

12885-

FORM "J"

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 12885

To be completed by persons of the Japanese race having no property in any protected area.

NAME: Yoshi SUZUKI (Miss)

HOME ADDRESS: 508 Cordova East, Vancouver, B.C.

REGISTRATION No. 06745

SEX: Female AGE: 36 MARRIED? No
(Taking all equipment upon evacuation
(New Denver, B.C.)

OCCUPATION AND EMPLOYER: Designer Self

NAME OF WIFE OR HUSBAND: None

ADDRESS: None

NAMES OF LIVING CHILDREN: None

ADDRESS: None

ADDRESS:

Mother's file 3341 Regn 06816

Father dead

formerly Eburne

ADDRESS:

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 15th day of September 1943

(Signature) "Y. Suzuki"

A.W. "E.C. Tuffley"

WITNESS:

BIRCHALL HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

EXHIBIT No. 1215-4

DATE DEC 1 1948

FILLED BY

K. A. Christie

FILE NO. 12885

To be completed by persons of the Japanese race having no property in any protected area

NAME: SUZUKI, Yoshi (Mrs) REGISTRATION No. 06745

HOME ADDRESS: 508 Cordova East, Vancouver, B. C.

SEX: Female AGE: 36 MARRIED? No

OCCUPATION AND EMPLOYER: Designer Self Taking all equipment upon evacuation (New Denver, B. C.)

NAME OF WIFE OR HUSBAND: None ADDRESS: None

NAMES OF LIVING CHILDREN: None ADDRESS: None

Mother's file 3341 - Reg 06816
father dead John Marky Churne
ADDRESS:

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 15th day of September 1942.

WITNESS: E. A. Duffley (Signature) Y. Suzuki

P.D. 2/8/43
INFORMATION FROM R.C.M.P.

12885
DATE Aug. 21/43

Our File No. 12885

Full Name SUZUKI, Yoshi
(Surname in Block Letters)

Registration No. 06745 Male - Female
(Check) Age July 2, 1905

Former Address R.R.#1, (Terra Nova) Eburne, B. C.

Date Evacuated Aug. 15/42 Naturalized - Canadian-Born - National
(Check)

Present Address New Denver, B. C.

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

nee

Name of Mother (HANAE) Fusa #06816 Name of Father Sukejiro (Dec'd)

Names of Children under 16 _____

Requested by GM Registered with Custodian
(Yes or No)

Additional Information Designer

Cr # 840-34 July 30/47

Farm Appraisal Report

File No. JL-532

Land Description Pt. 0.75 ac. of Lot 2, Sec. 4, Blk. 4, N., R. 7, W., Map 457,
shown red on Sketch 7219.

House #32.

Containing 0.75

Acres

Owner's Name SUZUKI, Yoshi

Post Office Address R.R. 1, Eburne, B.C.

Nearest Rail Point Cambie - B.C.E. Rly.

Distance 3 miles

Market Town (Good local delivery) Vancouver

Distance 6-8 "

Church (give denomination) All within

Distance 3-4 "

Nearest School Bridgeport (School bus)

Distance 3 "

State how property was identified: Posts, road and map.

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

Yes. It has frontage on the River Road - good.

Is this district a good one? Yes. Both large and small holdings.

Employment opportunity Varied. Farms, fishing, and industrial.

Predominating Nationality and religion: British, Protestant.

EXHIBIT No. 1375-2
DATE Dec. 1/48
FILED BY K. A. G. H. H. H.

Describe Fencing and its condition: All fenced, board and wire.

Value \$ Fair.

Water supply: City Water installed.

Value \$

BUILDINGS ON FARM

12885

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 46	Frame	14'	Shgl.	min. 25	Wood	Fair	800.00
Shed	20 x 24	"	9'	"	old	"	Poor	nil
BARN	14 x 35	"	9'	Shke.	"	"	"	50.00
BARN			small	part recent				
GRANARY								

Total present day value \$ 850.00

Total Value Buildings add to farm

\$ 800.00

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable? I believe the house is quite habitable from information received

from Mr. Jamieson, Wharfinger for B.C. Packers.

\$

Describe the basement and chimneys:

No basement; 1 brick chimney to ground; 1 stove pipe.

No. rooms downstairs?

Estimated 5

Upstairs? Attic How finished

Believed wood, papered.

Are buildings painted?

House, yes.

Condition of paint

Quite good.

Distance from nearest bush Clear.

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

ACRES	LEVEL, UNBULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
.75	Flat	Silty clay, 16" - 18"	Good clay	1/2 acre Peas	150.00	112.50
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNBULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNBULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuited for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.		NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 112.50

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 912.50

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

Chinaman has the back area in peas; the narrow neck up to buildings is
Brush grown.

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

Just a home for industrial worker or Pensioner.

Noxious weeds:

Not in evidence.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:The Corporation of the Township of Richmond.
Taxes - \$81.77 - plus Water charge, minimum \$24. per year.Note: I think Taxes are an error, yet these figures were
inked in by the Municipal Clerk.

Date: July 15, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 13 day of July 19 42.

Inspector's Signature

"T. GODFREY"

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

Farm Appraisal Report

Remarks:

This was a fisherman's home at N.W. corner of the Island. The frontage has been made attractive and a small lawn laid out. Chinamen have the rectangle at the back in peas. I do not know who they are. None were around at time of visit; the balance of the land South of the buildings is wild, with the odd apple tree and wild bushes, bramble, etc. Suitable home for a man locally employed. The B.C. Packers have their storage sheds on the front for cans, salt, and nets; not attractive outlook. The owner of this parcel was employed by the Company. House is securely boarded up tight and outbuildings padlocked. I was not able to see inside any of them.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Subject to Lulu Island West Dyke Tax.

ORCHARDS, SMALL FRUITS, ETC.

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

Taxes-

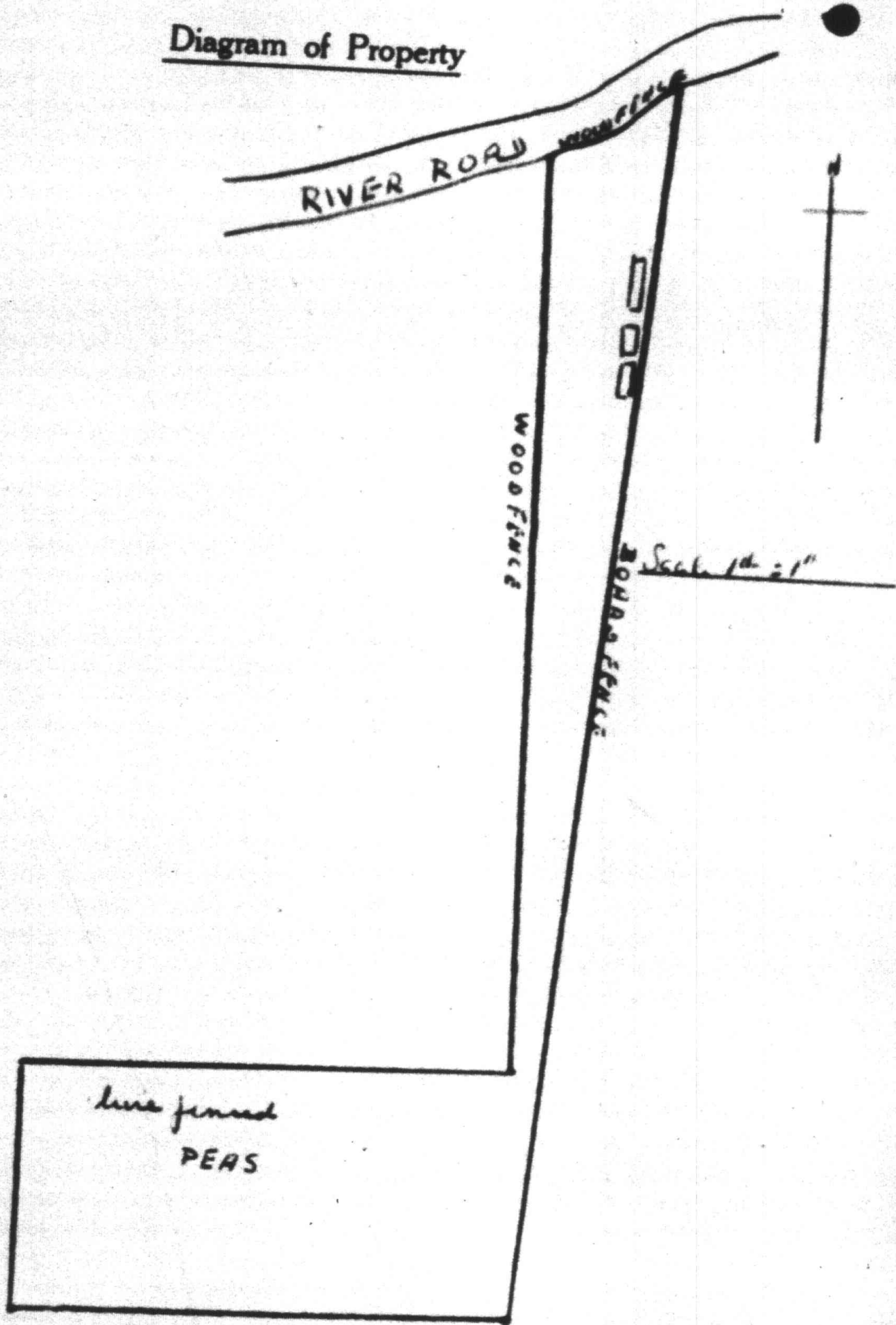
Present Value

Am of the opinion would not exceed \$20.00, yet Municipal Clerk inked in the particulars on Roll.

Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is \$ 900.00

Date 16th July 1942.

"I.T. BARNET"
District Superintendent.

5895 Hutchinson St.,
Montreal 8, Que.

Nov. 29th., 1947.

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

ATTENTION: Mr. J. Cuming

9

EVACUATION SECTION
Rec'd DEC 5 1947
File
Ass.
Referred

Dear Sir:

Re File 12885

I am returning your cheque #5614-7905, dated August 6th., covering the amount of \$840.34 made to my order, and enclosed with your letter of August 4th., to me. This letter I received sometime around the middle of August owing to the fact that I had changed my address and was in Hamilton.

My reason for returning the cheque is that the property was sold without my consent for a ridiculous price, therefore I cannot accept the deal as it stands.

The property consisted of the house, furniture, stoves and floor coverings, a barn and shed, also 3/4 acre of land. Shortly before being evacuated I had an addition built onto the house at a cost of \$250.00, which we used as an extension to the kitchen.

In view of the above facts, I think you will agree that the amount which I am asked to accept is, as I have already mentioned, ridiculous.

In order to get this affair settled, I would be prepared to accept \$1500.00, but nothing less.

Thanking you for your courtesy, and for any assistance you may be able to give me in this matter.

Yours truly,

Yoshi Suzuki

RP
2

MEMORANDUM

March 26, 1943.

File No. 12832

To: Mr. G. G. Robinson

From: P. H. Russell

Re: Miss Yoshi SUZUKI

Please see copy of a memorandum passed to me
by Mr. Green, which reads as follows:

"This lady called on the writer today, confirmed
that she did own this house at Terra Nova, and
said that it had been left in Mr. Jameson's care
to rent if a suitable tenant could be found. Mr.
Jameson is the Terra Nova Cannery manager.

"You may wish to forward a copy of this memo to
Mr. Robinson with the request that when time permits
he visit these premises and make arrangements to
rent them if possible. For his record, the legal
description is Part of Block 2, Section 4, Block 4
North, Range 7 West, Map 7219.

"Miss Suzuki said they left practically nothing in
the house but Mr. Robinson would, of course, attend
to this at the same time."

Will you please let me know what is being done?



PHR:NDZ

THE
CROWN LIFE INSURANCE CO.

BRANCH OFFICE FOR BRITISH COLUMBIA
ROGERS BLDG. VANCOUVER

BRENTON S. BROWN
PROVINCIAL MANAGER

J. J. KENNY, C.L.U.
SUPERINTENDENT

EVACUATION SECTION	
Rec'd	MAY 20 1943
File No.	
Referred	<i>Gibson</i>

May 20, 1943.

Mr. S. M. Gibson,
Insurance Department,
Department of the Secretary of State,
Office of the Custodian,
Royal Bank Building,
VANCOUVER, B. C.

Dear Mr. Gibson:

Re: Policy No. 163.790
Yoshi Suzuki

As requested in your letter of
May 18th, we are now pleased to enclose the
Company's cheque for \$24.86 being payment of
the dividend due on May 20th, 1943 under the
above numbered policy.

File 12885 Reg. 06745 - Yours very truly,
SUZUKI, Yoshi (Miss)
W. D. Spanton.
Branch Secretary.
Dividend on Life Ins. Policy

/CM
Encl.

File #12885 (Evacuee)

April 12th, 1943.

MEMORANDUM

TO: MR. S. M. GIBSON

FROM: MR. K. W. WRIGHT

Re: Mrs. Yoshi SUZUKI

Rec'd	APR 12 1943
File No.	
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Attached hereto is the above numbered file, and you will note a longhand memo from Mr. Russell dated 10th instant.

I looked up Mr. McPherson's memo on insurance and he states on Page 16 that if the evacuee does not desire to carry the insurance, then it will be allowed to lapse or the evacuee allowed to surrender for the cash surrender value.

I do not know of any change that has been made in this connection apart from the general policy that has been adopted relative to the payment of monthly sums to evacuees in accord with the wishes of the B. C. Security Commission. This practice has been adopted in order to preserve the funds.

It would be advisable for us to discuss this situation with Mr. Shears, in order to arrive at a satisfactory solution of this particular case, and the decision will influence your future actions respecting transfer of funds representing amounts obtained from insurance companies when policies are surrendered.

I would be glad to discuss the matter further as soon as it is convenient for us to meet with Mr. Shears.

KWW/W
Attach.

[Signature]
K. W. WRIGHT

See Ltr 6/apr 43

6 Parcels

filed 1943
Reg. 06745

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/4442
(JL-332)

Vancouver, B.C.

FEB 29 1944

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

SUZUKI, Yoshio.

Dear Sir:-

Re: **Part 0.75 of an acre more or less
of Lot 2 of Sec. 4, Blk. 4, North,
Range 7, West, Map 457, as shown
Red on Sketch 7219.
MUNICIPALITY OF RICHMOND**

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 1668087 of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 10,371.45, in favour of The Secretary of State,
forwarded to you and dated February 9th, 1944, is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 896.00
Less arrears of taxes to January 1st, 1943,	- \$ 29.82
Amount paid to Secretary of State	- <u>\$ 866.18</u>

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase
price in full of the land above described.

FEB 29 1944

Date

Solicitor for
The Secretary of State

Canada

J.L. No. 532

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 12885

Reg. No. 06745

506 Royal Bank Building,
Vancouver, B. C.

Miss
Mr. Yoshi SUZUKI,
New Denver, B. C.

APR 13 1944

Dear Sir:

Re: Municipality of Richmond.
Part 0.75 of an acre more or less of Lot 2 of Section 4,
Block 4, North, Range 7 West, Map 457 as shown outlined
red on sketch 7219, District of New Westminster, C. of
E. 51990.

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

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

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

Sale price of above described property	\$ 896.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 896.00
Less:	
Tax arrears to December 31st, 1942	\$ 22.82
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	\$ 32.82
	\$ 863.18

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

Yours truly,

F. G. SHEARS,
Director.

1963

		Debit	Credit	Balance
Jan. 1	Credit re sale of property	\$	\$ 863.18	\$
	Land Registry Office C. of E.	1.00		
May 21	Green Life Dividend		24.86	
June 7	Payment of a/c B.C. Telephone Co.	4.70		
	" " " Medical Clinic	2.00		
June 16	Cheque to you	25.00		
		<u>\$32.70</u>	<u>\$888.04</u>	

CR8855.34

PERSONAL PROPERTY SUMMARY

File No. 12885

5th August, 1947.

Re: Yoshi SUZUKI - Registration No. 06745

CHATELS:

Insofar as chattels contained in the house at Terra Nova are concerned, Miss SUZUKI in her conversation with Mr. Green of this office (Memo dated 9th March, 1943) stated that she and her mother "left practically nothing in the house, but that Mr. Robinson would attend to this at the same time." Nothing further on record and it is considered the unlisted articles were discovered to be worthless and discarded. On the property being rented 10th April, 1943, chattels were listed as "none mentioned" in office memo of same date.

Miss SUZUKI was engaged in a clothing designing venture listed as "Super-Style Mfg. Co." with address at 504 E. Cordova St., Vancouver, B.C. In her Form "J" she declared that all equipment would be taken with her upon her evacuation. Pease Van and Storage Co. letter of 20th April, 1943 lists 3 sewing machines as being forwarded to her at Slocan City.

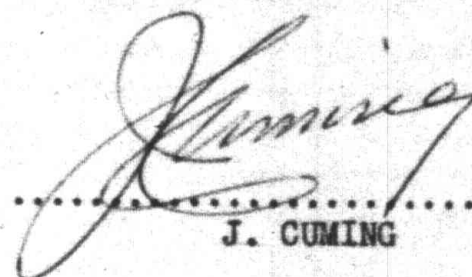
SPECIFIED ARTICLES: This file reveals no specified articles.

LIFE INSURANCE: Crown Life Insurance policy No. 163790, face value undisclosed. Miss SUZUKI applied for a cash loan of \$825.60 as per their letter of request for authorization dated 12th March, 1943. Authorized and cheque forwarded direct to her.

Cheque in the amount of \$24.86 received and acknowledged in our letter of 21st May, 1943, to Crown Life Insurance Co. This amount was dividend due the policyholder as at 20th May, 1943. This sum was credited to her account.

This file reveals no other personal property assets.

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


.....
J. CUMING

JC/HA

SUMMARY FOR CLAIM

29th November, 1948.

Miss Yoshi SUZUKI Regn No 06745PROPERTY SUBJECT
OF CLAIMPart 0.75 of an acre more or less of Lot 2
of Sec 4, B4N/7W, Map 457 as shown outlined
in red on Sketch 7219, Dist. of West'r., BC.

PROPERTY ADDRESS

32 River Road, Richmond, B.C.
(nr Steveston, B.C.)

CLAIMED VALUE

Value of Land and Improvements not individually quoted, total
of both \$2000.00REFERENCES

RP.1

HISTORYForm 'J' d/15th Sept 42 submitted when registering. No property
declared by Claimant. Claimant evacuated according to file 15th
Aug 42. Suggest that Claimant evacuated after registering -- 15 Sep
42.

RP.2

Claimant disclosed 26 Mar 43 that she owned above property. This
house lay idle for at least six months, and if damaged by vandalism
prior to 26 Mar 43, the Cstdn would have no record of same.

RP.3

Photographed 13 Apr 43

RP.4

C/E #51990 d/25 Jun 43 notes registered Dyking Charge and Road
Bylaw #8622 filed. Title in name of Claimant.

RP.5

Assessed (1943):

Land

Improvements

\$ 158.

620.

\$ 778.

TAXES: General
Dyking

10.30

1.00

\$ 11.30

RP.6

Claimant's letter 27 May 43 notes that property turned over to
Cstdn's care. This supports RP.2

RP.7

VLA appraisal 16 Jul 42 \$900.

RP.8

Sold to VLA as at 1 Jan 43 \$896.00

RP.9

Bal. of Acct. forwarded Claimant 4 Aug 47. Cheque returned under
her letter 29 Nov 47 with the remark "...I would be prepared to
accept \$1500."

RP.10

RP Summary of Administration d/5 Aug 47.

NOTE: No appraisals nor offers to purchase other than VLA received.

J. Cuming
29/11/48.

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshi SUZUKI Registration No. 06745 File No. 12885

CATALOGUE NO: Sold to the Director, The Veterans' Land Act.
BC/444P First Offer.

PROPERTY ADDRESS: 32 River Road, Richmond, B.C.

LEGAL DESCRIPTION: Part 0.75 of an acre more or less of Lot 2 of Section 4,
Block 4 North, Range 7 West, Map 457 as shown outlined red on
Sketch 7219, Municipality of Richmond, District of New Westminster

TITLE: Registered in the name of Yoshi SUZUKI.

ENCUMBRANCES: Dyking Charge
Road Bylaw filed 8622
No judgments as confirmed by Land Registry Office Search, 16th Apr.
Vesting Order filed No. 25981

ASSESSED VALUE: 1943 Land 158.00
 Improvements \$620.00 - \$778.00 Taxes \$11.30

CLASSIFICATION: Two-story frame house, shingle roof, on $\frac{1}{4}$ acre lot. See picture
taken 13th April, 1943.

HISTORY OF
ADMINISTRATION: On the 15th Sept. 1942, Miss SUZUKI completed Form "J", declaring
herself to be without property in any protected Area of B.C.
On the 26th March, 1943, she presented herself to Mr. Green of this
office and confirmed that she was the owner of property, to wit:
"part of Blk.2, Sec. 4, Blk.4N, Rge 7 W, Map 7219, Municipality of
Richmond, District of New Westminster, B.C." (See memo dated 26th
March, 1943). Confirmation of ownership was established by the
Land Registry Office Search 16th April, 1943, and Certificate of
Title No. 98716E dated 19th December, 1931, was disclosed as having
been issued in favour of Yoshi SUZUKI.
Miss SUZUKI stated this property had been left by her in care of a
Mr. Jameson who was the Terra Nova Cannery, Manager.
In April, 1943, the house being still vacant from the time of
evacuation of the owner, (a period of ten months), a prospective
tenant, G.A. Tingley, rented the property through our Steveston
office at a monthly rental of \$10.00 including water rates as from
10th April, 1943.
A situation was brought to light whereby the Township of Richmond
claimed the sum of \$22.50 as arrears of water rates. (See Robinson
to Russell, dated 8th April, 1943.) The reason for same being, that
while Mr. Jameson turned off the water on the departure of the
owner, due to his not making an official report of same to the
Township they considered that a charge for this service was desir-
able even though no water was used. A letter from our Steveston
Office dated 14th April, 1943, to the Municipal Council cleared the
matter, and the claim was waived in their letter dated 27th April,
1943.
This property was rented for a period of 5 months during 1943, until
taken over by the Veterans' Land Act in September 1943. In this
period a total revenue of \$50.00 was collected by this office and

disbursements of all kinds amounted to \$5.00. As the date of sale to the Veterans' Land Act was as at 1st January, 1943, all monies on credit at this office from the operation of this property were turned over to the V.L.A. No revenue was placed to the credit of or forwarded to the former owner.

It might be pointed out however, that the 1943 appraisal of her property by the Municipality, quoted a price of \$778.00, whereas the price received by her was considerably in excess of that figure.

SOLD:

To The Director, The Veterans' Land Act for \$896.00 as at the 1st January 1943.

Approval of Advisory Committee - 1st June, 1943.

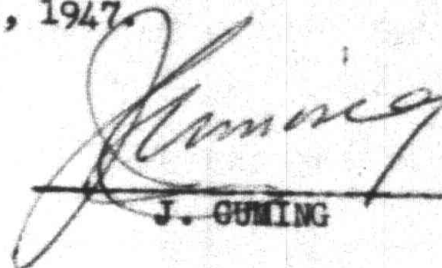
Funds released to the credit of Yoshi SUZUKI as at 16th March, 1944, against which were the following charges: Registration Fees - \$3.00
Cert. of Encumbrance - \$1.00, Legal fees \$15.00, Tax Arrears - \$29.82 =
\$48.82, leaving a net credit of \$847.18.

FIRE INSURANCE: Nil

Certificate of Title No. 166808E in the name of The Director, The Veterans' Land Act.

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

5th August, 1947.


J. GUMING

JC/HA

File No. 12885

STATEMENT OF ACCOUNT
Yoshi SUZUKI - Registration No. 06745

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				4th August, 1947.
Apr. 29	Rents			
May 5	Water rates		\$5.00	
May 21	Crown Life Insurance Co., dividend	\$5.00		
June 7	B.C. Telephone Co., settlement of account		24.86	
	Medical Clinic	4.70		
June 16	Cheque to you	2.00		
July 26	Cert. of Encumbrance, New Westminster	25.00		
1944		1.00		
Mar. 16	Taxes on property			
	Sale of property	32.82		
1945			896.00	
Apr. 23	Legal fees, re sale of property			
		<u>15.00</u>		
		\$85.52	\$925.86	<u>\$840.34</u>

12885

13th June, 1951.

Miss Yoshi SUZUKI,
Regn. No. 06745,
5280 Ponsand Ave.,
Montreal, Que.

Dear Madam:

Re: Japanese Property Claims Commission

Case No. 1315

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 \$407.01.

Cheque in your favour is enclosed for \$395.97 and we have paid the Co-Operative Committee \$11.04 for legal fees as authorized by you.

Yours truly,

F.C. Shears,
Director.

FGS:HA
Encl.

Claimant
Custodian File

SUZUKI, Yoshi
12065

Case 1315

Cadian File										1995	
REAL PROPERTY											
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					896.		407.01				407.01

PERSONAL PROPERTY							
Motor Vehicles		Boats and Boat Gear					
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column

NETS					
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price

MISCELLANEOUS CHATTELS							
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price
TOTAL RECOMMENDATION							407.01

Defence Brief
(Miss) Yoshi SUZUKI

TORONTO
1 Dec. 48
V.L.A. Deal

File No. 12885

Case No. 1315

REAL PROPERTY CLAIM

1. Real Property Claim
\$2000.

Appraised at
\$912.50

Sold for
\$896.00

Witness: T. Godfrey, Appraisers

Submission: Sold for its fair
market value.

RNN/ew

J. B. Shears

1

IN THE MATTER OF THE INQUIRIES ACT
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H. I. BIRD, COMMISSIONER)

Vancouver, B.C.

November 19th, 1948 10.00 a.m.

10

IN THE MATTER OF THE CLAIM OF
(MISS) YOSHI SUZUKI

12885

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J. W. G. HUNTER, Esq.,

appearing for the Dominion
Government.

F. A. BREWIN, Esq.,

appearing for the Claimant.

A. WATSON, Esq.,

Secretary,

T. P. HORROBIN, Esq.,

Official Reporter.

30

MR. HUNTER: My lord, there is a case of Yoshi Suzuki, in which the letter of Mr. Guimet was forwarded to me, and the facts as affecting the Custodian's office has been investigated, and are correct.

The facts in the rest of the affidavit I know nothing about, except what is stated in the affidavit.

This is an application for late filing, and I have no objection, subject to those facts being correct of the late filing.

It would appear to constitute a genuine case. The only question will be the mechanics of the hearing of her case, which is a Montreal matter.

THE COMMISSIONER: Was a suggestion not made by Mr. Guimet that it might be proved by affidavit?

MR. HUNTER: That was his suggestion, my lord, but it is never very satisfactory, when you can't cross-examine on an affidavit.

THE COMMISSIONER: It is most unsatisfactory.

MR. HUNTER: Possibly she could go to Toronto to have her claim presented.

THE COMMISSIONER: I think, in the circumstances, that that direction should be made. It is putting too heavy a burden on the Government to permit her to file her claim as late as this and then approve it by affidavit when she cannot be cross-examined.

I will make that direction, and leave will be given to file a claim now, conditional upon the claimant approving her claim before the sub-commission in Toronto.

M R. HUNTER: Very good, my lord. I will undertake to get the file off to Toronto as soon as it is prepared.

THE COMMISSIONER: Very well. Mr. Secretary, will you inform Mr. Guimet. I would write him air mail, and intimate to him that the Toronto sub-commission will wind up by the first week in December, so he should make arrangements to have her there as soon as possible.

10 MR. HUNTER: Thank you, my lord.

(PROCEEDINGS ADJOURNED SINE DIE)

*I hereby certify the foregoing to
be a true and accurate report of
the said proceedings.*

J. F. Houchins
Deputy Official Stenographer

6/1/48 for 25/11/48

XXXXXXXXXXXX

XXXXXXX

Room 506,
Royal Bank Building,
Vancouver, B.C.

19th November 1948.

Roger Guinet, Esq., K.C.,
Demers, Monet, Guinet & Lefebvre,
152 Notre Dame Street E.,
MONTREAL.

Dear Roger,

Re: Yoshi Suzuki
Custodian File No. 12885

Your application for late filing of the above mentioned's claim came before the Commissioner this morning. His direction was that the late filing be permitted and that the claimant's evidence be taken before the sub-commission in Toronto. He was not prepared to accept the claimant's evidence by affidavit.

In order to prepare a claim file and have it in Toronto at a very early date it is necessary that we should have a proper claim filed in order that we may know what is the claimant's claim. We should appreciate it, therefore, if you would immediately forward the claim to this office by air-mail. No doubt you will be forwarding one anyway to the Secretary of the Commission.

As it is expected that the sub-commission in Toronto will terminate the first week in December, speed would be much appreciated.

Roger Quimet, Esq.

19.11.48

I should also be glad to be advised if Miss Suzuki decides not to go to Toronto for the hearing. I am not anxious to have a claim prepared which will not be used.

With kindest regards,

Yours sincerely,

c.c. Mr. Watson

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IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1987, CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

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

Toronto, Ontario,

December 1, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHI SHUKU (Mrs)

PROCEEDINGS AT HEARING

APPEARANCES:

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

R.A. BENT, Esq., appearing for the
Claimant.

A. SMITH, Esq., Secretary,

G.M.E. UPTON, Esq., Official Interpreter,

A.G. VETTER, Esq., Official Reporter.

Y. Suzuki,
Dir.-Gen.

1 MR. BENT: This is a case which was sent down from
2 Montreal and added to the foot of our list. Neither go-
3 vernment counsel, nor ourselves have any file on it.
4 We have both been handicapped to some extent by lack
5 of information.

6 I think Mr. Christie just received his file this
7 morning.

8 MR. CHRISTIE: It is the one for which we tele-
9 graphed.

10 MR. BENT: It is a simple case. It is just a claim
11 for a house and property.

12
13 MISS YOSHI SUZUKI, the claimant herein, being
14 first duly sworn, testified
as follows:

15 DIRECT EXAMINATION BY MR. BENT:

16 Q. Miss Suzuki, is that your signature (Indic-
17 ting)? A. Yes.

18 Q. And was that form prepared upon your instru-
19 ctions? A. Yes.

20 Q. And do you swear the contents of it are
21 true? A. Yes.

22 MR. BENT: I am filing as Exhibit 1 particulars of
23 Real Estate other than Farm Land claim.

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

25 MR. CHRISTIE: I tender as Exhibit 2 the Farm
26 Appraisal Report.

27 (FARM APPRAISAL REPORT, MARKED EXHIBIT NO.2)

28 MR. BENT: Q. I understand prior to evacuation
29 you were the owner of a house and some land at Burn-
30 sbury. Is that correct?

A. Yes.

Y. Suzuki,
D.F.S.

1 Q. Just about how far from Vancouver would
2 your house be?

3 A. About 10 miles.

4 Q. It is more or less suburban. Is it considered
5 suburban there?

6 A. I think so.

7 Q. And it is on the Fraser river?

8 A. Yes, right on the Fraser River.

9 Q. In your claim you have a note "Water frontage."
10 I take it that that means that your place was right on
11 the river?

12 A. Yes.

13 Q. And you had three-quarters of an acre there?

14 A. Yes.

15 Q. When you bought this place in 1931 for
16 \$1,500., the house was on the premises at that time?

17 A. Yes.

18 Q. I see. Then, according to your claim you
19 have made very extensive repairs or improvements to
20 it in the meantime?

21 A. Yes.

22 Q. For what did you use the three-quarters of an
23 acre of ground? Was that used for flower beds, or
24 did you grow vegetables or was it all lawn?

25 A. Oh, it was taken over by a farmer. The
26 farmer had rented it.

27 Q. You rented it to a farmer?

28 A. Yes.

29 Q. What was the arrangement? Did he pay you
30 so much rent per year or did he give you half the crop?

Y. Suzuki,
MR. SA.

1 A. Oh, no, rent.

2 Q. For how much did you rent it to him?

3 A. I cannot remember. It is such a long while
4 ago.

5 Q. That was the usual arrangement made every
6 year?

7 A. Yes.

8 Q. What did he grow on the land?

9 A. Vegetables.

10 Q. Was it considered fairly good land?

11 A. Oh, yes.

12 Q. There is mention in the appraisal which
13 was made by the Soldiers' Settlement Board that a
14 shikuma had the back area in peat?

15 A. That is correct.

16 Q. It was a Chinese man who rented it from
17 you?

18 A. Yes.

19 Q. Is this a two-storey or a one-storey house?

20 A. It is a two-storey house.

21 Q. How many rooms would be on the ground floor?

22 A. Three, and the hallway, which is as large
23 as the other room. The hallway was as large as the
24 other rooms. There was the hallway and three rooms
25 downstairs. There were two rooms upstairs and a hallway.

26 Q. Was there a bath upstairs or downstairs?

27 A. No, downstairs.

28 Q. Do you know a Mr. Jamieson?

29 A. Yes.

30 Q. Did he have anything to do with your property?

A. Well, we did ask verbally if he would look

Y. Suzuki,
Dir., ex.

1 after it, but we really wanted to have his - I think
2 they were his relatives, but, in the meantime the
3 Custodian took it over and we were not able to do
4 anything.

5 Q. There is a note on the appraisal that the
6 taxes were \$41.77 for the township of Richmond, but it
7 does not give us any assessment. Do you recall what
8 the taxes were per year?

9 A. That I just cannot remember.

10 MR. CHRISTIE: I will file this document.
11 I tender as Exhibit 3 a Tax Notice for the year
12 1943.

13 (TAX NOTICE, 1943, MARKED EXHIBIT NO. 3)

14 The value of the land is noted as \$150., the
15 value of the improvements \$250., making a taxable value
16 of \$400.

17 MR. REEF: Now, there is mention on this appraisal
18 which was made, by the way, in July 1942. When were you
19 evicted?

20 A. In 1942.

21 Q. What month? A. I left Vancouver in
22 September.

23 Q. When did you leave this house?

24 A. The house, I think it was June, if I remember
25 right.

26 Q. You were not around when the Soldiers'
27 Settlement Board sent an inspector to look the place
28 over?

29 A. No.

30 Q. There is mention here that:

H. Suzuki,
M.P.M.

"This was a fisherman's home at S.W. corner of
the Island."

They were Main Island?

A. Yes.

Q. And:

"The frontage has been made attractive and a
small lawn laid out."

You lived in the house just prior to evacuation?

A. My mother and myself, and my brother, when-
ever he was home.

Q. Was he a fisherman?

A. No. He was a buyer. His boat was always
sheltered by the cannery. He was just buying fish.

Q. Had there ever been a fisherman in this
house?

A. No. It was my house.

Q. And you had owned it since 1931?

A. Yes.

Q. Continuing to read:

"The frontage has been made attractive and a small
lawn laid out. Chinamen have the rectangle at the
back in park. I do not know who they are.

None were around at the time of visit; the
balance of the land south of the buildings is
wild, with the odd apple tree and wild bushes,
bushes, etc."

Would you say that is correct?

A. It was not wild. That really is a lawn
leading to the back place offland. We did have fruit
trees along there; but, it was not wild.

Q. There is a further sentence here:

7
T. Sumaki,
Dir., AZ.

1 "The B.C. Packers have their storage sheds on
2 the front for cans, salt, and nets; not
3 attractive outlook."

4 Did they actually have a shed built on your property?
5

6 A. No. They had it ^{on} their side, but not on our
7 side.

8 Q. When you say on their side, did they own the
9 property next door?

10 A. Yes.

11 Q. Not between you and the river but beside you?

12 A. Yes.

13 Q. So that these storage sheds would be to the side
14 of your property?

15 A. I think it is about 100 feet back of our house
16 but on their side.

17 Q. Your brother worked for B.C. Packers?

18 A. Yes. No, not, the B.C. Packers. I just do
19 not remember but I do not think it was B.C. Packers.

20 Q. From the way this is written up this man
21 I doubt actually saw the property, or it may be he was
22 informed by Mr. Milson, and if not by Mr. Jamison by
23 someone, as to some of these facts, because a lot of
24 them are obviously wrong.

25 He says:

26 "The owner of this parcel was employed by the
27 Company. House is securely boarded up tight
28 and outbuildings padlocked. I was not able to see
29 inside any of them."

30 Did you board up the house at the time you left or did
your brother?

Y. Suzuki,
Dir.-ex.

1 A. Yes. The windows were.

2 Q. Apparently there were two sheds on the
3 property. Is that right?

4 A. Yes.

5 Q. One fairly large one, 14 by 36 feet,
6 and another one 20 by 24 feet?

7 A. Yes.

8 Q. What were they? A. One was for the
9 hunters. They came and used one. The other one was
10 really a barn. We used it for a wood shed.

11 Q. In respect of these various repairs which
12 were done to the property, did you pay someone to do
13 those or did your brother? For instance, building
14 this lean-to to the house, \$350., in 1940?

15 A. My brother helped but I had another party to
16 do it.

17 Q. You paid another man?

18 A. Yes.

19 Q. Was he a carpenter?

20 A. Yes.

21 Q. Just what is meant by redoing the foundation
22 in 1936, \$100?

23 A. The posts were changed.

24 Q. The house was built on posts?

25 A. Yes.

26 Q. And with respect to redoing the fence
27 all around 1940, does that mean a new fence was built
28 all around the property in 1940?

29 A. It was more or less a repair but the front
30 part was all new fencing around the front. It is quite

Y. Suzuki,
Dir. ex. - Gr. ex.

1 long, because there is a lane leading to this back land.

2 Q. And was the house entirely reroofed in 1939?
3 Or, was only part of it reroofed in 1939?
4

5 A. Entirely; and, painted. The house was
6 painted, too.

7 Q. Now, what flooring was done? You have an
8 item here, wallpapering and flooring in 1940, \$100.

9 A. That was a floor covering which was just
10 put in and it was a year after that that we moved out.
11 The varnishing was done inside.

12 Q. Was it linoleum?

13 A. Yes. It was inlaid linoleum.

14 Q. And apparently up to 1934 there had been no
15 inside plumbing and you installed it in 1934?

16 A. Yes.

17 Q. And put electric lights in the house at the
18 same time?

19 A. Yes.

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

21 CROSS-EXAMINATION BY MR. CHRISTIE:

22 Q. I am showing you a J.P. Card, dated
23 September 15, 1942. Whose signature is that?

24 A. That looks like mine.

25 Q. That is your signature?

26 A. Yes.

27 Q. I was wondering at the time you signed it
28 why you did not mention your property on this card.
29 Was there some reason for not putting it down?

30 A. I did not think we were going to be away

10
Y. Suzuki,
Gr. ex.

1 very long, so that is one reason.

2 MR. CHRISTIE: I file this J.P. Card as Exhibit 4.

3 (J.P. CARD, MARKED EXHIBIT NO. 4)

4 I think perhaps at this stage I will file the
5 Certificate of Encumbrance as Exhibit 5.

6 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO. 5)

7 Q. And I show this photo. Of what is that a
8 picture?

9 A. That is our house.

10 Q. That is your house?

11 A. Yes.

12 Q. This picture was taken April 13, 1945.

13 I will tender this as Exhibit 6. It is a photo of the
14 claimant's property.

15 (PHOTOGRAPH OF CLAIMANT'S PREMISES, MARKED
16 EXHIBIT NO. 6)

17 Q. In relation to this picture where would
18 the sheds to which they refer be?

19 A. Right at the back. Apparently they took
20 the barn off in that picture.

21 Q. The sheds were at the back of your house?

22 A. Yes, the shed and the barn behind there,
23 but the barn to which Mr. Best referred a little while
24 ago should be there.

25 Q. You are indicating a place about 100 feet to
26 the right of the house in the picture?

27 A. Behind this house. That is about 25 feet
28 behind our house, too.

29 Q. When you bought this house in 1931 do you
30 know how old the house was then?

A. No, I would not know.

1 Q. You have no idea as to its age?

2 A. No.

3 Q. Who did the work of putting the trees and the
4 plants and the flowergarden in?

5 A. My brother always helped me do that.

6 Q. You did not employ any outside help?

7 A. No.

8 Q. Of that \$250. what portion would be for
9 trees and flowers, and what part would be for labour?

10 A. Well, that is for trees and perennials
11 and no annuals accounted for, or counted in.

12 Q. And is there no part of this \$250. for
13 labour?

14 A. No.

15 Q. Who did the work of redoing the fence
16 around the house? Was that your brother?

17 A. No. I had another party to do that. He
18 was not well.

19 Q. And you paid \$150. for having this work done?

20 A. Yes.

21 Q. And who did the foundation in 1935?

22 A. Brother helped but there was always - brother
23 just helped. Each time I had a regular party to do it.

24 Q. When you put the amount of \$100. there
25 is that entirely amount paid for outside labour?

26 A. That covers everything.

27 Q. Does that cover your brother's work, too?

28 A. No. I am not charging for brother's work.

29 Q. That is just for outside labour?

30 A. Yes.

1 Q. And in 1934 you state that electrical
2 installation and sewage system was put in at a cost of
3 \$282. Who did that work?

4 A. The electrical work was done by an electrician
5 and the digging was done by another party. That was
6 the amount.

7 Q. Have you any receipts or papers with you
8 today? A. No.

9 Q. Showing that you paid those different amounts?

10 A. No. Most of the papers that I had were lost
11 and I just have not ---

12 Q. I was just wondering how you remember those
13 amounts so accurately or is this just a guess at it?

14 A. About.

15 Q. It is just approximately?

16 A. Yes.

17 Q. And you are just relying on your memory
18 here? A. Yes.

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

20
21 MR. CHRISTIE: I tender as Exhibit 7 the Real
22 Property Summary.

23 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 7)

24 It is submitted that the real property was sold
25 at its fair market value.

26 THE SUB-COMMISSIONER: For what was it sold?

27 THE SECRETARY: \$282., your honour.

28 THE SUB-COMMISSIONER: Very well.
29
30

(PROCEEDINGS ADJOURNED SINCE DEE)

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

A.G. Vetch

A.G. Vetch,
Official Reporter.

I, John A. McRibben, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

John A. McRibben
John A. McRibben,
Deputy Commissioner.