

Name of Claimant

TERANISHI, Yoshio

Case 148

Custodian File

9617

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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
		1000.	100.	12.50						112.50
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										112.50



CASE NO: 148.

JAPANESE PROPERTY CLAIMS COMMISSION

Vernon, B. C.,  
February 17th, 1948.

IN THE MATTER OF THE CLAIM OF  
YOSHIO TERANISHI.

PROCEEDINGS AT HEARING.



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).

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Vernon, B. C.,

February 17th, 1948.

IN THE MATTER OF THE CLAIM OF  
YOSHIO TERANISHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the  
 Dominion Government.

R.J. McMASTER, Esq.,

appearing for the  
 Claimant.

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A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

T.P. HORROBIN, Esq.,

Official Reporter.

30



Y. Teranishi,  
In Chief.  
Cross-Exam.

YOSHIO TERANISHI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, is this your signature on the claim form and did you swear that declaration?

A Yes.

Q Did you instruct me to draw a statement with regard to the real property with respect to which you are claiming, and is that the statement?

10 A Yes.

Q Would you be good enough to sign it, please?

A Yes.

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

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I draw your attention, my lord, to the statement. The Reporter doesn't need to take this down. (Reading). Your witness.

20 MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Teranishi, what is that a photograph of?

A That is a photograph of the house.

Q You call it a house, or what do you call it?

A It was a house when I lived there.

Q This is a house then, is it?

A Yes. That is just the store front (indicating).

30 Q That is the building that is owned by you and is



Y. Teranishi,  
Cross-Exam.

the subject of this claim?

A Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

Q I just want to check this appraisal with you, Mr. Teranishi. It says a one storey frame building, is that correct?

A Yes, that is correct.

Q With a store front, 22 x 60 feet?

A I don't remember about that.

10 Q There is a lean-to at the rear?

A Yes.

Q The exterior, cheap siding, badly in need of paint?

A No, it was good siding.

Q You disagree with that? A: Yes.

Q The roof is poor? A: It was good when I left it.

Q What kind of a roof was it? A: Shingle.

Q What -- wooden shingles? A: The shingles were all wood.

20 Q There are asphalt shingles, and I am just asking you. Is it wooden shingling? A: Yes.

Q The living quarters finished with V-joint, is that right? A: Yes.

Q City light and water? A: Oh yes.

Q Sink and toilet, correct? A: Yes.

Q Heated by a stove? A: Yes.

Q The floors are good but uneven as to foundation which is gone, is that correct?

A It was even when I left it.

Q It is a poor business location? Has it poor surroundings? A: I don't agree with



Y. Teranishi,  
Cross-Exam.

that. It is a business district and block.

Q The construction is cheap throughout, correct?

A No, it was good.

Q You think it was good? A: Yes.

Q I see. Lot, 44 x 132 feet.

A I think that is correct.

THE COMMISSIONER: Are you putting that in?

MR. HUNTER: I can if you like, my lord. I will have to  
call Mr. Coulthard who was the appraiser, I think  
10 what we should do is have copies made and put them  
in for what they are worth and have the appraiser  
back it up later.

THE COMMISSIONER: In view of the fact you have cross-  
examined on it, I think it is better to have it in  
or a copy put in.

MR. HUNTER: I will have a copy made and put in.

(APPRAISAL MARKED EXHIBIT NO. 3).

THE COMMISSIONER: I am allowing it in, not for the  
purpose of proving the facts contained, but as an  
20 explanation of the cross-examination.

MR. HUNTER: The thing has no significance until the  
appraiser backs it up.

THE COMMISSIONER: What is the date of the appraisal?

MR. HUNTER: April 27th, 1944, my lord.

THE COMMISSIONER: And when was the sale, Mr. Hunter,  
and at what price?

MR. HUNTER: It was sold November 24th, 1944, for a  
thousand dollars, my lord. That is all, my lord.

THE COMMISSIONER: Any re-examination, Mr. McMaster?

30 MR. McMASTER: No, my lord.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

*J. P. Horrobin*  
"T.P. Horrobin"  
Official Reporter.



Case # ~~110~~ 148

DEC - 2 1947

NOTIFIED

W

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

9617

Yemom

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

(1) NAME (Mr.) TERANISHI Yoshio (RCMP) Reg. No. 04139  
(Print) Surname Given Name

(2) Pre-Evacuation Address STEVESTON B. C.

(3) Present Address c/o F. Barnes. Lumby, B.C.

(4) REAL ESTATE

(a) Street Address (if any) No. 1 Road. Steveston, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lot three (3) Block two (2) Section (10) Block 3 North Range  
West Map 249.

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

- (i) ~~Farm~~
- (ii) Residence } rented 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) - - - - - \$ 1300
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 1900.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1000.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 900.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)



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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ \_\_\_\_\_

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 900.00

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no No  
 (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Vernon, B.C.

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

DOMINION OF CANADA )  
 of )  
 TO WIT: )

I, Yoshi Teranishi, of the Lumby Village in the Province of British Columbia.

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City )  
 of Vernon )  
 in the Province of British )  
15th day of November, 1947 )  
Colombia )

Y Teranishi  
 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.



YOSHIO TERANISHI  
(Claimant's Name)

REAL ESTATE  
(Other than farm)

EXHIBIT No. 14811  
DATE 17/2/48  
FILED BY J. J. MacMaster

04139  
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Store & dwelling #1 Road Steveston B.C.	6	Frame	Store & dwelling (rented out)	44 x 132	Land & Buildings	Sept. 1941

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Business Locality (There were a number of shops in the same block)	1300	Painted the front & fixed up the store cost about \$200 <sup>00</sup>	\$1900 <sup>00</sup>	

Comments re upkeep of premises: late improvements above.

Boarded up premises when I was evacuated. I do not know how long the premises were unoccupied. The appraiser's report shows the premises were rented at that time to United Fishermen's Association for 10<sup>00</sup> per mo. & water. When I left the premises were in good repair.

Comments re Appraiser's report not covered above:

The premises were rented to a Mr. Kishinde when I purchased them. He was a friend of mine and he had lived in the premises about one year before I purchased. He heard that the owner was going to sell & recommended it to me as he considered it a good buy & could not raise the funds himself. He paid me \$15<sup>00</sup> per mo. rent.

The assessment value in 1944 when the property was sold I am informed was \$495<sup>00</sup> on the land & \$1660 on the buildings.

Having regard to the price I paid in 1941, the improvements I put into the buildings; the rental I received, the assessed value; and the general increase in real estate values by the end of 1944 when the property was sold, I consider the sum of \$1900 to be a fair value at the date of sale.

The taxes on this property were only \$30.45 so that the net return on my investment was very good.

Y. Teranishi  
SIGNATURE



EXHIBIT No. 148/2

DATE 17/2/48

FILED BY  
Mr. Hunter

TERANISHI, Yoshio  
721 No. 1 Road Steveston, B.C.  
Evac. File 9617

B.L.

This exhibit consists of snapshot  
of building at above address.

Picture taken April 13, 1943.

I hereby certify that the above statement  
is correct.

April 2, 1948

M. W. Hunter



EXHIBIT No.

148/3

DATE

17/2/48

FILED BY

Mr Hunter

Copy of letter dated  
27/4/44 to be  
obtained from  
Col Hunter



COULTHARD, SUTHERLAND & CO., LTD.,  
Estate and Insurance Agents  
Car Financing

Telephone 106

609 Columbia Street,

NEW WESTMINSTER, B. C.

April 27, 1944.

Catalogue # 807.  
File: 9617

Office of the Custodian,  
Royal Bank Building,  
VANCOUVER, B.C.

APPRAISAL

RE: Lot 3, Block 2, Section 10, B3N/7W, Map 249,  
Steveston Townsite.

Dear Sir:

This property is 721 No.1 Rd. and is one storey frame building with store front (22' x 60'). There is a lean-to at the rear. The exterior is cheap siding badly in need of paint. The roof is poor. The front of the interior is a large meeting hall and the rear is living quarters finished with "V" joint. There is city light and water, sink and toilet, and it is heated by stoves. The floors are good but uneven as the foundation is gone. It is in a poor business location amid poor surroundings. Rented to United Fishermen's Association for \$10.00 per month plus water. Construction is cheap throughout. The lot is 44' x 132'.

VALUATION:

Building .....	\$680.00
Lot .....	<u>200.00</u>
	\$880.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F.H. Coulthard"  
F.H. Coulthard.

EXHIBIT No. 148/3  
DATE 17/2/48  
FILED BY Mr. Hunter

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

April 2, 1948

M. Hunter