

<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
<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		
						% of Total	Amount			
<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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
							% of Total	Amount		
46	15	4.50	32.61%	92.33	30.10					34.60
TOTAL RECOMMENDATION										34.60

CASE NO: 337

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B.C.

June 9, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) KANE TERADA

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

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

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Grand Forks, B.C.

June 9, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) KANE TERADA

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. McINNES, Esq., appearing for the Dominion Government

A.E. COBUS, Esq., appearing for the Claimant.

L.A. DODD, Esq., Secretary to Grand Forks Sub-Commission

G.N.R. UPTON, Esq., Official Interpreter

G. HAMBLETON, Esq., Official Reporter

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M. Terada
In Chief

MR. COBUS: The claim of Mrs. Kane Terada, which is No. 130 on the Secretary's list. That will become Case No. 337, Mr. Secretary.

THE SECRETARY: Yes.

MR. COBUS: I am calling Mr. Terada.

MATSUJI TERADA, a witness called on behalf of the claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a claim form bearing the signature Kane Terada. Do you recognize the signature? A: Yes.

Q: Whose is it? A: That is my wife's signature.

Q: And you are here representing your wife with her consent and knowledge, is that correct?

A: Yes.

MR. COBUS: There are certain amendments to be made,
20 your honour. The amendment on the realty -- perhaps I should describe it as a building rather than realty -- is to \$500.00, credit to the Custodian, \$25.00, leaving \$475.00 as the claim for the building. With respect to the personal property, we have amended the list attached thereto and certain values, and now show a total claim for chattels of \$139.00, and credit the Custodian with \$15.00; a net claim for personal property of \$124.00.

30 Q: Witness, I produce to you a statement respecting

a certain building erected on the lands of the Canadian Collieries, (Dunsmuir) Limited at Cumberland, B.C. Did you instruct Mr. Leckie to prepare this statement and is that your signature? A: Yes.

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

A: Yes.

10 MR. COBUS: I ask leave to file the real estate statement, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Your honour, this claim with respect to this building which was known as and described on Exhibit 1 as House No. 116, No. 5 Japanese Town erected on Canadian Collieries (Dunsmuir) Limited land at Cumberland, B.C., is one of a number of similar claims, and it seems rather overdoing to if I should read into the record some similar facts. I would ask leave merely to refer to what I consider to be the more relevant information.

20 THE COMMISSIONER: Yes, I think that is sufficient.

MR. COBUS: The house was a five room bungalow which was built in 1928, the statement reads, at a cost of approximately \$900.00. A woodshed also was erected on the land at a cost of \$30.00, that also in 1928.

30 In the comments, there is this statement, or rather, this information, that up to the time that he was layed off from the company's employe

M. Terada
In Chief

he had paid ground rent of 50¢ per month. He says that a delegation of colliery employees who had been let out under the regulations affecting Japanese labour waited upon the company and, as a result, were informed that they could remain in occupation of their houses built on company land without paying further ground rent.

10 I think that is all I will read from that statement.

Q: Witness, I produce to you a statement concerning the personal chattels for which you are claiming. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

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

A: Yes.

20 MR. COBUS: I ask leave to file the personal chattels statement.

(STATEMENT MARKED EXHIBIT NO. 2)

30 MR. COBUS: Referring to Exhibit 2, your honour, the statement concerning personal chattels, the witness has listed by item and with full details all of the articles for which the claim is submitted. He says that the goods claimed were left at their home at 116 No. 5 Japanese Town Cumberland, B.C. The only comment he has to make concerns a stove. He says the back of the stove had not been burned out when they left

M. Terada
In Chief

the house. The stove was left in quite good condition. He says depreciation has been allowed on the articles claimed. He sets out that he has full knowledge of the facts set out with respect to these chattels and is representing his wife as to the claim submitted herein.

Your witness.

10 MR. McINNES: With respect to the personal chattels, your honour, it will be submitted that anything that was worth while in the place was shipped to the claimant at his request, that the rest of the goods left there were of no value, and I state specifically, for the information of my friend, that we have a report from the Provincial Police that the back of it was burned out and was valueless. Alternatively, it is submitted that such of the goods as were of any value were sold for their fair market value.

20 With respect to the claim for realty, which I understand is for a building only, this building was on the Canadian Collieries property, and the information I have in the file is that the Canadian Colliery people gave these people permission to put the buildings on their land, that is, the land of the Canadian Collieries; they paid a nominal ground rent of \$1.00 a year which in this case has not been paid for some years. The policy then had been formulated by the authorities preventing Japanese from working in the coal mines, but the colliery people allowed the

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M. Terada
Discussion

Japanese to continue in residence. However, when the government evacuated the Japanese, the colliery people acquired their property, and all they were willing to pay for the buildings was the salvage value of the lumber in them, and in this case that value was estimated at \$25.00. There wasn't anything the Custodian could do except accept the \$25.00 and that was remitted to the claimant.

10 I have no questions.

THE COMMISSIONER: That is all, thank you.

MR. McINNES: In this matter, your honour, there were two J.P. forms filed and will my friend admit that there is only one claim being made and that there is no other claim other than the one presented here?

MR. COBUS: That is conceded, your honour, or admitted.

MR. McINNES: I think I should have that on the record.

THE COMMISSIONER: Very well.

20 (Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.

Erastus Hambleton
G. Hambleton
Official Reporter

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

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

Abandoned Realty \$475 net claim
9/6/48 equal - Pers. Prop. 124 net claim
DEC - 2 1947

337

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

ACKNOWLEDGED

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

h

6669
L. Jones

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

(1) NAME TERADA KANE (Mrs.) (RCMP) Reg. No. 06100
(Print) Surname Given Name

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

(3) Present Address GREENWOOD, B.C.

(4) REAL ESTATE
(a) Street Address (if any) CUMBERLAND, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
My house was on the land owned by
Dunsmuir Coal Co. CUMBERLAND, B.C.

(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 - - - - - \$ 700.00
(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) - - - - - \$ 700.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 25.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 675.00

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation
In the house mentioned above
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House
(c) How stored or packed at time of evacuation
Packed

(over)

2ed

(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")

IN CUSTODIAN'S CARE

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

1.	<u>As in attached list</u>	Estimated Value \$ <u>431.00</u>
2.		Estimated Value \$
3.	<u>Custodian reported to me that</u>	Estimated Value \$
4.	<u>that those articles could not</u>	Estimated Value \$
5.	<u>be found in that house.</u>	Estimated Value \$
6.		Estimated Value \$
7.		Estimated Value \$
8.		Estimated Value \$
9.		Estimated Value \$
10.		Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$ 431.00

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) - - - - - \$ 1106.00

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

Greenwood, preferred; Nelson, if necessary

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, Kane. Derada. of the City
of Greenwood. in the Province 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 Greenwood)
in the Province of B.C.)
this 20 day of November)
A.D. 1947.)

Kane. Derada.

A Commissioner &c.

Mr. L. [Signature]

REGISTRAR COUNTY COURT

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.

PERSONAL PROPERTY

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

1.	War Savings Stamp.....	Est. Val.	\$ 4.00
2.	2 Suitcase with clothing.....	Est. Val.	50.00
3.	Handbag with clothing.....	Est. Val.	7.00
4.	Clothes Bag (two) with badding set....	Est. Val.	75.00
5.	Willow Clothes Trunk(boots,clothes)...	Est. Val.	30.00
6.	Cash.....	Value.....	50.00
7.	Sewing Machine(Cumberland Storage)...	Est. Val.	85.00
8.	Trunk(small)...(Cumberland Storage)...	Est. Val.	40.00
9.	Kitchen Untensils.....	Est. Val.	15.00
10.	4 Kichen Chairs.....	Est. Val.	5.00
11.	3 Beds.....	Est. Val.	70.00
			<u>451.00</u>

Mrs Kane Terada
(Claimant's Name)

REAL ESTATE
(Other than farm)

06100 -
Reg. No.

per Matsugi Terada (husband) (House on rented land)

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
House # 111 - no 5 Japanese Town erected on Canadian Collieries (Dunsmuir) lands at Cumberland	5 room bungalow	Frame (shingled on posts - shingle roof - cellar - slip laps (papered) made for flooring	dwelling		1928	built

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Employees residence	① erected house 16' x 5' 4" in 1928 - hired carpenter and bought materials - cost approx 900.00 ② erected goodshed 10' x 14' in 1928 - frame - hired carpenter and bought materials - cost approx 30.00		\$500.00	

Comments re upkeep of premises:
Repairs were done as required

EXHIBIT NO. 337-1
DATE 9 June 1948
FILLED BY claimant

Comments re Appraiser's report not covered above:

comment - we left the premises in good condition in Apr 1942 - I was an employee of the Colliery Company for about 27 years until about 3 years prior to evacuation when I was laid off by the contractor who was cutting posts for the company's mines. Up until this time we had paid ground rent at 50¢ per month - a delegation of Colliery employees who had been let out under the regulations affecting Japanese labor, waited upon the Company and in the result were informed that they could remain in occupation of their houses built on the company's land without paying further ground rent. My family and I continued to occupy our house on this basis. Some years before being let out of working for the Company, we had agreed about buying the land on which our house was erected but the Company refused to sell to us. My wife received just 25.00 from the Custodian for her house which we were informed was a salvage value allowed by the Matsugi Terada Company. I believe that at this time (Aug 1943) the house, together with its worth at least \$500.00 - I have full knowledge of the facts set out herein and am representing my wife as to this claim.

SIGNATURE

Mrs Kare Terada

(Claimant's Name)

per M Terada (husband)

PERSONAL CHATTELS

EXHIBIT No. 337-2
DATE 9 June 1948
FILLED BY claimant

06100
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
4 kitchen chairs -	1938	new	6.00	good	4.00
3 double steel beds - (complete)	1938	new	105.00	good	70.00
1 kitchen range (McClary)	1938	new	110.00	quite good	50.00
Kitchenware - (utensils and chinaware) consisting of dishes, bowls, cups and saucers, glasses, pans and pans, cutlery etc		new	30.00	good	15.00
Total claim -					<u>\$ 139.00</u>

Description of Storage of Goods: The goods claimed were left in our home # 116 No 5 Jap-
anese Town, Cumberland BC

General Statement as to Chattels not Described above: none claimed except as listed above

Additional Comments, if any: The back of the stove had not been burned out when we left the
house. The stove was left in ^{quite} good condition. ~~has been~~ Depreciation has
been allowed on articles claimed. I have full knowledge of the
facts set out in these chattels and am representing Matsuyi Terada
my wife as to this claim.

SIGNATURE