

Name of Claimant TERANISHI, Fujinosuke

Case.....232

Custodian File

<u>REAL PROPERTY</u>										
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
					1043		502.95			502.95
<u>PERSONAL PROPERTY</u>										
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			
<u>NETS</u>										
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	
<u>MISCELLANEOUS CHATTELS</u>										
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										502.95

CASE NO: 232

JAPANESE PROPERTY CLAIMS COMMISSION

Vernon, B.C.

May 3, 1948

IN THE MATTER OF THE CLAIM OF

FUJINOSUKE TERANISHI

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT."PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE M.M. COLQUHOUN, SUB-COMMISSIONER)

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Vernon, B.C.

May 3, 1948

IN THE MATTER OF THE CLAIM OFFUJINOSUKE TERANISHIPROCEEDINGS AT HEARING20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government.

A.F. COBUS, Esq.,

appearing for the
Claimant.

T.J. MARRION, Esq.,

Secretary to Vernon
Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

30

MR. COBUS: Your honour, the next claim is that of
F. Teranishi, originally claim No. 235.

FUJINOSUKE TERANISHI, the Claimant herein
being first duly sworn, testi-
fied through the official inter-
preter as follows:

MR. COBUS: Your honour, I would ask to amend the
realty claim to read \$2300.00 as the fair market
value at the date of sale, the credit to the
Custodian, \$1043.00, leaving a net claim for
10 realty of \$1257.00. The claim for personalty is
being abandoned.

DIRECT EXAMINATION BY MR. COBUS:

Q: Now, witness, I am showing you a statement. Was
that statement prepared for you by Mr. Leckie
on your instructions? A: Yes.

Q: Is that your signature? A: Yes.

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

20 A: Yes.

MR. COBUS: I would ask to file the statement concern-
ing real estate, your honour, as the first exhibit
in this claim.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Referring to the statement, your honour,
the claim concerns farm lands in the amount of
4¼ acres which were purchased by the claimant in
1927 at a cost of \$1912.50. The land is described
as cultivated, but the claimant adds that he is
30 unable to say what was in crop, as the tenant

F. Teranishi
In Chief

occupied the said property from 1927 to 1941, but $4\frac{1}{2}$ acres were cleared and cultivated.

10 With respect to improvements made on the property, he says that he constructed two lines of drainage ditches 1000 feet long by three feet wide and two feet deep in 1932, the tenant doing the work and the claimant paying him at a cost of \$50.00. The tenant cultivated the whole acreage, and the claimant built a new wooden bridge in 1928, ten feet by twelve feet at a cost for labour of \$5.00 and material \$10.00, totalling \$15.00.

He describes the building as being a packing house, 16 feet by 20 feet, constructed of board siding and having a shingle roof, constructed in 1933 by his own labour which he values at \$25.00, and materials which he purchased at \$50.00, making a total cost for that building of \$75.00.

20 He comments that the appraisor's report states there were no buildings, and adds that he built the small packing house referred to above in 1933.

He considers that the valuation of the property at \$1062.50 is much below a fair value. He adds that the property is well located, close to Branscomb Station and on a main highway. The soil is very good, the land well cultivated, and the acreage well suited for a small fruit and poultry farm. He rented, he says, this property from 1927 to 1941 at \$120.00 per year. He believes that at the time of the sale by the Cust-

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F. Teranishi
In Chief

dian the property would be worth at least
\$2300.00 at a fair market value.

I would ask my learned friend to admit the
assessed value of the subject realty to be,
land \$1186.00, improvements \$100.00.

MR. McTAVISH: That is correct, your honour.

MR. COBUS: I point out that improvements are actually
listed on the assessment.

10 Would my learned friend admit that the taxes
were \$29.74 in the year 1942?

MR. McTAVISH: I have the '43 assessment notice, your
honour; that is the figure for 1943.

MR. COBUS: In the Farm Appraisal Report on page
2, I believe the 1942 taxes were a similar amount.

I would ask that this Appraisal Report be
filed on behalf of my learned friend.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. COBUS: Your witness.

20 MR. McTAVISH: It is submitted, your honour, that the
real property was sold for its fair market value.

There are no questions, your honour; it is
purely a question of value.

THE COMMISSIONER: Thank you. That is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a
true and accurate transcript of the pro-
ceedings herein.

Gordon Hambleton
G. Hambleton
Official Reporter.

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

M.M. Colquhoun
"M.M. Colquhoun"
Sub-Commissioner.

Case No 232

DEC - 2 1947

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

13499

Vernon

19

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

(1) NAME MR. TERANISHI Fujinosuke (RCMP) Reg. No. 04105

(2) Pre-Evacuation Address Steveston, B.C.

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

(4) REAL ESTATE

(a) Street Address (if any) RICHMOND B.C.

(b) Legal description (lot number, block number, section number, etc.) LOT Thirteen (13) of Section Two (2) Block Three (3) North Range (7) Map 963 District of New Westminster West

(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 \$ 2337.50
(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) \$ 2337.50
(v) Amount at which Custodian sold property and credited your account \$ 1022.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 1315.50

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Left in the hut at Mr. M. Teraguchi (brother)

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

(c) How stored or packed at time of evacuation Left unpacked

(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")

Under Custodian's care

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

1.	<u>Fishing Net (7inch)</u>	Estimated Value \$	<u>70.00</u>
2.	<u>Singer Sewing Machine</u>	Estimated Value \$	<u>48.58</u>
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 \$ 118.58

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) - - - - - \$1434.08)

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

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

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, Fujinosuke Teraishi TERANISHI of the Lumby Village
of Lumby 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)
this 15th day of November)
A.D. 1947.)

F. Teraishi
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.

7 Geranishi
(Claimant's Name)

REAL ESTATE
(Farm Land)

-04105-
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared <u>none</u> Cultivated <u>not planted</u> Cultivated and <u>not in crop</u> List Crops - Unable to say what was in crop as tenant occupied from 1927-1941 - it was <u>cleared & cultivated</u>	4 1/4 ac	Nov 1927	Dont remember	\$6 1912.50 (450 per ac)	all cleared but not cultivated	none	2300.00
Total							

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

Description	When Made	Cost
constructed 2 lines drainage ditches - 1000' x 3' (wide) x 2' (deep) in 1930 - tenant did work and I paid him	1930	cost 5.00
tenants cultivated the whole acreage -		
I built new woody bridge in 1928 (10' x 22')	1928	labour 5.00; material 10.00 = 15.00

BUILDINGS	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value	cost
Pacurghouse	16 x 20	board siding shingle roof	1933	own labour	15.00	materials 50.00	50.00	75.00	

EXHIBIT NO. E 232/1
DATE 3/5/48
FILLED BY M. Kobus

Comments re Appraiser's report not covered by above information:

The appraiser states there were no buildings I built the small pacurghouse in 1933, I consider that the valuation at 1062.50 is much below a fair value.

Comments This property is well located, close to Bruscomb station and on a main highway. The soil is very good. The land will cultivate well and the acreage is very well suited for a small farm and pasture. I rented this property from 1927 to 1941 at 120.00 per year. I believe that at the time of sale the property would be worth at least \$2300.00 at a fair market value.

SIGNATURE

BC - 658-P

Farm Appraisal Report

File No. J.L. 521

Land Description Lot 15 of Sec. 2, Blk. 3N., Rge. 7W., Map 963, N.W.D.

Containing 4.25 Acres

Owner's Name Fujinosuke TERANISHI Post Office Address R.R. 1, Steveston

Nearest Rail Point Branscomb Stn., B.C.E. Rly. Distance 1/2 mile

Market Town Vancouver 12 miles; New Westminster Distance 12 miles

Church (give denomination) All denominations Distance 1-3 miles

Nearest School Steveston Public School Distance 1/2 mile

State how property was identified: One corner post located, and map & road check.

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

Property fronts on No. 9 Road, paved.

Is this district a good one? Yes. Small holdings and large dairy farms.

Employment opportunity Fair, at Eburne and Marpole industrial plants, also
canneries and peat plants in season.

Predominating Nationality and religion: British Protestant

Describe Fencing and its condition: 52 chs of 3 B.W., poor. Value \$

Water supply: City water available, minimum \$24.00 a year at
\$2.00 a month. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	<u>NO BUILDINGS</u>						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Electric light available.

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:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

*232/2
3/5/48
M² Mc Jarvis*

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.25	level <i>H. 25 acres</i>	10" to 12" clay loam	clay	2.10 acs. in Logans Balance hay	\$250.00 per acre	1062.50
Area which can be cultivated without cost other than for breaking.						
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
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	

4.25 acres

Total value of Land \$ 1062.50

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 \$ 1062.50

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

Property leased for loganberry crop by C. Bradbury for \$60.00 for this year. 1.55 acs. bearing and there is .60 ac. 2nd year logans very much grown over with grass balance in hay, should be cut. No buildings on property.

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

Small fruit and poultry.

Noxious weeds: Some Canadian thistles, not bad.

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

Corporation of the Township of Richmond.

Land assessed at ~~\$ 1183.00~~ \$ 1186.00

Improvements at ~~1100.00~~ 100.00

\$29.74 ~~\$ 2283.00~~ \$ 1286.00

1942 Taxes ~~\$40.67.~~ Arrears: 1940 - ~~\$74.48~~

1941 - ~~71.50~~

Includes Dyke & Drainage charges.

Correction regarding error in appraised Report. L.B.

Date: 29th July, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 27th day of July 1942.

Inspector's Signature

"L. B. PLUMBLY"

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

Farm Appraisal Report

Remarks: This property well located situated on No. 9 Road. Has no buildings on it, there is a good crop of loganberries on the 1.55 acres, but the .60 ac. in 2nd year logans has been neglected and the logans are grown over with hay, but still could be saved. This patch of berries has not been put up on wire.

Mr. C. Bradbury has leased the logan. crop for \$60.00 for this year and he has kept the bearing plants cultivated.

(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.

Property subject to Dyke and Drainage Charges.

ORCHARDS, SMALL FRUITS, ETC.

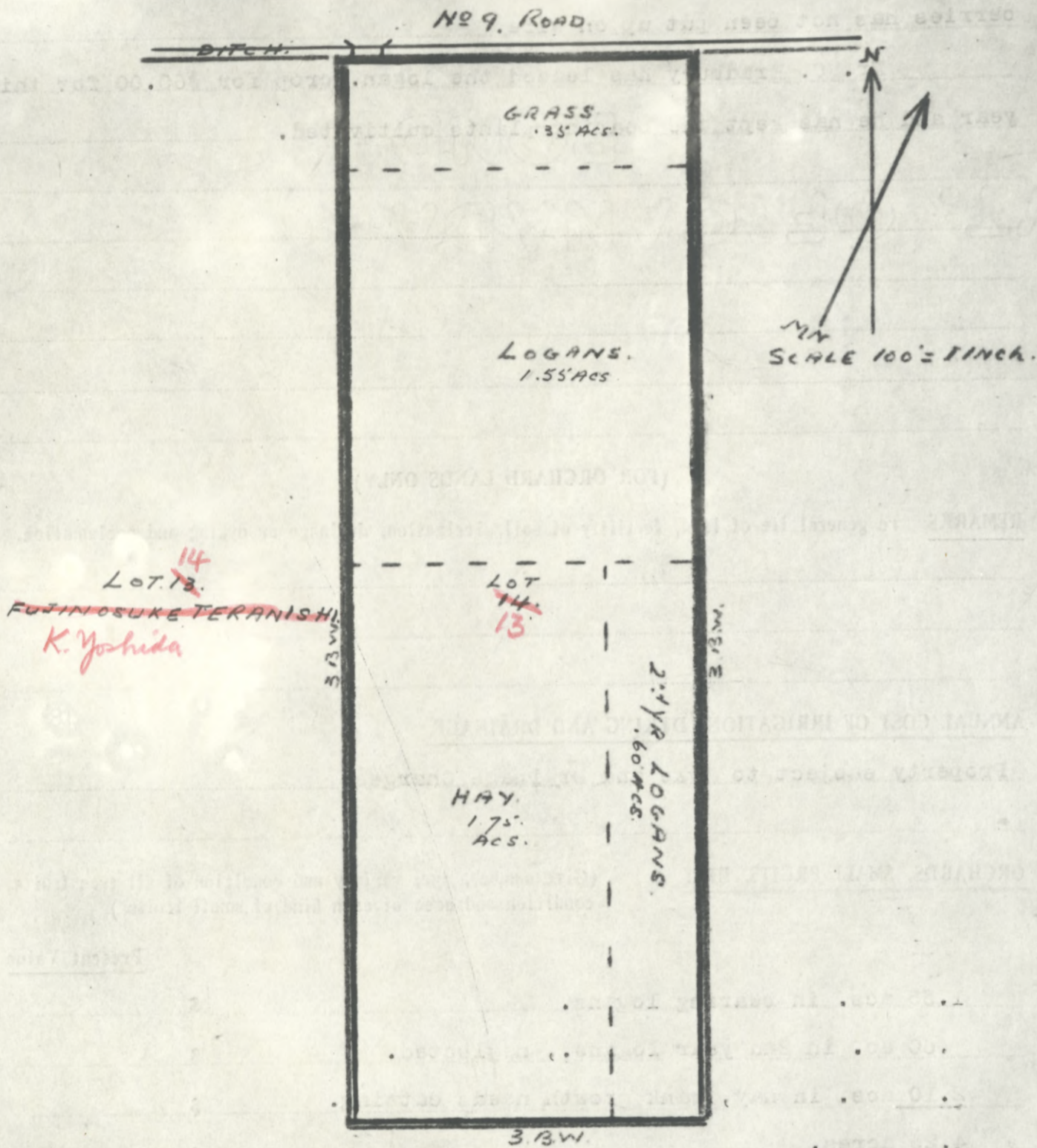
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	<u>Present Value</u>
1.55 acs. in bearing logans.	\$
.60 ac. in 2nd year logans., neglected.	\$
2.10 acs. in hay, rank growth needs cutting.	\$
4.25 acres.	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$

Diagram of Property

~~KAMEKICHI YOSHIDA~~ *F. Teramishi*
LOT ~~14~~ ¹³ of SEC 2, BLK. 3 N. Rge. 7 W. MAP. 963. N.W.D.
4.25 ACRES.



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 1000.....

Date 30th July, 19 42.

(SIGNED) I. T. Barnet
District Superintendent.