Name of Claimant SUZUKI, Gennosuke Case 1392

Custodian File 7540

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					114.00						721.00

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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
						175.00	21.00	21.00

TOTAL RECOMMENDATION	742.00

CASE NO: 1392

JAPANESE PROPERTY CLAIMS COMMISSION.

Vancouver, B.C.,

April 22nd, 1949.

IN THE MATTER OF THE CLAIM OF

GENNOSUKE SUZUKI 1392.

PROCEEDINGS AT HEARING

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

THE HONOURABLE MR. JUSTICE H. I. BIRD - COMMISSIONER.

Vancouver, B.C.,

April 22nd, 1949.

CASE NO: 1392

IN THE MATTER OF THE CLAIM OF

GENNOSUKE SUZUKI

PROCEEDINGS AT HEARING

APPEARANCES:

D. BRAIDWOOD, Esq., and J. A. MACDONALD, Esq.,	appearing for the Dominion Government;
R. J. McMASTER, Esq., and A. E. COBUS, Esq.,	appearing for the Claimant.

A. W. WATSON, Esq.,	Secretary,
T. P. HORROBIN, Esq.,	Official Reporter.

THE COMMISSIONER: What has been happening with these Suzukis for the last eighteen months, that they come along at this time?

MR. McMASTER: They have been in Vancouver, my lord.

THE COMMISSIONER: Oh, have they?

MR. McMASTER: Yes. Both the boys are returned soldiers.

MR. COBUS: This claim, my lord, is the claim of the father of Tatsuro Suzuki, the claimant in case number 1391. The claim was submitted on behalf of the father by Tatsuro Suzuki.

I wouldask leave to amend the claim to show the credit to the Custodian for the sale of real property at $114.00 instead of $108.00, leaving a net real property claim of $1086.00.

With respect to the personal property claim, item 1, the 5-room float house moored on the Fraser River opposite 1041 River Road, Sunbury, B.C., we have reduced the amount to $500.00.

The next item, float house for storage of nets is now shown at $150.00, and the third item, a net float at $100.00. The total value of the claim is $750.00, with a credit to the Custodian of $175.00, and a net personal property claim of $575.00.

The total claim is now for $1661.00, my lord.

I have a statement which I prepared on the instructions of Tatsuro Suzuki, who says in the statement that he is authorized by his father to give evidence on his behalf.

THE COMMISSIONER: Have you anything directly from Gennosuke to establish the fact that he has authorized

his son?

MR. COBUS: I was looking through my fiel, my lord, to see whether I had obtained that. I recall asking him to get it.

THE COMMISSIONER: Is your Power of Attorney adequate to cover the presentation of the claim?

MR. COBUS: I am afraid, my lord, I haven't written authority. I have merely the statement of the son.

THE COMMISSIONER: I will give you leave to file an express authority to the son, at a later date.

MR. COBUS: Thank you, my lord.

I would ask leave to file the real property statement.

(STATEMENT MARKED EXHIBIT NO. 1392-1)

Apropos of the real property claim, I have also two deeds concerning the two parcels of land as originally purchased by the father, Gennosuke Suzuki. One parcel was bought from Tomakichi Sakai, in 1936, for $300.00. I think perhaps if my friend would admit that that appears to be correct, there will be no need to file the deed itself.

MR. BRAIDWOOD: If, my lord, that appears to be all right.

MR. COBUS: And with respect to the second parcel, it was purchased by Gennosuke Suzuki from Gibson Baxter Gram, of New Westminster, in 1941, for $565.00 Both of those amounts are shown in the real estate statement, my lord, if my friend would examine that perhaps he will admit it and it will save filing the document.

MR. BRAIDWOOD: Yes, my lord.

MR. COBUS: I have the statement concerning the personal chattels for the claim as submitted, which I prepared on the instructions of Tatsuro Suzuki, signed by him in my presence. I ask leave to file the statement.

(STATEMENT MARKED EXHIBIT NO. 1392-2)

MR. COBUS: If my friend would produce the Solders Settlement Board appraisal, I would ask that it be filed on behalf of the Crown, my lord.

(APPRAISAL MARKED EXHIBIT NO. 1392-3)

MR. COBUS: If my friend would produce the personal property analysis, I would ask that it be field on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 1392-4)

THE COMMISSIONER: Yes, Mr. Braidwood?

MR. BRAIDWOOD: My lord, again in this matter, the Crown would like to take the position of the right of cross-examination if required. It might be wise in this respect that Tatsuro Suzuki be examined, if required, since he has presented the claim.

THE COMMISSIONER: Is that satisfactory to you, Mr. Cobus?

MR. COBUS: Yes, my lord.

MR. BRAIDWOOD: Then, if I require him, I will have him for the two cases, my lord.

With respect to the real property claim, my lord, it is submitted the real property was sold for its fair market value, and a similar submission is made that the personal property was sold

for its fair market value.

THE COMMISSIONER: Anything further, Mr. Cobus?

MR. COBUS: That is all, my lord.

(Concluded).

I hereby certify the foregoing i
be a true and accurate report o
the said proceedings.
J. P. Hamolin
Deputy Official Stenographer

DEC 31 1947 Case 1392.

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

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

ACKNOWLEDGED 7540

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

(1) NAME SUSUKI GENNOSUKE by his Attorney-in-fact Susuki Tatsuro (RCMP) Reg. No. 10579
(Print) Surname Given Name

(2) Pre-Evacuation Address R. R. No. 1 New Westmisnter, B. C.

(3) Present Address R.R. No. 1 Thamesville, Ont. (Address Tatsuro Susuki 430 East Cordova St. Vancouver, B. C.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

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

Lots 3, 4, and 7 Subd. of an 18.241 acre portion of D.L. 440 Group 2 D. N.W. Map 6759 and

Lot 68 of Lot 440, Group 2 D. N.W. Map 1133

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

(i) Farm
(ii) Residence Type of business _____
(iii) Business
(iv) Any other type of property (describe) _____

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

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

(i) Land - - - - - - - - - - - - - - - - $ _____

(ii) Buildings - - - - - - - - - - - - - - - $ _____

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ _____

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 1200.00

(v) Amount at which Custodian sold property and credited your account - - $ ~~108.00~~ 114

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1092.00 1086.

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation _____
see over

(over)

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

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

1.	5 room Float House moored on	Estimated Value $	
2.	Fraser River opposite 1041 River Raod Sunbury, B. C.	Estimated Value $	~~600.00~~ 500
3.		Estimated Value $	
4.	Float House for storage of	Estimated Value $	
5.	nets moored as above	Estimated Value $	~~200.00~~ 150
6.	Net Float moored as above	Estimated Value $	~~150.00~~ 100
7.		Estimated Value $	~~950.00~~ 750
8.	Credited by the Custodian	Estimated Value $	175.00
9.	Loss	Estimated Value $	~~775.00~~ 575
10.		Estimated Value $	

TOTAL CLAIM FOR PROPERTY LOSS $ _____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 1867.00

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

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

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

DOMINION OF CANADA)
Province of British Columbia)
TO WIT:)

I, Tatsuro Suzuki of the City of Vancouver in the Province of British Columbia

DO SOLEMNLY DECLARE THAT: I am attorney-in-fact for the claimant herein The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City of Vancouver in the Province of British Columbia this 29th day of December A.D. 1947.

T. Suzuki not Trower as Attorney as marked

A Commissioner &c.

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

_____

_____

_____

_____

REAL ESTATE
(Farm Land)

SUZUKI, Gennosuke
(Claimant's Name)

10579
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	~~Cleared~~ Uncleared ~~or cultivated~~ at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared ~~Cultivated not planted~~ ~~Cultivated and not in crop~~ List Crops	11.00	5 ac. 1937 6 ac. 1939	Through J. Dorgan from J Sakai from I J Mark from K. K. Hara	200.00 565.00	Uncleared	None	$1200.00

Nil

Total .....

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation plants, trees or special equipment)

Description	When Made	Cost
None		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Nil								

Nil

EXHIBIT No. 1392-1
DATE 22 apl 1949
FILED BY I. Kobus.

Comments re Appraiser's report not covered by above information: This land was ideally located for a home being within 5½ miles of New Westminster and accessible by good gravel roads. The soil in the area was highly productive of strawberries, black currants, etc. In fact, such farms were being operated in its immediate vicinity. When my father purchased this land at he considered he was making a good buy and had planned to clear it and operate it as a farm. $10.00 an acre for such land so ideally located was unheard of in Delta and I am of the opinion that $100.00 an acre, more or less, was a moderate value when sold to D.V.L.A. for $114.00 for the 11 acres.

I am authorized by my father to give evidence on his behalf.

T. B. Suzuki
SIGNATURE

SUZUKI, Gennosuke
(Claimant's Name)

PERSONAL CHATTELS

10579
Reg. No.

Description of Major Items	Approximate date of Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
5-room float house on a 30' x 60' float - shingled roof, siding finish	3 rooms probably 20 years old 2 room addition approximately 8 or 9 years old		------	Fairly good - livable	$500.00
Float house for nets, 22' x 50' on a 60' float - shake roof, shiplap siding	Built in 1930 approx.		Cost $250.00 for net house alone	Fairly good	150.00
Net float 60' x 35'	Apppox. 1932		$150.00	"	100.00
					750.00

DESCRIPTION OF STORAGE OF GOODS:

All the above were moored on the Fraser River, opposite 1041 River Road, Sunbury, B.C.

EXHIBIT No. 1392-2
DATE 22 apl-19 49
FILED BY J. Kobus

GENERAL STATEMENT AS TO CHATTELS NOT DESCRIBED ABOVE:

All Chattels claimed for are listed above.

ADDITIONAL COMMENTS, if any: The appraisals of $35.00 and $40.00 for the above items do not even represent a salvage value for them. The float house was rented by the Custodian for a considerable time for $60.00 ayear. The floats were constructed of exceptionally large logs which in 1942 could not be secured at any price. I was informed by a friend that the net float was later resold for $75.00 where is as is. I should like to add that the net house was shake-roofed not for the sake of economy but to provide ventilation essential for a building in which nets are stored.

I am authorized by my father to give evidence on his behalf.

T. B. Suzuki

BC-635-P

S.S. Form No. 43 (Sheet 1)

Farm Appraisal Report

File No. JL-713

Land Description Lots 3,4, & 7 of an 18.24 apportionment of D.L.440,Gp.2, Map 6759, & Lot 68, D.L.440, Gp.2, Map 1133.

(No buildings) Containing 11.04 Acres

Owner's Name SUZUKI, Gennosuke Post Office Address R.R.1,New Westminster,B.C.

Nearest Rail Point Kennedy - B.C.E.Ry. Distance 1 mile

Market Town New Westminster, B.C. Distance 5½ "

Church (give denomination) Roman Catholic (Scott Road) Distance 1 "

Nearest School Kennedy Distance 1 "

State how property was identified: By survey posts,map, roads & local inquiry.

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

On Gibson, Oliver & River Roads. Gravel, fair.

Is this district a good one? Not a good farming district; soil light and gravelly.

Employment opportunity Seasonal on farms. Established industries located along the Fraser River about 4 miles distant.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing Value $

Water supply: Well could be dug, but wells in area usually go dry in a dry year. Value $

7540

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x	NO BUILDINGS						
	x							
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electricity is available on River Road and about 100 yards away on the Oliver Road.

Total present day value $

Total Value Buildings add to farm $

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

$

Describe the basement and chimneys: Nil

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

EXHIBIT No. 1392-3
DATE 22 apl 1949
FILED BY J. Kobus

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
.1	Sloping	Sdy.& Grav.	Gravel,some	Cleared-not cropped	40.	4.00
.1	Level	Loam - 6-12"	Hardpan	Red Top only	40.	4.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
6.43	Level & Sloping	Sdy.& grav.lm. 6"-12"	Gravel & Hardpan	Clearing of bush; some cordwood on Lots 3,4, & 7.	150.00	10.00	64.30
4.41	" " "	"	"	2nd growth & stumps on Lot 68.	100.00	10.00	44.10

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land $ 116.40

Total added by buildings to value of farm $ -

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

Total value of farm $ 116.40

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

No land being cultivated; only .2 acres cleared.

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

Poultry, as soil is mostly gravelly. Parts of property would grow strawberries after cover cropping and manuring.

Noxious weeds:

No.

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

Taxes - $12.64 - Delta Municipality.

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

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

Inspector's Signature "R.W. BROWN"

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

Farm Appraisal Report

JL-713 - G. SUZUKI

Remarks: Lots 3 & 4 of this property face on the River Road; Lot 7 is on the Oliver Road; and Lot 68 is on the corner of the Oliver and Gibson Roads. The soil is mostly gravelly with little land cleared - only .1 of an acre on Lot 4, and .1 of an acre on Lot 68. The balance of Lot 68 is second growth and stumps, it having been logged off some years ago. The balance of Lots 3,4, & 7 is bush, fairly heavy clearing with some cordwood.

No buildings on property and no fencing. A well could be dug,but most of the wells in the area go dry in a dry year. Electricity is available on the River Road and a power line runs to within about 100 yards of property on the Oliver Road.

Established industries are located along the Fraser River about 4 miles distant.

(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.

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

Present Value

_____ $_____

_____ $_____

_____ $_____

_____ $_____

_____ $_____

_____ $_____

_____ $_____

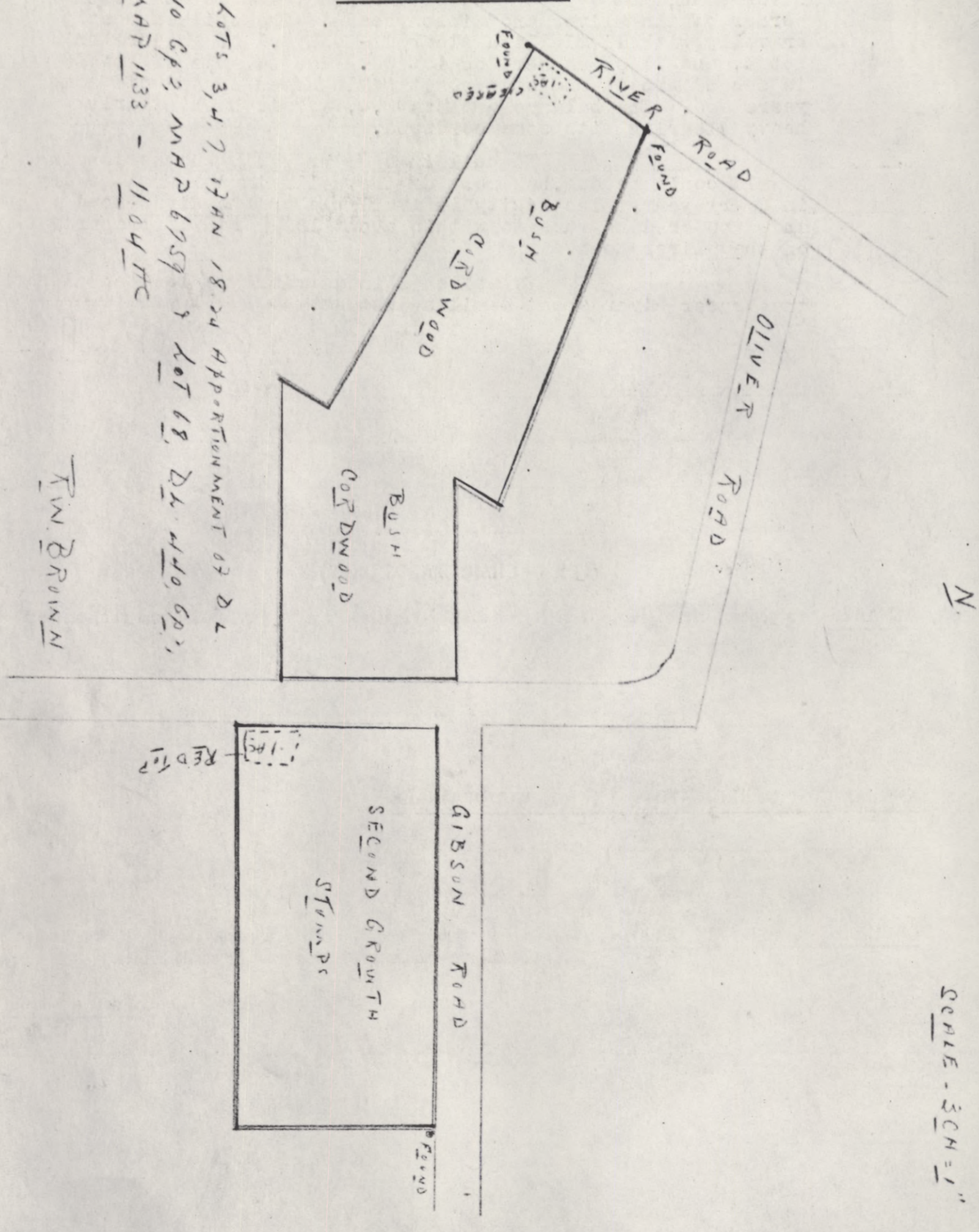
_____ $_____

_____ $_____

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 $ 250.00

Date 1st August 19 42.

"I.T. BARNET"

District Superintendent.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 7540 EXHIBIT No.

NAME (Mr.) Gennosuke SUZUKI REG. No. 10579

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration May 4/42	Taken by			AUCTION	TENDER &c		
Evacuation May 13, 1942.	Date				Date of Sale Sept.20/44.		
1 bedroom suite Washing machine Vacumm cleaner 1 kitchen stove 4 beds 2 couches 8 kitchen utensils at 1041 River Rd., R.R. #1, New Westminster, B.C.		5 room Float House moored on Fraser River opposite 1041 River Road Sunbury,B.C.	$600.00				
		Float House for storage of nets moored as above	200.00		$175.00		
		Net Float moored as above	150.00				
Note: Above chattels are dealt with and claimed for under son's file, Tatsuro SUZUKI, File No. 11499.		TOTAL CLAIM	$950.00	TOTAL SALES	$175.00		

No 7540 EXHIBIT No. _____ II CASE No. _____

No. 10579 VENUE Vancouver, B. C.

SALES ON	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
Date of Sale Sept.20/44.								Appraised September 15, 1944, by Mr. S.C. Carlsen at.....$35.00
	$175.00							Appraised September 15, 1944, by Mr.S.C. Carlsen at..... 40.00
								Appraised September 15, 1944, by Mr.S.C. Carlsen at..... 35.00
								Float walk 8' x 20' appraised September 15,1944 by Mr.S.C. Carlsen at..... 2.50
AL SALES $175.00								TOTAL OF VALUATION-$112.50

EXHIBIT No. 1392-4
DATE 22 apl. 1949
FILED BY I. Kobus

B-402

IN THE MATTER OF A COMMISSION TO
INVESTIGATE CLAIMS OF JAPANESE
CANADIANS FOR PROPERTY LOSSES.

TO WHOM IT MAY CONCERN:

This will confirm the fact that my son, Tatsuro Suzuki, was empowered by me on the 13th day of November, 1947 to submit a claim on my behalf for real estate and certain personal property.

G. Suzuki

WITNESS:

George S. Elliot

Ex 1392-S

EXHIBIT No. 1392-S
DATE 3 June 1949
FILED BY
R. J. McMaster.

EXTRACT OF THE MINUTES OF THE RURAL ADVISORY COMMITTEE MEETING COPY

HELD IN MAYOR MOTT'S OFFICE ON TUESDAY, FEBRUARY 4th, 1947. ... No. 1392 - 6

DATE FILED Jan. 31 - 1950

Mr. 2 Lt. Braidwood

File No. 7540 - Gennosuke Suzuki

Mr. Menzies also stated that he had looked over the property of Gennosuke Suzuki, the father of Tatsuro Suzuki. This property Mr. Shears informed the Committee had been sold to the Veterans' Land Act for the sum of $114.-. There were approximately 11 acres in this parcel, the assessment being $730.-.

Mr. Menzies advised the Committee that no improvements had been made to the property which consisted of uncleared bush. The land was not first class in quality for agricultural purposes. The value of land of this type, in the opinion of Mr. Menzies, would not have been more than approximately $25.- per acre. It would cost about $300.- an acre to clear the land and improved land could have been bought at a considerably lesser amount.

The property was fairly close to New Westminster and if developed into building sites might eventually produce a larger sum per acre. The value of land of this nature would be largely governed by any demand which might exist from time to time.

The Committee gave careful consideration to the correspondence and the report which Mr. Menzies had submitted. Referring to the sale made to the Director, The Veterans' Land Act they emphasized that it was recommended on the basis of valuations made by a Board of Appraisers whose ability and impartiality were considered by Ottawa to be satisfactory.

In view of Mr. Menzies' report it might appear that the Soldier Settlement Board's valuation had not given quite enought consideration to the actual structural value of the building but had appraised the property more from its revenue bearing possibilities.

However, the evidence submitted to the Committee indicated the value of the property may have been somewhat in excess of the Soldier Settlement appraisal, but the valuation placed on it by Mr. Suzuki was not in line with actual market values at that time.

FRASER VALLEY LANDS | ESTABLISHED 1910 | CITY REAL ESTATE

NOTARY PUBLIC
COLLECTIONS, VALUATIONS
CONVEYANCING
LOANS, RENTALS, ETC.
PHONE 4 6 6

JOSEPH DORGAN

FIRE INSURANCE SERVICE
LIABILITY, ALL BRANCHES
AUTOMOBILE, BURGLARY, LIFE
AND ACCIDENT INSURANCE

101 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

February 1st, 1950.

Mr. R.J.McMaster,
Solicitor,
1408 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Lot 68 of Lot 440, Gp. 2, Map 1133, 4.51 ac.
Saki to Suzuki Dec. 3rd, 1936, $300.00, and

Re: Lots 3,4,7 Sub. of 18-21, Lot 440 etc. Sk. 2887 - 6 ac.
Gram to Suzuki, Oct. 12, 1941 - $565.00

This is to advise that I have been familiar with lands in the district described for many years and can say that there is no question the parcels above described were worth as much and in fact, considerably more in 1943, than at the dates of purchase.

I am,

Sincerely,

Jos. Dorgan

JD/S