Vancouver BC
3. I know the said parties, and that by me each of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver
in the Province of British Columbia, this 24th
day of March, 1925

Walter P. Young

Commissioner

YATWOOD & HERRAIT, Barristers, etc. Vancouver, B.C.	AGREEMENT FOR SALE OF LAND	AND	FRANCIS HAWKINS, AKI KUBA,	Dated <u>MARCH 25th</u> <u>1925</u>
---	--	-------------------	--	--

*Agreed & signed
on 24 March 1925*

Date Paid	Principal	Interest	Paid to

For Maker of a Deed

I HEREBY CERTIFY that, on the _____ day of _____, 19____
at _____, in the _____
of _____ [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 _____, that _____ knows the contents thereof, and that
_____ executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at
_____ this _____ day of _____
in the year of our Lord one thousand nine hundred
and _____

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

This Indenture

Made the fourth day of March in the year of our
Lord one thousand nine hundred and Forty One (1941.)

In Pursuance of the "Short Form of Deeds Act"

Between

KOTO SUZUKI (Widow)

of 357. Powell Street, City of Vancouver,

Province of British Columbia.

(hereinafter called the "Grantor")

AND

HAJIME SUZUKI (Optometrist)

of 377. Powell Street, City and Province aforesaid

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of One -----
----- (1.00.) -----

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lot Thirty (30), in Block Forty (40), Subdivision of District Lot One Hundred and Ninety Six (196) Group One (1) New Westminster District, according to the registered map or plan deposited in the Land Registry Office at the City of Vancouver, Province aforesaid and numbered 196,

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 the estate, rights, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

AND SUBJECT to a certain Indenture of Mortgage to the Yorkshire and Canadian Trust, Limited, Registered in the Land Registry Office at the City of Vancouver, B. C., as number 28498-B.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor Releases to the said Grantee All His Claims upon the said lands.

WHEREVER the singular or masculine is 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.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature
of Witness

Street Address

City or Town

Occupation of Witness

Koto Suzuki

FOR MAKER

I Herby Certify that, on the

day of

19 , at

, in the Province of British Columbia,

(whose identity has been proved by the evidence on

), who is personally known to me, appeared

the person mentioned in the annexed instrument as

subscribed thereto as part , that know the

executed the same voluntarily, and of the full age of twenty-one

oath of
before me and acknowledged to me that
the maker thereof, and whose name
contents thereof, and that
years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at in the Province of

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.
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.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA

TO WIT:

1. Walter S. Young

of Vancouver

, of the City

, in the Province of British Columbia

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by
Koto Suzuki the part y thereto, for the purposes named therein.

2. The said instrument was executed at Vancouver, B. C.

3. I know the said party, and that she is of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver

in the Province of British Columbia, this

day of March, 1941.

Walter S. Young

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



A Notary Public in and for the Province of British Columbia
A Commissioner for taking Affidavits within British Columbia.

Day of _____
A.D. 19____

In the Province of British Columbia, this

DECLARED before me at

DO SOLEMNLY DECLARE THAT
1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.
2. At the time of the execution of the annexed instrument, I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.
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.

of _____
In the Province of British Columbia.

TO WHOM:
CANADA
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.
A Notary Public in and for the Province of British Columbia
A Commissioner for taking Affidavits within British Columbia.

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and _____
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, under authority of a power of attorney which has not been revoked, as the free act and deed of the said instrument, and subscribed the name of the said and that he, the said instrument, and subscribed the name of the said to the annexed instrument as the maker thereof, that the said personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name has been proved by the evidence on oath of _____, who is _____ (whose identity in the Province of British Columbia knows the contents of said thereby voluntarily under authority of a power of attorney which has not been revoked, as the free act and deed of the said instrument, and subscribed the name of the said and that he, the said instrument, and subscribed the name of the said to the annexed instrument as the maker thereof, that the said personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name

FOR ATTORNEY

Dated 6th March 1941.

KOTO SUZUKI

HAJIME SUZUKI
—TO—

Deed of Land

The Willam Stationery Co. Ltd., Vancouver, B. C.
Legal Forms for the Four Western Provinces

Lot 30.
Block 40.
D. L. 196.
Group 1. H. M. D.
Map 196.

28017E
And
Frances

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

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and _____
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, under authority of a power of attorney which has not been revoked, as the free act and deed of the said instrument, and subscribed the name of the said and that he, the said instrument, and subscribed the name of the said to the annexed instrument as the maker thereof, that the said personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name has been proved by the evidence on oath of _____, who is _____ (whose identity in the Province of British Columbia knows the contents of said thereby voluntarily under authority of a power of attorney which has not been revoked, as the free act and deed of the said instrument, and subscribed the name of the said and that he, the said instrument, and subscribed the name of the said to the annexed instrument as the maker thereof, that the said personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

December 18th, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 12771

NAME: Koto SUSUKI

CATALOGUE NO: 192

RE: 355-357 Powell Street, Vancouver, B. C.
Store and Suites

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 30, Block 40,
District Lot 196, Group 1, New
Westminster District, Plan 196

Encumbrances: Nil

Taxes: 1944 taxes of \$282.54 paid.

Vested: No. 34987

VALUATION BY APPRAISER: \$3,200.00

AMOUNT OF BID: \$3,200.00

APPROVED BY ADVISORY COMMITTEE: August 16th, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$3,200.00

NAME OF PURCHASER: Way Eng and Hin Soo Eng

KWV/JY
Attach.

K. W. WRIGHT

14771

August 28, 1944

Shearn, Campbell & Peckerton,
306 Green Building,
215 West Beaver Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 192
355-7 Powell Street
8/28/44

This will acknowledge receipt of your letter of August 15th in which you enclosed your certified cheque for \$3,200.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Tay Eng and Hin See Eng, Housekeeping Keepers, of 391 Powell Street, Vancouver, B. C., and that they are both Chinese.

The necessary documents will be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

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

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

Yours truly,

F. G. Shearn,
Director.

This Indenture

Made in _____ the _____ tenth _____ day of June _____ in the
year of our Lord one thousand nine hundred and twenty six (1926)

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN

FRANCES HAWKINS (formerly Frances Arndt)

of Port Moody, B. C., wife of Jonathan Hawkins,

See Full Name
Address and
Occupation

of Port Moody, Province of British Columbia.

(hereinafter called the Grantor.)

AND

KOTO SUZUKI of 437. Powell Street, in the City

of Vancouver, Province aforesaid, Widow.

See Full Name
Address and
Occupation

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of Four Thousand _____
_____ (\$4,000.00.) _____

Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt
whereof is hereby by him acknowledged), the said Grantor DOTH GRANT unto the said Grantee,
his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in
the City of Vancouver, Province of British Columbia, and more
particularly known and described as Lot Thirty (30), in Block
Forty (40), Subdivision of District Lot One Hundred and Ninety-
Six (196), ^{Group One (1)} New Westminster District, according to the registrati-
on or plan deposited in the Land Registry Office at the City
of Vancouver, Province aforesaid and numbered 196.

TOGETHER with all buildings, fixtures, common, 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 the estate, rights, title, interest, property, claim and demand of the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisions, and conditions expressed in the original grant thereof from the Crown.

AND SUBJECT to a certain Indenture of Mortgage to the Yorkshire and Canadian Trust, Limited, registered in the Land Registry Office at the City of Vancouver, B. C. as number 2943a.B.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances, with the above exception.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

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.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Robert Young

Frances Hawkins

Proctor

State Full Name
Address and
Occupation

141 Howe Ave. Vancouver, B.C.

FOR MAKER

I HEREBY CERTIFY that on the _____ day of _____ 19____
at _____ in the _____ of _____
(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 and that he know the contents thereof, and that he executed the
same voluntarily, and _____ of the full age of twenty-one years.

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
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

I HEREBY CERTIFY that on the _____ day of _____ 192____
at _____ in the _____
of _____
and acknowledged to me that he is the person who subscribed the name of _____
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
knows the contents of the said instrument 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 _____ day
of _____ in the year of our Lord one thousand
and _____

FOR ATTORNEY

SWORN before me at _____
in the Province of British Columbia, this _____ day of _____ 192____
24 -
I, _____
do hereby certify that the said instrument was executed at _____
B.C. _____
I know the said party, and that she is of the full age of twenty-one years.
I am the subscribing witness to the said instrument and am of the full age of sixteen years.
The said instrument was executed at _____
B.C. _____
I was personally present and did see the within instrument duly signed and executed by
FRANCIS HAWKINS
the party _____
therein, for the
purpose named therein.
3. The said instrument was executed at _____
B.C. _____
I was personally present and did see the within instrument duly signed and executed by
FRANCIS HAWKINS
the party _____
therein, for the
purpose named therein.
I, _____
of the _____
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by
FRANCIS HAWKINS
the party _____
therein, for the
purpose named therein.
2. The said instrument was executed at _____
B.C. _____
I know the said party, and that she is of the full age of twenty-one years.
I am the subscribing witness to the said instrument and am of the full age of sixteen years.
The said instrument was executed at _____
B.C. _____
I was personally present and did see the within instrument duly signed and executed by
FRANCIS HAWKINS
the party _____
therein, for the
purpose named therein.

DECLARATION OF WITNESS

DATED _____ 192____
FRANCIS HAWKINS
TO
KOTO SUZUKI
Deed of Land
SITUATE IN
VANCOUVER, B. C.
Lot _____
Block _____
D. L. _____
JAMES CURRIE & LATT, Ltd., Royal Bank Building,
Vancouver and Prince Rupert, B. C.

GL493

SUZUKI, Koto (Mrs.)

12771

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The Fire Insurance Company of Can.	<i>Transferred to The Canada Marine</i> 450810	\$500.	Sept.	9	1944	Lot 14, Blk. 42, D.L. 196 326 Alexander St. Vancouver, B. C.
Legal & General Assurance Soc. Ltd.	<i>Blg. transferred to The Canada Marine</i> 12218	\$1500.	Sept.	12	1945	326 Alexander St. Vancouver, B. C.
Legal & General Assurance Soc. Ltd.	<i>Revised Policy 12524 Legal for Home Sec.</i> 12219	\$1000.	Sept.	15	1943	357 Powell St. Vancouver, B. C.
Legal & General Assurance Society	13534	\$1000.00	Sept.	15	1944	357 Powell Street Vancouver, B. C.

01493

COPY

SUZUKI, Koto (Mrs.)

12771

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Fire Insurance Company of Can	<i>Transferred to New Owner - Koto Suzuki</i> 260810	\$500.00	Sept.	9	1944	Lot 14, Blk. 42, D.L. 196, 526 Alexander St., Vancouver, B.C.
Legal & General Assurance Soc. Ltd.	<i>Policy transferred to New Owner - Koto Suzuki</i> 12218	\$1500.00	Sept.	12	1945	526 Alexander St., Vancouver, B.C.
Legal & General Assurance Soc. Ltd.	<i>Cancelled - Policy 13534 - Legal & General</i> 12219	\$1000.	Sept.	15	1943	357 Powell St., Vancouver, B.C.
Legal & General Assurance Society	<i>Cancelled - Policy 13534 - Legal & General</i> 13534	\$1,000.	Sept.	15	1944	357 Powell Street, Vancouver, B. C.
Legal & General Assurance Soc. Ltd.	<i>Transferred to New Owner - Koto Suzuki</i> 14129	\$2,000.	Sept.	15	1945	357 Powell St., Vancouver, B. C.

February 26th, 1946.

- SUMMARY -

- FIRE INSURANCE -

Fire Insurance was maintained on Building at 355-357 Powell St, Vancouver B.C., while required. At the date of sale of the property the insurance was transferred to the New Owner and a return premium of 84 cents allowed Koto SUZUKI,

Fire Insurance was maintained on House and Furniture at 526 Alexander St., Vancouver, B.C. while required. That on the House was transferred to the new owner as September 23, 1943 and a return premium of \$3.59 was allowed Koto SUZUKI. That on the Furniture was cancelled as September 12th, 1944 and a return premium of 65 cents was allowed Koto SUZUKI.

The above Summary is certified to be in accordance with the information on file,
February 26th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

SUZUKI, Mrs. Koto
SUZUKI, Miss Aiko (Daughter)

Authority to pay above premiums contained in letter
(copy) dated January 18th, received through B.C.S.C.
on behalf of Mrs. Suzuki. (on file No. 12771)

Custodian's Office,
Royal Bank Building,
Vancouver, B.C.

January 29th, 1948.

Mrs. Koto Suzuki,
Sloven City, B.C.

Dear Madam: Re: Japanese Property Claims Commission.

I am Dominion Government Counsel on the above-named Commission. Pursuant to the direction of the Commissioner, the Honourable Mr. Justice H.L. Bird, I beg to advise you that insofar as I am able to determine at the present time, my reply to your claim will be based upon the following grounds:

1. That the real properties disposed of by the Custodian were sold for their fair market value.
2. That the chattels claimed for in the claim pertaining to 375-7 Powell Street are not specified and until such information is adduced, no detailed reply can be properly made.
3. In regard to 526 Alexander Street all chattels sold were sold at their fair market value.
4. The properties and contents thereof were left in the custody of Mr. Austin G. Stevens and the Custodian does not assume any responsibility for the period during which he had the control and management.

Yours truly,

JWGH-c

John W.G. Hunter.

NAME SUZUKI, Koto (Mrs.)

*Original hand
book 2) 429*

REGISTRATION NO. 01493

FILE NO. 1277A

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on August 17, 1944.

Vase	\$ 1.20
Pots etc.	0.25
Box miscellaneous	2.10
Box miscellaneous	0.45
Felt paper	0.25
Large cupboard (screen doors)	2.00
Box of junk	1.30
Music stand	0.25
2 Childs trunks	4.00
Mahogany door	5.00

Total		\$	
Less Expenses:	(Auctioneer's Fee: \$ 1.68	\$	16.80
	(Advertising: 0.61	\$	4.93
	(Moving: 2.64		
Net Proceeds Credited:		\$	11.87

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 505.

Remarks.

NAME

SUZUKI, Koto (Mrs.)

Original sent
Nov 21/44

REGISTRATION NO. 01493

FILE NO. 1277A

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on August 10th, 1944.

Roll of Used Burlap	\$.30
Roll Rubber Matting	2.00
Dining Board	1.00
Wardrobe Cardboard Wardrobe	.35
Wardrobe	2.30
Wardrobe	2.30
Wardrobe	6.30
6 Kitchen Chairs	.80
Wardrobe	6.00
Wardrobe	4.00
Wardrobe (Garden)	4.00
Wardrobe Display Rack (2)	2.95
Wardrobe Table	.80
Wardrobe	.90
Wardrobe & Stand	.35
Oak Table	.75
3 Chairs	3.00
Leather Case	1.00
Small Cabinet	1.00
Wardrobe & Chest	.70
2 Oak Bedsteads	.75
Copper Washbasin	27.00
3 Bedsteads	.30
White Tables (2)	3.00
3 Pictures	.85
	.30

Total to be carried forward

\$ 75.20

~~Less Expenses:~~

\$

~~Less Proceeds Credited:~~

\$

~~Number of Custodian Staff Present.~~

~~Approved by Auctioneer's License No.~~

~~Remarks.~~

NAME SUNNI, Kate (Mrs.)

*Original sent
Nov 21/44*

REGISTRATION NO. 01493

FILE NO. 12771

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on August 10th, 1944.

	Brought Forward	
Table		\$ 75.10
Glass Cabinet		1.00
Bookcase Bookstand		6.88
Low Chair		1.25
2 Broken Tennis Rackets		1.33
Pair of Drapes		1.00
Clothes Hanger		1.00
Stapler		1.00
Window Glass		2.00

Total	(Auctioneer's Fees 9.34	
Less Expenses:	(Advertising 3.24	\$ 95.35
	(Moving 10.74	\$ 23.22
Net Proceeds Credited:		\$ 70.13

Members of Custodian Staff Present. Mr. Smith.

Extracted from Auctioneering List No. Vancouver 504.

Remarks.

NAME

Barnes, Louis (Mrs.)

REGISTRATION NO.

01293

FILE NO.

2272

The following chattels were sold by public

auction at

Vancouver, B. C.

on

December 21st, 1945

Assorted box

\$ 1.75

Total

Less Expenses:

(Auctioneer's fee	\$.17
(Advertising	.10
(Moving	.13

Net Proceeds Credited:

\$ 1.75

.40

\$ 1.35

Members of Custodian Staff Present.

Mr. Mills

Extracted from Auctioneering List No.

Vancouver 58

Remarks.

File No. 12771.
Catalogue No. 192.

February 28th, 1945.

MEMORANDUM

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

Koto SUZUKI
City of Vancouver
Lot 30, Blk. 40, D.L. 196,
Op. L. M.E.D., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated January 10th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 112001, dated January 10th, 1945, registering a Release of Mortgage.
2. Copy of application number 116451-L, dated January 10th, 1945, registering a Deed from Frances Haskins (Formerly Frances Arndt) to Koto SUZUKI.
3. Copy of application number 116452-L, dated January 10th, 1945, registering the property in the name of the Custodian (Transmission).
4. Copy of application number 116453-L, dated January 10th, 1945, registering the property in the names of Way Eng and Hin See Eng (Deed).
5. Release of Mortgage dated November 30th, 1944.
6. Duplicate of Agreement for Sale dated March 18th, 1925, from Frances Haskins to Aki Kuba.
7. Duplicate of Transmission dated December 26th, 1944.
8. Duplicate of Deed dated December 26th, 1944 - Secretary of State to Way Eng and Hin See Eng.
9. Duplicate of Deed dated March 4th, 1941, from Koto SUZUKI to Hajime SUZUKI.
10. Certificate of Indefeasible Title number 116453-L, dated February 20th, 1945, covering the above property in the names of Way Eng and Hin See Eng.

D. A. Cramer

File No. 12771

-- SUMMARY --

February 26th, 1946.

-- GENERAL --

Koto SUZUKI
Reg. No 01493

The Real Estate properties involved are 355-357 Powell Street and 326 Alexander Street. Pemberton Realty Corporation, Agents for the Custodian supervised rentals and general care of the properties until such time as they were sold. Considerable repairs were necessary, particularly in respect to Powell Street and the management of both properties required much attention by the Agents and the Custodian. Mrs. SUZUKI found some fault with the expense bills but when assured that they were incurred for the most part on instructions from the City, she seemed to accept the situation.

The sale of Alexander Street property did not present any difficulties in transfer of Title to the Purchaser. However, the title to Powell Street property was somewhat involved due to the number of Registered charges revealed in the Certificate of Encumbrance. In addition there was evidence of an unregistered deed from Koto SUZUKI to Hajime SUZUKI, her son. While it was not necessary to register this in the Land Registry Office, the interest of Hajime SUZUKI had to be protected. When the property was sold the proceeds were credited to Koto SUZUKI and held pending adjustment. This was accomplished by Koto SUZUKI under date of June 25/45, giving signed authority to transfer "all of my account to the above named man" (Hajime SUZUKI). This was later carried out on our books.

In regard to chattels of Koto SUZUKI considerable attention to details was necessary. A Mr. Stevens assumed much of the responsibility as her personal representative. Certain articles were shipped to her at Slocan City. Certain ones were forwarded to Hajime SUZUKI, Montreal, Que. Certain ones were sold at public auction. Certain ones were sold direct to one of the tenants at a price agreed to by her, and some few were moved to 992 Powell Street. Having regard to what may be at the warehouse in our custody it would appear that all other chattels of Koto SUZUKI have been accounted for and have been disposed of to her satisfaction.

With the transfer of her credit balance here to the account of Hajime SUZUKI as authorized June 25/45, her account on our books has been closed.

The above Summary is certified to be in accordance with the information on file February 26th, 1946.


B.R. Busenbury,
Administration Department.

File No. 12771

SUMMARY

February 26th, 1946.

LIABILITIES

Koto SUZUKI
Reg. No. 01493

The following claim against Koto SUZUKI is revealed
on the file:-

1. Smith Davidson & Wright Ltd. - \$3.40

This claim was settled as advised by Creditor in
letter July 22/42.

No other claims against or indebtedness of Koto
SUZUKI are revealed on the file.

The above Summary is certified
to be in accordance with the information
on file February 26th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

File 12771

CLAIMS SHEET

October 18th, 1945

Re: Mrs. Koto SUZUKI
App. No. 01493

NO CLAIMS ON FILE.

[Handwritten signature]

END/DO.

C. J. LOEWEN
BORN 1904

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINION INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

LOEWEN & HARVEY, LIMITED

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

A. ROBT HARVEY

TELEPHONE
MARINE 4541
CROSS
A.S.C. 201 EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAS"

751 DUNSMUIR STREET
VANCOUVER B.C.

April 11th, 1944.

Department of The Secretary of State,
Office of The Custodian
(Japanese Evacuation Section)
Granville & Hastings Street,
Vancouver, B.C.

File 12771

Dear Sir:

Re: Catalogue No. 18 - 526 Alexander Street,
lot 14, Block 42, District Lot 196.

This lot is 25 x 122 feet to a 20 foot lane on the South side of Alexander Street, between Jackson and Princess Avenues. The adjoining lot to the East of Lot 14, appears to belong to the property as a whole, as it is all in an attractive garden, but is not included in this valuation. On this is an Eight (8) room two and one storey house without basement. The front two (2) storey portion is 30 x 21 feet, the one (1) storey portion to the rear 27 x 16 feet. The front portion contains entrance hall, living-room with fireplace, open arch to diningroom, one (1) bedroom downstairs and four on the second floor with washroom containing toilet and basin. The one (1) storey portion contains the kitchen leading from the diningroom, and behind the kitchen a hall leads to the wood shed. Off the hall is a Japanese steam bath, basin and laundry tubs and across the hall a separate toilet. All interior walls are of wood, covered with paper. Water was first turned on for this property in 1891. and I believe it is the original house, which on the front portion has been renovated. The exterior walls are shingled, fireplace and chimney built in the living-room. New floors laid downstairs and a concrete foundation put under this portion. Water pressure is poor. The shingle roof is poor and exterior paint only in fair condition. There is a sheet metal garage on the lane.

This property was examined on September 15th, 1943 and in my opinion a fair valuation as at that date is \$1700.00.

Yours faithfully,

Loewen and Harvey, Limited.

A. Robt Harvey
Director.

ARH/7.

File No. 12771

-- SUMMARY --

February 26th, 1946.

-- PERSONAL PROPERTY --

Koto SUZUKI,
Reg. No. 01493

CHATELS:

See Supplementary Report attached.

LIFE INSURANCE:

The J.P. registration of August 29, 1942 declares the existence of "Life Insurance - Prudential Insurance Co. \$2,000.00. Policy in own possession, number unknown, Beneficiary son, George".

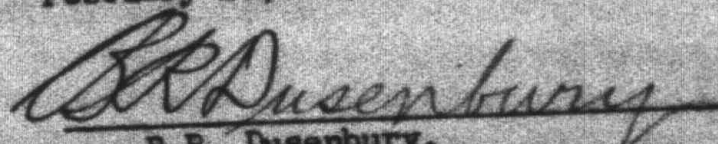
As this did not vest in the Custodian, no action was taken except the payment of Premiums on same from time to time as requested by Koto SUZUKI.

SPECIFIED ARTICLES:

There are no Cameras, Radios, Fire Arms, Automobiles or Vessels revealed on the file.

No other personal property revealed on the file.

The above Summary is certified to be in accordance with the information on file, February 26, 1946.


B.R. Dusenbury,
Administration Department.

File No. 12771

SUMMARY

February 26th 1946.

CHATELS

Koto SUZUKI,
Reg. No. 01493

The Registration form revealed a list of Chattels left at 357 Powell St. Vancouver B.C. and a list dated August 29, 1942 indicated a large quantity of Chattels left at 526 Alexander St. Vancouver, B.C.

Re: 355-357 Powell Street

The Chattels left at this location are dealt with in our letter May 2/44(Spain) to Koto SUZUKI and indicates that her friend Mr. Stevens supervised shipment of certain chattels in her behalf. This letter was advice to her of the disposition of these Chattels.

Warehouse Receipts No. 603 and 627 show certain articles as placed in 792 Powell Street, and Mr. Spain is being asked if these are still in custody of the Custodian. There is also a warehouse receipt No. 591 showing articles removed from this address in the name of Japanese Branch Canadian Legion and information is being required of these also from Mr. Spain. Memo August 15, 1944. (Spain) declares that certain Chattels at this address were moved to Willard's Auction Room and included in Vancouver Auction No. 504. The file indicates that Auction sheets of Chattels sold from this location have been forwarded to Koto SUZUKI. Pending report from Mr. Spain as requested, the only Chattels not disposed of are those referred to in warehouse receipts Nos. 603 and 627 and also #591 of Japanese Branch, Canadian Legion.

Re: 526 Alexander St.

On the file is a 2 page list of Chattels dated 9-8-42 at this address. On or about October 25/43 per copy of letter of B.C. Security Commission, Mr. Austin G. Stevens had the "full responsibility of her personal properties of both the store at 357 Powell St., and the residence at 526 Alexander St." The same letter indicates that certain itemized Chattels were forwarded to Koto SUZUKI at Slocan City and to Hajime(Jimmy) SUZUKI, her son c/o "Katherinas" Montreal, Que. Subsequently other Chattels at 526 Alexander St., were sold to C. Van Sickle for \$225.00, the price having been agreed to by Koto SUZUKI. Receipt #7882. Feb. 18/44 represents this payment as "full payment of balance of Chattels". Memo 16-3-44 (Spain). "The Sewing Machine was shipped to her by the B.C. Security Commission". Memo Aug. 3, 1944(Spain) "No Chattels remain at this address"(526 Alexander St.) The dining room suite was shipped by the B.C. Security Commission"

Briefly the foregoing takes care in a general way of all chattels at the Powell Street and Alexander Street locations belonging to Koto SUZUKI.

The above Summary is certified to be in accordance with the information on file, February 26th 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

February 26th, 1946.

-- SUMMARY --

-- REAL ESTATE --

File No. 12771
Reg. No. 01493

Catalogue No: 192
Japanese Name: Koto SUZUKI
Civic Address: 355-357 Powell St. Vancouver, B.C.
Legal Description: Lot 30, Blk. 40, D.L. 196, Map 196,
N.W.D.
Classification: Store and Suites

Registered in the name of: Frances Arndt

Registered Charges: Mortgage Frances Hawkins to the Yorkshire
& Canadian Trust Ltd. Nov. 3/24: Right to
Purchase Frances Hawkins to Aki KUBA March 24,
1925: Assignment Yorkshire & Pacific Securities
Ltd. to Yorkshire & Canadian Trust Ltd., July 15/29:
Assignment Yorkshire & Canadian Trust Ltd. to
Elinor Mary Robertson, and Douglas Allan Robertson,
April 21/38: Aki KUBA to Koto SUZUKI March 20/25
of Agreement for Sale: Deed Frances Hawkins
(formerly Frances Arndt) to Koto SUZUKI June 10/26
subject to Mortgage to Yorkshire and Canadian Trust
Ltd: March 4/41-Deed Koto SUZUKI to Hajime SUZUKI
March 4/41, subject to Mortgage to Yorkshire &
Canadian Trust Ltd: Mortgage discharged as Nov. 30/44
and Registered as Jan 10/45: Deed Koto SUZUKI to
Hajime SUZUKI not recorded in Land Registry Office.

Sold to: Way Eng and Hin Soo Eng as Aug. 28/1944 for \$3200.00
Cash: All Adjustments completed.

Title: mailed March 5/45 to Way Eng and Hin Soo Eng per
Registered letter. Certificate of Title #116453L.

Funds: released to the credit of Koto SUZUKI as Memo
Feb. 28/1945 to be held "until allotment is settled"
NOTE: This has reference to unregistered Deed to
Hajime SUZUKI referred to herein. This was finally
adjusted by Koto SUZUKI authorizing that all funds
in her account be transferred to Hajime SUZUKI as
per written authority dated June 25/1945. The
funds then at credit were \$4472.47.

Chattels: Not involved.

BRD

--SUMMARY--

February 26th, 1946.

--REAL ESTATE--

File No. 12771

Reg. No. 01493

Catalogue No: 18
Japanese Name: Koto SUZUKI
Civic Address: 526 Alexander Street, Vancouver, B.C.
Legal Description: Lot 14, Blk. 42, D.L. 196, Grp. 1,
N.W.D. Plan 196.
Classification: Dwelling and Garage.

Registered in the name of: Koto SUZUKI

Title: Clear

Sold to: John Krawiec, Retired of Agassiz, B.C., for
\$1,750.00 as at September 23, 1943.

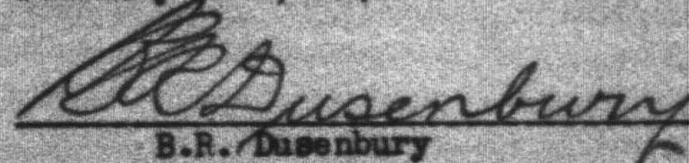
Title delivered to John Krawiec, on November 30th, 1943.

Funds released to the credit of Koto SUZUKI on November 20th, 1943.

Chattels: Not involved

Fire Insurance: Transferred to new owner as September 23, 1943
and net return premium of \$3.59 allowed to Koto
SUZUKI.

The above Summary is certified to be in
accordance with the information on file,
February 26th, 1946.


B.R. Dusenbury
Administration Department.

Catalogue No. 192

File No. 12771

Name. SUZUKI, Mrs. Koto

Civic Address. 355-357 Powell Street, Vancouver, B. C.

Legal Description. Lot 30, Block 40, District Lot 196,
Map 196, District of New Westminster.

Classification. Store & suites.

SOLD

SOLD

Catalogue No. 18

File No. 12771

Name. SUZUKI, Mrs. Koto

Civic Address. 526 Alexander Street, Vancouver, B. C.

Legal Description. Lot 14, Block 42, District Lot 196,
Group 1, District of New Westminster,
Plan 196.

Classification. Dwelling.

SOLD

This property has been sold to John Krawiec, Retired, of
Agassiz. See Mr. Shear's letter of September 23,
1943.

1943	
June 17th	Mr. Green's memo re Chattels
1944	
Jan. 27th	Mr. Spain's memo re Chattels
Apr. 5th	Memo re Claims

File returned 20 November 1943

Catalogue No. 192

File No. 12771

Name. SUZUKI, Mrs. Koto

Civic Address.

355-357 Powell Street, Vancouver, B. C.

Legal Description.

Lot 30, Block 40, District Lot 196,
Map 196, District of New Westminster.

Classification.

Store & suites.

SOLD

1943

June 17th

1944

Mar. 16th

Mr. Green's memo re Chattels

Mr. Spain's memo re Chattels.

File No. 12774
Reg. No. 03497

Mrs. Kato SUZUKI

Date	Particulars	Debit	Credit	Balance
1945 March 3	Balance as per statement sent	0	84,555.47	
May 3	Adjustment on fire insurance policy		34.30	
June 25	Premium policy # M 6199484 # 2372773	42.52 74.78		
July 9	Cheque to Hajime SUZUKI	2,000.00		
July 10	Transfer of charge for repairs \$36.72 from file 9760 K. Suzuki less refund \$2.40 - 582 Powell		96.32	
October 18	To file 10724 - transfer of funds as authorized by Mrs. K. Suzuki	2,566.79		
		<u>84,686.09</u>	<u>96.32</u>	<u>84,686.09</u>

FILE

File No. 12771

STATEMENT OF ACCOUNT
Koto Suzuki - Rent, No. 01493

19th Feb. 1948

Date	Particulars	Debit	Credit	Balance
1942 Sept. 28	E. Beauchamp - rent due Sept. 16 Insurance premium Insurance premium Commission	\$17.15 8.25 1.75	\$35.00	
Oct. 23	C. Van Sickle - rent due Oct. 3/42 Commission	1.32 1.00	26.40	
Nov. 25 Nov. 28	Ck. 968 - Cert. of Encumbrance - Vancouver Rents collected Commission	3.07 10.00 -50	61.40	
Dec. 23	Repairs & Maintenance Insurance Rents collected Commission Repairs & Maintenance Sundry per rental statement	4.82 21.75 10.15	106.55	
1943 Jan. 26	Rents collected Commission Repairs & maintenance	3.07 55.00	61.40	
Feb. 25	Rents collected Commission Repairs & maintenance Sundry per rental statement Cert. of Encumbrance - Vancouver	3.07 48.00 10.25 1.00	61.40	
Mar. 17 Mar. 25	Rents collected Commission Repairs & maintenance Rents collected	2.82 59.84	56.40	
May 3	Commission Refund on rent Ed. Obey Repairs & Maintenance Sundry per rental statement Rents collected	6.43 23.00 56.50 9.70	151.70	
May 27	Commission Repairs & Maintenance Sundry disbursements	3.57 1.50 2.40	71.40	
June 29	City of Vancouver - 1943 taxes City of Vancouver - 1943 taxes on account	77.75 150.00		

File "o. 12771

- 2 -

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
June 25	Rents collected Commission	4.37	87.40	
July 24	Sundry Rents collected Commission	.20	115.40	
Aug. 27	Repairs & maintenance Sundry Rents collected - 526 Alexander St. Commission	4.27 .70 4.27	26.40	
Sept. 23	Rents collected - 357 Powell St. Repairs & Maintenance	16.39	30.00	
Sept. 27	Rents collected - 355 Powell St. Sundry Chk. 5830 - Ins. premium - Legal & General Pol. #1353. Rents collected - 526 Alexander St. - 357 Powell St. - 355 Powell St.	18.10 17.15	29.00 26.40 30.00 37.05	
Oct. 26	Commission Repairs & Maintenance Sundry Rents collected - 526 Alexander St. - 357 Powell St. - 355 Powell St.	4.32 10.00 1.00	26.40 30.00 31.00	
Oct. 27	Commission Repairs & Maintenance Sundry Sundry Chk. 5886 - taxes on account - 355-7 Powell St. Interest on taxes 355-7 Powell St. Chk. 6120 - Regn. of transmission and deed, Oct. 18. Chk. 6406 - Closing adjustment on sale 526 Alexander Purchase price of 526 Alexander Chk. 6465 - Commission on sale of 526 Alexander St.	4.37 20.00 .80 254.35 1.67 11.25 3.02 87.50	2.40	1750.00
Nov. 9	Rents collected	3.77	75.40	
Nov. 22	Commission	101.32		
Nov. 24	Repairs & Maintenance	17.55		
Nov. 25	Chk. 6602 - rents received since sale of 526 Alexander Chk. 7066 - storage, packing, transfer & freight charges	102.76		
Nov. 26	Rents collected - 355 Powell St. Rents collected - 357 Powell St. Commission Repairs & maintenance Sundry	3.50 20.00 15.20	40.00 30.00	
Dec. 2				
Dec. 28				
Dec. 29				

File No. 12771

- 3 -

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944				
Jan. 6	Ck. 7284 - Mrs. Koto Suzuki			
Jan. 26	Rents collected - 355 Powell St.		645.20	
	" - 357 Powell St.		30.00	
	Commission	30.00		
	Repairs & maintenance	3.00		
		10.00		
	Ck. 8043 - Mrs. K. Suzuki	50.00		
Feb. 8	Ck. 8127 - Premiums on Prudential life policies	20.58		
Feb. 11	Full payment of balance of chattels		225.00	
Feb. 18	Rents collected - 355 Powell St.		30.00	
Feb. 25	Rents collected - 357 Powell St.		30.00	
	Commission	3.00		
	Repairs & maintenance	4.22		
		50.00		
Mar. 4	Ck. - Mrs. K. Suzuki		30.00	
Mar. 24	Rents collected - 355 Powell			
	Commission	1.50		
		50.00		
Apr. 6	Ck. - Mrs. K. Suzuki		30.00	
Apr. 24	Rents collected - 355 Powell St.		30.00	
	- 357 Powell St.			
	Commission	3.00		
	Sundry	13.40		
Apr. 27	Ck. - Lowen & Harvey, Cat. #18	5.00		
Apr. 28	Ck. - Prudential Insurance premium	20.58		
May 3	Ck. - B.C. Security - crating & shipping to Montreal	44.37		
May 26	Rents collected - 355 Powell		43.40	
	357 Powell		60.00	
	Commission	4.50		
		50.00		
May 30	Ck. - Mrs. K. Suzuki	10.29		
June 5	Ck. Prudential Life Ins. premium	117.30		
	Prudential Life Ins. premiums			
	Rents collected - 355 Powell St.		30.00	
June 24	357 Powell St.		30.00	
	Commission	3.00		
	Repairs & Maintenance	27.50		
June 29	Ck. City of Vancouver 1944 taxes	262.54		
	Ck. - Mrs. K. Suzuki	50.00		
July 24	Rents collected - 355 Powell St.		30.00	
	Commission	1.50		
		50.00		
July 31	Ck. 1299 - Mrs. K. Suzuki	4.00		
Aug. 22	Ck. - Advertising Cat #18			
Aug. 23	Rents collected - 355 Powell			
	- 357 Powell to date of sale		65.29	

File No. 12771

Date	Particulars	Debit	Credit	Balance
Aug. 28	Credit re Sale of Property		\$3090.50	
Sept. 12	Proceeds auction sale		70.13	
Sept. 19	Ck. - Pemberton Insurance - prem on policy	\$34.30	11.87	
Sept. 18	Proceeds auction sale		.65	
Oct. 4	Returned premium Legal & General Pol. #12718 cancelled		34.30	
1945				
May 3	Adjustment on fire insurance policy			
June 25	Premium on Prudential Ins. pol. #6199484	42.52		
	" " " " 2972773	74.78		
		2000.00		
July 9	Ck. to Hajime SUZUKI			
July 10	Transfer of charge for repairs \$98.72		96.32	
	File 9780 K. Suzuki loss refund \$2.40 - 582 Powell			
Oct. 18	To file 10924 - transfer of funds as authorized by Mrs K. Suzuki	2568.79		
		\$7011.16	\$7011.16	Nil.

File No. 12771
Reg. No. 01493

Mrs. K. Suzuki

Date	Particulars	Debit	Credit	Balance
1942 September 28	E. Beauchamp - rent due Sept. 16 Insurance premium Insurance premium Commission	17.13 8.25 1.75	35.00	
October 23	C. Van Sickle - rent due Oct. 3/42 Commission	1.32	26.40	
November 25	Cx 968 - Certificate of Encumbrance - Vancouver	1.00		
November 28	Rents collected Commission Repairs & Maintenance Insurance	3.07 10.00 .50	61.40	
December 23	Rents collected Commission Repairs & Maintenance Sundry per rental statement	4.82 21.75 10.15	106.55	
1943 January 26	Rents collected Commission Repairs & Maintenance Sundry per rental statement	3.07 55.00	61.40	
February 25	Rents collected Commission - Pemberton Realty Repairs & Maintenance Sundry per rental statement	3.07 48.00 10.25	61.40	
March 17	Certificate of Encumbrance - Vancouver	1.00		
March 25	Rents collected Commission Repairs & Maintenance	2.82 59.84	56.40	
May 3	Rents collected Commission Refund on rent Ed. Obay Repairs & Maintenance Sundry per rental statement	6.43 23.00 56.50 9.70	151.70	
May 27	Rents collected		73.40	

Date	Particulars	Debit	Credit	Balance
1943				
May 27	Commission Repairs & Maintenance Sundry disbursements	3.57 1.50 2.40		
June 29	City of Vancouver - 1943 taxes City of Vancouver - 1943 taxes - on account	77.79 150.00		
June 25	Rents collected Commission Sundry	4.37 .20		87.40
July 24	Rents collected Commission Repairs & Maintenance Sundry	4.27 39.00 .70		115.40
August 27	Rents collected - 526 Alexander St. Commission Rents collected - 357 Powell St. Repairs & Maintenance Rents collected - 355 Powell St. Sundry	4.27 16.39 18.10		26.40 20.00 29.00
September 23	Chk 5830 - Insurance Premium - Legal & General Policy # 13534	17.15		
September 27	Rents collected - 526 Alexander St. " " - 357 Powell St. " " - 355 Powell St. Commission Repairs & Maintenance Sundry	4.32 10.00 1.00		26.40 30.00 37.05
October 26	Rents collected - 526 Alexander St. " " - 357 Powell St. " " - 355 Powell St. Commission Repairs & Maintenance Sundry Sundry	4.37 20.00 .80		26.40 30.00 31.00 2.40
October 27	Chk 5836 - taxes on account - 355-7 Powell St.	254.35		

File No. 12771

Date	Particulars	Debit	Credit	Balance
1943	October 27 Interest on taxes - 355-7 Powell St.	\$ 1.67	\$	
November 9	Ck 6120 - Registration of transmission & deed 11/12/1961/1/196 - Oct. # 12	11.25		
November 22	Ck 6404 - closing adjustment on sale of 526 Alexander St.	3.02		
November 24	Purchase price of 526 Alexander St.		1,750.00	
November 25	Ck 6465 - Commission on sale of 526 Alexander St.	87.50		
November 26	Rents collected Commission Repairs & Maintenance <i>repar. bedd room, water, comm draw, repairs, heat, gas, water, & hot water</i>	3.77 101.32		75.40
December 2	Ck 6602 - rents received since sale of 526 Alexander St.	17.55		
December 28	Ck 7066 - storage, packing, transfer & freight charges	102.76		
December 29	Rents collected - 355 Powell St. " " - 357 Powell St. Commission Repairs & Maintenance <i>all down V. Betty</i> Sundry <i>water, rent</i>	3.50 20.00 15.20		40.00 30.00
1944	January 6 Ck 7284 - Mrs. Koto SUZUKI	50.00		
January 26	Rents collected - 355 Powell St. " " - 357 Powell St. Commission Repairs & Maintenance <i>a/c Betty</i>	3.00 10.00		45.20 30.00
CR \$ 1,650.21				

File No. 12771
Reg. No. 01493

Jan 8/45

Mrs. Koto SUZUKI

Plan

Date	Particulars	Debit	Credit	Balance
1944 January 26	Balance brought forward	50.00		\$1,650.21
February 8	Ck 8043 - Mrs. K. SUZUKI	20.58		
February 11	Ck 8127 - Premiums on Life Policies		225.00	
February 18	Full payment of balance of chattels		30.00	
February 25	Rents collected - 355 Powell St.	3.00		30.00
	357 Powell St.	4.22		30.00
	Commission			
	Repairs & Maintenance	50.00		
March 4	Ck - Mrs. K. SUZUKI		30.00	
March 24	Rents collected - 355 Powell	1.50		
	Commission	50.00		
April 6	Ck - Mrs. K. SUZUKI		30.00	
April 24	Rents collected - 355 Powell St.	3.00		30.00
	357 Powell St.	13.40		
	Commission			
	Sundry	5.00		
April 27	Ck - Loewen & Harvey Cat # 18	20.58		
April 28	Ck - Prudential Insurance premium	44.37		
May 3	Ck - B. C. Security - crating & shipping to Montreal			43.40
May 26	Rents collected - 355 Powell	4.50		60.00
	357 Powell			
	Commission			
May 30	Ck - Mrs. K. SUZUKI	10.29		
June 5	Ck - Prudential Life Insurance premium	117.30		
	Prudential Life Insurance premium			
June 24	Rents collected - 355 Powell St.	3.00		30.00
	357 Powell St.	27.50		30.00
	Commission			
	Repairs & Maintenance			

File No. 12771					
Date	Particulars	Debit	Credit	Balance	
1944 June 29	Ck - City of Vancouver 1944 taxes Ck - Mrs. K. SUZUKI	\$ 282.54 50.00			
July 24	Rents collected - 355 Powell St. Commission	1.50	30.00		
July 31	Ck 1299 - Mrs. K. SUZUKI	50.00			
August 22	Ck - Advertising Cat # 18	4.00			
August 23	Rents collected - 355 Powell Commission Repairs & Maintenance Sundry	4.75 3.50 13.25	31.00 65.00		
September 12	Proceeds Auction Sale		70.13		
September 19	Ck - Pemberton Insurance - premium on policy	34.30			
September 18	Proceeds Auction Sale		11.87		
September 23	Rents collected - 355 Powell Commission Sundry	3.00 1.00	42.25 30.00		
October 4	Returned premium Legal & General policy # 12218 cancelled		.65		
October 16	Certificate of Encumbrance	1.00			
October 25	Rents collected - 355 Powell Commission Repairs	3.00 7.16	30.00 30.00		
November 24	Rents collected - 355 Powell Commission	1.50	30.00		
December 27	Rents collected - 355 Powell Commission Sundry	1.50 14.75	30.00		
				CR \$ 1,634.52	

Catalogue No. 192,
 File No. 12771,
 355-357 Small Street, Vancouver, B.C.
 Lot 30, Blk. 40, D.L. 196,
 Map 196, H.W.D.

February 26th, 1945.

RAY EED and HIR 800 EED

(purchasers)

In account with: The Custodian of Essey Property

STATEMENT OF ADJUSTMENTS

|| as at August 28, 1944 ||

	DEBIT	CREDIT
Purchase price	\$3200.00	3200.00
Cheques received		
Amount of rent collected		
(D. Holland) (Aug. 28 to Sept. 27.)		
355 (Sept. 28 to Oct. 27)		142.50
(Oct. 28 to Nov. 27) 5 months @ \$28.50		
(Dec. 28 to Jan. 27)		13.50
(M. Mittele) Aug. 28 to Sept. 11-14/30 @ 28.50		
(Sept. 12 to Oct. 11)		57.00
357 (Oct. 12 to Nov 11) 2 months @ 28.50		
Registration fees on deed - \$3200.00	10.90	
Insurance premium - 4.9% x 17.15	.84	
Purchaser's proportion of 1944 taxes	69.15	
125/365 x \$201.95	131.90	
Balance owing to purchaser		
	<u>\$3,412.80</u>	<u>3,412.80</u>

BALANCE OWING TO PURCHASER - \$131.90

File No. 15771
Reg. No. 01493

Notes Summary

Date	Particulars	Debit	Credit	Balance
1944				
January 25	Balance as per statement sent		61,550.21	
February 11	Life Insurance premiums	20.58		
February 18	Payment for balance of chattels Valuation fee re 526 Alexander St. Advertising	5.00 4.00		225.00
April 26	Fire Insurance premium	20.56		
May 3	Grating & Shipping	44.37		
June 5	Prudential Insurance Co.	10.29 117.30		
June 27	Taxes 1944 and arrears	282.54		
July 24	Rents collected Disbursements Fire Insurance premium Land Registry Office - Certificate of Encumbrance	61.62 24.30 1.00	343.40	
July 31	Cheques to you Feb. - July - 6 @ \$50.00	300.00		
August 26	Balance rents to date (nett) Refund Insurance premium		65.29 .55	
	Credit re Sale of Property		3,090.50	
September 12	Proceeds Auction Sale		70.13	
September 18	Proceeds Auction Sale		11.87	
		<u>901.56</u>	<u>3,457.05</u>	

CR \$ 4,552.47

7
Catalogue No. 18

File No. 1277

526 Alexander Street

11/12/1961/1/196

ADJUSTMENTS

Supplementary sheet made
on November 30th

As of September 23, 1943.
99 days to go.

Debit purchaser.

99/365 x \$ 77.75	taxes for 1943	\$ 21.09
99/184 x \$ 10.25	water July to Dec.	5.52
47/72 x \$ 5.50	insurance premium	3.59
	Ex. 12/9/45	

Registration fees on deed.

7.75

Total debits

\$ 38.78

*Rentals payable 2nd day
each month*
Credit purchaser

Proportion rents for month of Sept/Oct - $\frac{1}{3}$ x \$25.08

Rents collected for month of Oct./Nov. $\frac{2}{3}$

\$ 16.72
25.08

Total Credits

\$ 41.80
38.78

Less Total Debits

Net Credit due to purchaser

\$ 3.02

Catalogue No. 18
File No. 12771
526 Alexander Street
14/42/196/1/196

ADJUSTMENTS

As of September 23, 1943 - 99 days to go.

Debit purchaser	
99/365 x \$77.75 taxes for 1943	\$21.09
99/184 x \$10.25 water July to Dec.	5.52
47/72 x \$ 5.50 insurance premium (expiry 12/9/45)	3.59
Registration fees on deed	<u>7.75</u>
Total Debits	\$37.95

Credit purchaser (Rentals due on 3rd of each month)	\$ 8.36
Proportion rents for month of September/October - 1/3 x \$25.08	25.08
Rents collected for month of October/November	<u>25.08</u>
" " " " November/December	

Total Credits
Less Total Debits

Credit due to purchaser
Less paid Cheque No. 6404

NET CREDIT TO PURCHASER

\$58.52
<u>37.95</u>
20.57
<u>3.02</u>
\$17.55
<u> </u>

355-7 Powell St.

STATEMENT RE SALE OF:

Catalogue No: 192

Street Address: Vancouver, B.C.

Legal Description: 30/10/196

Name: SUZUKI, Koto

File No: 1277A

Reg. #01493

Date of Sale and Adjustments Aug. 28/44

Sale Price

\$ 3200.00

Real Estate Agents Commission

\$ 160.00

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

8.00

~~Disbursements~~

~~Expats Vendor~~

~~Mortgage~~

~~Assessment Tax~~

~~Other Charges~~

Adjustments:

Fire Insurance

.84

Taxes

69.16

~~Water~~

179.50

\$ 3200.00

\$ 3090.50

Net Proceeds credited to your account

April 4th, 1945

Date:.....

Mr. George Peters

Compiled by:.....

STATEMENT RE SALE OF:

Name: SUZUKI, Koto

Catalogue No: 18

File No: 12771

Street Address: 526 Alexander
Vancouver, B.C.

Regn. No. 01493

Legal Description: 14/42/196

Date of Sale and Adjustments 23rd Sept. 1943.

Sale Price

\$ 1750.00

Real Estate Agents Commission \$87.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other Charges

Adjustments:

Fire Insurance 3.59

Taxes 21.09

Water 5.52

\$100.00

\$1780.20

Net Proceeds credited to your account 1680.20

Net final adjustment of rental $\frac{\$3.02}{17.55}$ 20.57\$1659.63

Date:

Compiled by:

Case

347

REAL PROPERTY						
Except V.L.A.			V.L.A. (except Mission Village)		V.L.A. Mission Village	
Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total
12.50						
247.50						272.50
259.00	25.00					

PERSONAL PROPERTY						
Boats and Boat Gear						
Motor Vehicles	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

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
229.05	110.35		33.04			33.04
TOTAL RECOMMENDATION						305.34

12771

January 19th, 1951

Mr. Jimmy SUZUKI,
665 West 30th Ave.,
Vancouver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 367

We have been requested by the Co-Operative
Committee on Japanese Canadians to forward to you the
enclosed cheque in favour of your mother for the sum of
\$305.54, together with Custodian's letter covering this
cheque.

Kindly acknowledge receipt.

Yours truly,

F. G. Shears
Director

CHR:HK
Encls 2

Jan. 25/51
Cheque acknowledged by
phone
bn

12771

January 19th, 1951

Mrs. Koto SUEKI,
665 West 30th Ave.,
Vancouver, B. C.

Dear Sir ~~Madam~~ Madam:

Re: Japanese Property Claims Commission

Case No. 367

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 ... \$ 305.54.

Cheque in your favour is enclosed for \$ 305.54
and we have paid the Co-Operative Committee .. \$.00
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS:EK
Encl.

DEFENCE BRIEF

(Mrs.) Koto SUZUKI

File No. 12771

Case No. 367

Urban Real Property
Chattels
Nelson, B.C.
9 March 1948.

REAL PROPERTY CLAIM

1. Real Property Claim

	<u>Appraised at</u>	<u>Sold for</u>
Parcel A (355-7 Powell St.) \$7500.00	\$3200.00	\$3200.00
Parcel B (526 Alexander St.) \$4000.00	\$1700.00	\$1750.00

(a) Witness - Parcel A - J.R. Reid - Appraiser
Parcel B - Rout Harvey - Appraiser.

Question of fair market value only.

Note that properties are treated as one in the Transcript but for purposes of Form E they are treated separately.

(b) Property wholly owned by claimant.

Legal Description - City of Vancouver, Lot 14, Block 42, D.L. 196, Gpl.1, N.W.D., Plan 196.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

	<u>Sold for</u>
\$229.05	\$110.15

(a) Witness - Mr. Smith - Custodian Staff - attended auction.

NOTE - Claim for chattels stored at 526 Alexander St. disallowed. (See p.9)
Reason:- Claimant sold chattels herself to tenant.

With regard to chattels stored at 355-7 Powell St., all articles for which claim is made are accounted for. Question of fair valuation only.

Summary of Defence Witnesses

	<u>Where Required</u>
J. R. Reid and Co.	1 (a)
Loewen and Harvey	1 (a)
Mr. Smith (Custodian Staff)	2 (a)

JLG/mw

2

CASE NO. 157.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Nelson, B. C.,
March 9th, 1948.

IN THE MATTER OF THE CLAIM OF
KOTO SUMIKI.

PROCEEDINGS AT HEARING.

10 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

A.W. FISHER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.R. UPTON, Esq.,

Official Interpreter.

G. HAMILTON, Esq.,

Official Reporter.

Discussion.

MR. FISHER: Nos. 9 and 10 on the list, my lord, Mrs. K. Suzuki. My lord, there are two claims filed, we will try to deal with the two of them together as we go along. We have two pieces of real property with chattels in each.

THE COMMISSIONER: There is no reason why they shouldn't be dealt with as one. For the record, Mr. Reporter, we will deal with the two claims by this lady at one time and call the two together Claim No. 367.

10

(MRS.) KOTO SUZUKI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. FISHER: I might deal with the two claim forms first, my lord. There are certain amendments to be made to them.

Dealing first with the property 357 Powell Street, Vancouver, B.C., the correction in the claim will be \$7500.00 for the real property.

THE COMMISSIONER: That is in lieu of the \$8838.70?

20 MR. FISHER: That is correct, my lord, and a credit of \$3200.00. I think in many instances these people didn't allow for the sale charges, and so on. That leaves a net realty claim of \$4300.00. The personality claim is reduced from \$265.00 to \$229.05, and the Custodian credit is \$110.15 leaving a net there of \$118.90 which makes a gross claim of \$4418.90.

In the claim with regards 526 Alexander Street, a residence, the real property valuation is amended
30 to \$4000.00, the Custodian credit to \$1750.00,

Discussion.
E. Suzuki,
In Chief.

leaving a net claim of \$2250.00. On the chattels
the amendment is to \$389.00 even.

THE COMMISSIONER: Reduce the \$640.00 to \$389.00.

MR. FISHER: Yes, my lord. I will supply my friend with
an amended valuation list in a minute.

MR. HENDER: I see.

MR. FISHER: \$389.00 and a credit for sale of \$225.00—
it is the same as it was before—leaving a net
claim there of \$164.00 to be added to the \$2250.00.
The gross net claim is \$2414.00.

DIRECT EXAMINATION BY MR. FISHER:

Q Mrs. Suzuki, you have had an opportunity of going
over the claim with regard to the real estate for
Powell Street and you have signed it. Is it true
and correct? A: Yes.

MR. FISHER: Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. FISHER: There is just one correction on that which
she made this morning, it is already noted. The
word "upstairs" is shown with regard to a certain
expenditure in the way of improvements made by the
Custodian, \$458.70.

Q I produce to you a personal property claim together
with a list attached showing a list of goods and
totalling \$229.05, which you have signed. Is that
true and correct? A: Yes.

MR. FISHER: Exhibit 2, my lord.

(STATEMENT MARKED EXHIBIT NO. 2).

Q I produce to you a realty claim in regard to the

Disputed on.
H. Suzuki,
In Chief.

Alexander Street property which you have gone over
this day and signed. Is it true and correct?

A Yes.

MR. FISHER: Exhibit 3, my lord.

(JUDGMENT CLAIM MARKED EXHIBIT NO. 3).

Q I ask you the same question with regard to personal
chattels list situated at Alexander Street.

A Yes.

MR. FISHER: Exhibit 4, my lord.

10 (STATEMENT MARKED EXHIBIT NO. 4).

MR. FISHER: I shall trouble my friend for some real
estate valuation forms in this matter. I file as
Exhibit 5, my lord, on behalf of my learned friend
the valuation of the Powell Street property by J.R.
Raid & Company. Possibly we might pencil on it the
assessed values. Have you those as well, Mr.
Hunter?

MR. HUNTER: For Powell Street, land \$3125.00; improve-
ments, \$1700.00; total \$4825.00.

20 THE COMMISSIONER: That assessment is for what year?

MR. HUNTER: 1944, my lord.

THE COMMISSIONER: \$4825.00.

MR. HUNTER: \$4825.00, the total, my lord; \$3125.00 for
the land and \$1700.00 for the improvements.

MR. FISHER: Exhibit 5, my lord. I have pencilled
these in, on land \$3125.00, improvements \$1700.00,
total \$4825.00 for the year '44, city of Vancouver.

(APPRAISAL MARKED EXHIBIT NO. 5).

30 MR. FISHER: The Leaven & Harvey appraisal. Could I have
the assessment figures on the other property?

MR. HUNTER: For '42, the land was \$700.00, and the improvements, \$1650.00, making a total of \$2350.00, my lord.

MR. FISHER: They have assessed that property at \$1700.00. It is an assessment of Lowman & Harvey. It will be Exhibit 6, my lord.

(APPRAISAL MARKED EXHIBIT NO. 6).

THE COMMISSIONER: What is the appraisal then -- \$1700.00?

10 MR. FISHER: \$1700.00, my lord. Possibly at this point for the record we might have the sale prices. In connection with the Powell Street property, the sale price was \$3200.00, and the Alexander property --

THE COMMISSIONER: Just when was it sold?

MR. HUNTER: 25th August, '44, my lord.

MR. FISHER: And the Alexander Street property sold for \$1750.00. When?

MR. HUNTER: 23rd September, '43, my lord.

20 MR. FISHER: I ask, my lord, to file as an exhibit, as Exhibit No. 7, the analysis of personal property claim for the Powell Street property.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. FISHER: I file that on behalf of my learned friend, and the Alexander Street property analysis, personal property claim, Exhibit 8.

(ANALYSIS MARKED EXHIBIT NO. 8).

30 MR. FISHER: I don't know if there is anything I wish to bring to your Lordship's attention with regard to the real estate that is not already apparent from the assessment figures and the valuations.

It is pretty well conceded by the claimant on Exhibits 1 and 5 that she is not familiar with real estate values. She feels that the claims are reasonable and would be subject to further proof by ourselves in that regard.

THE COMMISSIONER: Is there any question of lost goods in the personal property claim?

10 MR. FISHER: I will just deal with that now. Exhibit No. 7, I believe, my lord, the personal property claim for 357 Powell Street — is that correct? What have you got for Exhibit 7 there? You haven't got it described yet.

THE SECRETARY: No.

THE COMMISSIONER: That is Powell Street. That is the Custodian's analysis.

20 MR. FISHER: Yes. You will note, my lord, you have in the left hand column the list of the declaration and in the right hand column the articles that were found and sold by the Custodian. A substantial number of them are lumped. You will note there are only three or four items that apparently brought any price as a unit.

MR. HUNTER: Excuse me, my lord, that is not accurate. That is lumped just for the benefit of the analysis. Many of them were sold separately but they lumped things like furniture and tools.

MR. FISHER: You aren't able to give us the details then.

MR. HUNTER: Oh yes.

30 MR. FISHER: You will? All right.

K. Suzuki,
In Chief.
Discussion.

Q The goods on the Powell Street property, Mrs. Suzuki, the personal goods which you have listed, in whose care did you leave those?

A I went over to Pemberton's and left the key and packed up the goods and left them in the house.

Q Do you know if it was rented before the Custodian took over and removed the goods?

A Before I left, I rented the upstairs and I went to see Pemberton's in this connection.

10 MR. FISHER: My learned friend pointed out that they acknowledged inventorying these goods and they have all been sold. It is only a question of valuation. There is no dispute about their being lost in between that time. So there is no point in pursuing that.

THE COMMISSIONER: I see.

MR. FISHER: Q: What disposition did you make of the goods in the Alexander Street property?

20 A I left all these things there as I thought perhaps I may be returning, and I left them in charge of the tenant.

MR. FISHER: On the claim form, my lord -- I don't think I need to develop it by questions--she states with regard to Exhibit 4, the personal chattel claim 1, Alexander Street, the yellow sheet, she sets out the details at the bottom.

THE COMMISSIONER: What exhibit number is that?

30 MR. FISHER: I think it is 4, my lord. That is my recollection of the way they went in. It is headed up "claim 1, Alexander Street, personal

chattels".

MR. HUNTER: It is Exhibit 4, my lord.

MR. FISHER: It also has a list attached, my lord.

THE COMMISSIONER: Yes.

MR. FISHER: I would just draw your Lordship's attention
to the statement at the bottom there, "List attached
covers all articles claimed for". And the comment,
"The Custodian wrote me in Sloan City where I was
evacuated to, to the effect these goods would be
removed and sold unless otherwise disposed of. I
then corresponded with the tenants, Mr. and Mrs.
Van Bickler, and finally agreed to take \$225.00 for
the articles in respect of which I am now claiming
an estimated value as above . . . " and that figure
is now amended to \$389.00.

THE COMMISSIONER: Wait a minute. Which is amended?

MR. FISHER: It has been amended up at the top but
possibly not below.

THE COMMISSIONER: She made the sale of these goods
herself, did she?

MR. FISHER: That is correct.

THE COMMISSIONER: How can she make any claim for them
now?

MR. FISHER: Not unless the terms are widened, she can't;
there is no question of that. We are taking the
position she had no alternative to speak of. She
got a letter from the Commission on the matter.

THE COMMISSIONER: Well I think I had better dispose
of that now, Mr. Fisher. I have no authority to
entertain a claim in those circumstances.

E. Suzuki,
Discussion.

MR. FISHER: That is what I expected. I realized it at the time of preparation.

THE COMMISSIONER: I will disallow the claim for the chattels left in the Alexander Street house.

MR. FISHER: That were sold to the tenant?

THE COMMISSIONER: Yes. Not all the goods were sold to the tenant?

MR. FISHER: I think our position is that they were all turned over to the tenant.

10 THE COMMISSIONER: All the chattels, that is the way I read her statement in Exhibit 4.

MR. FISHER: Yes, that is correct, my lord. That completes the evidence, my lord.

MR. HUNTER: It is submitted, my lord, that both these properties as a real property were sold for their fair market value. It is submitted that the chattels claimed in connection with 357 Powell Street were sold for their fair market value. If my friend wishes details of any of the items sold there, he can refer to the auction sheets in our file, but the items were all sold, my lord. There is no question of loss, destruction or theft. It is purely a question of value.

20 THE COMMISSIONER: Yes.

MR. HUNTER: For articles, for which they claimed \$229.65; the Custodian received \$125.15. There are no questions, my lord.

THE COMMISSIONER: That is all, thank you, Mrs. Suzuki.

(PROCEEDINGS ADJOURNED SINE DIE)
(Witness aside).

20 Certified a true and accurate transcript.

Andon Hamilton
"G. HAMILTON"
Official Reporter.