Name of Claimant TERASHITA, Tekuzo Case 340

Custodian File 1584

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
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	
		500	50	25.00 4.17							79.17

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	
		600		171.00			SPECIAL	40.00 171.00

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	

TOTAL RECOMMENDATION	290.17

CASE NO: 340

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B.C.

June 9, 1948

IN THE MATTER OF THE CLAIM OF

TOKUZO TERASHITA

PROCEEDINGS AT HEARING

Original

CASE NO: 340

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)

10 Grand Forks, B.C.

June 9, 1948

IN THE MATTER OF THE CLAIM OF

TOKUZO TERASHITA

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

30

MR. COBUS: The claim, your honour, of Tokuzo Terashita. I am calling Mrs. Terashita.

THE COMMISSIONER: Very well.

(MRS) TEI TERASHITA, a witness called on behalf of the claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: I would ask leave, your honour, to amend the personal property section of the claim which is for a boat. The claim is for a one third interest in a certain parcel of land in the Nanaimo District, and he values his one third at $700.00; that remains as is, and the credit to the Custodian, one third, being $500.00, so the net claim, $200.00 remains as is on the claim. With respect to the fishing boat, the estimated value of the boat remains at $1300.00, but the credit to the Custodian becomes $600.00, leaving a net claim of $700.00.

THE COMMISSIONER: Amendment allowed.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a claim form in the name of Mr. Tokuzo Terashita which bears what appears to be the mark of T. Terashita. Do you know whether that is the mark of your husband, Tokuzo Terashita? A: It is his mark.

Q: And you are here representing your husband in the matter of this claim, are you?

A: Yes.

Q: Where is your husband, Mrs. Terashita?

A: He is in Greenwood.

Q: He is at Greenwood. I am given to understand that he is blind, is that correct?

A: Yes.

Q: For how long has he been blind?

A: From the autumn after the year we were evacuated.

Q: Now, witness, I produce to you a statement concerning the real estate for which your husband has submitted a claim and it bears a signature in Japanese. Did you instruct Mr. Leckie to prepare this statement and is that your signature?

A: Yes.

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

A: Yes.

Q: Has your husband had an opportunity to have this statement read to him? A: Yes.

Q: And he concurred in the information contained thereon, did he? A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Your honour, this case is related to a case which was heard at the present sittings on May 25th, the claim of, if my memory serves me correctly, Mrs. R. Hamanishi. I don't happen to have the case number. Mrs. Hamanishi and Tokuzo Terashita and one Atagi owned this real estate jointly, and the statement which has been

filed as exhibit 1 is this witness' statement with respect to her one third interest in that property. Therefore, there seems to be no necessity for reading it into the record. I might explain that the third owner, Atagi, is presently in Japan.

THE SECRETARY: Mrs. Shigezo Hamanishi is Case No. 269.

MR. COBUS: Thank you, Mr. Secretary.

10 I am wondering, your honour, if the same exhibits that related to the real estate in Case 269 might be read into this case.

THE COMMISSIONER: Have you any objection to that, Mr. McInnes?

MR. McINNES: No, I have no objection.

THE COMMISSIONER: That will be allowed.

MR. COBUS: Q: Witness, I produce to you a copy of a deed of land from one John J. Banfield dated April 19th, 1929 to Shigazo Hamanishi, Tokuzo

20 Terashita and Ishimatsu Atagi concerning the transfer of lots 1 and 2, Block 113, Nanaimo District, Map or Plan No. 366, and which appears to be executed by one John J. Banfield. Of your knowledge, do you know whether this is the deed of land which represents the transfer from Banfield to these three individuals, one of whom is your husband? A: Yes.

Q: And the consideration which is shown for this transfer is $1050.00. Do you know whether that

30 was the consideration for the transfer?

A: There is no mistake, it was $1050.00.

MR. COBUS: I would ask leave, your honour, to file that deed.

(DEED MARKED EXHIBIT NO. 2)

MR. COBUS: Q: Now, witness, I produce to you a statement concerning the vessel for which your husband has submitted a claim. It bears a signature in Japanese. 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.

Q: Has this statement been read over to your husband?

A: Yes.

Q: Does he concur in the contents of it?

A: Yes.

MR. COBUS: I would ask leave to file the statement concerning the vessel, your honour.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: The vessel for which the claim is being made was a codfisher under the name of "Kosuga," a 38 foot six inch by hine foot one inch, the statement doesn't indicate the depth. The registration number of the boat is Nan 141531. It was purchased in 1919 new for $1250.00 for the hull complete only. The maintenance work that was done on it was annual scaping and painting. Its condition when surrendered to the Navy, the statement goes on, was good, and the value

of the vessel is estimated at $1300.00. The engine was a Vivian gas two cylinder 16 H.P. engine purchased in '32 for $1400.00. The cost of installation was $50.00. With respect to gear, the witness says that the boat was equipped with all necessary gear after purchase, and lists anchor and chain, compass, etc, and these were there when surrendered to the Navy at Nanaimo in December, 1941. The witness says that the
10 boat was complete and in good condition when delivered to the Navy, and any missing gear when it came into the Custodian's hands would be their responsibility. She considers that the market value of $670.00 estimated by John Gould in August, 1942, and the sale by the Custodian in January of '43 was much below a fair market value. She believes the vessel would be worth, when sold, at least $1300.00. She adds that she is representing her husband in connection with
20 the claim and is aware of all the facts relating to the vessel.

Would my learned friend produce the appraisal of John Gould, and the memo from the Royal Canadian Navy.

(Handed to Mr. Cobus)

MR. COBUS: Your honour, I have had produced a survey report from John Gould made the -- it is dated simply August, 1942 at Vancouver, B.C. concerning the vessel "Kosuga". The valuation shown
30 on the survey report is $600.00, the estimated

market value, $670.00. In addition to that, I have a carbon copy of a memo signed -- or I would gather it was originally signed by one J.M. Murphy, Commanding Engineer, R.C.N.R., Naval Surveyor. It is dated August 1st, 1942 and it reads: "This boat was surveyed at New Westminster in the presence of Mr. Gould, of the Custodian's office. Missing inventory noted: 1 steering wheel, 1 battery, 1 anchor and line, 1 compass. The engine is complete. The hull is good." I would ask to have the memo of Murphy and the appraisal by John Gould filed as one exhibit on behalf of the Crown.

(DOCUMENTS MARKED EXHIBIT NO. 4)

MR. COBUS: I have had produced from the Custodian's file the summary taken from the vessels records which indicates the selling price of $600.00 and supervision costs of $109.48, leaving a balance of $490.52. The JFVDC valuation is shown as $690.00.

(SUMMARY MARKED EXHIBIT NO. 5)

MR. COBUS: I believe there is a letter in the Custodian's file dated August 6, 1943 from the Custodian to the claimant. It would be a carbon copy. I wonder if my learned friend would produce it?

MR. McINNES: Well, I am producing a letter dated August 6, '43 to this man from H. Matheson, Specified Articles Department of the Custodian's office.

MR. COBUS: I would ask leave to file that copy, your

honour, on behalf of the Crown.

(LETTER MARKED EXHIBIT NO. 6)

MR. COBUS: Your witness.

MR. McINNES: It will be submitted, your honour, with respect to the real estate, that the same was sold for its fair market value and above the appraised value. It will be further submitted that this claimant received his fair share or, alternatively, more than his fair share of the proceeds. According to my instructions, each of the three claimants had erected their own house, and his was the least valuable of any of the three houses erected, and yet he shared to the extent of a full third.

As far as the vessel is concerned, it is submitted that the same was sold for its fair market value and at the appraised value of Mr. Gould.

CROSS EXAMINATION BY MR. McINNES:

Q: Witness, I understand you lived at 1136, is that right, this house that you are claiming for?

A: Yes.

Q: And another one of the claimants lived at 1140? A: Yes.

Q: And the other at 1140 to 1150, is that right?

A: Yes.

Q: And each of the parties built their own house?

A: Yes.

Q: Although the three claimants owned the real estate between them, each erected his own house

at the different numbers I have referred to?

A: Yes.

Q: And I take it you agree that the house your husband erected was by far the poorest of the three?

A: They were all the same.

Q: Well, I am instructed that the one in which you lived was considerably less in value than either of the other two. A: I think they were all the same.

10 Q: Very well. At least, you did receive your full one third interest of the proceeds of the sale.

A: Yes.

Q: Now, leaving the house and going to the vessel for a moment, were you ever on this boat?

A: I am a woman and so I don't go on fishing boats.

Q: You don't know very much about the boat.

A: I put down in the claim what I was told by my husband.

Q: Yes. You, yourself, never sailed on the boat and

20 went out fishing in it. A: No, I did not.

MR. McINNES: Well, I don't think any good purpose is served in asking any further questions. That is all.

MR. COBUS: I don't know, your honour, whether I should make any comment on the fact, but on file there is a deed of land showing three individuals as co-owners of the lots in question, and I think there is no good purpose in pursuing that.

THE COMMISSIONER: Yes, I think that is quite clear.

30 MR. COBUS: With respect to the boat statement, your

honour, I have a witness, Saeji Homma, whom I would like to call and who is familiar with this vessel.

THE COMMISSIONER: Very well. You are finished with this witness, are you?

MR. COBUS: Yes, your honour.

(Witness aside)

SAEJI HOMMA, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

10

DIRECT EXAMINATION BY MR. COBUS:

Q: Mr. Homma, I produce to you a statement which is marked Exhibit 3 in this claim, concerning the vessel "Kosuga", registered No. Nanaimo 141531 and owned by one Tokuzo Terashita. Do you know this vessel? A: Yes, I do.

Q: Do you know the owner of the vessel, Tokuzo Terashita? A: Yes, I do.

20

Q: Were you present at the time when the statement which I produce to you now was read over to Tokuzo Terashita? A: I read this statement over and explained it to him to the best of my ability.

Q: And Mr. Terashita concurred in the details?

A: Yes.

Q: Now, with respect to the type of boat. You know it is a codfisher? A: Yes.

30 Q: Do you know anything about the gas engine which

the claimant or the witness has stated was purchased in 1932? A: Well, I don't know when the engine was bought, or anything, but I know the boat well because my uncle and I had a fishing camp next to where Mr. Terashita lived and I worked for my uncle for seven months at Nanaimo as a fish buyer and I was in constant contact with Mr. Terashita. I know the boat well.

Q: You have been on the boat? A: Yes, I have been on the boat.

Q: And have you ever been on the boat whilst it was operating? A: Yes.

Q: Yes. And in your opinion, what was the condition of the boat? A: I thought the boat was one of the best boats around there.

MR. COBUS: Your witness.

MR. McINNES: Q: Perhaps this man isn't claiming enough for the boat, is that your opinion?

A: Maybe he isn't.

Q: Do you think he is claiming all it is worth?

A: I think it is the fair market value.

Q: When did you last sail on this boat?

A: 1940 -- No, I seen the boat in 1941 -- 1940.

Q: 1940? A: Yes.

Q: That is the last time you saw it?

A: 1941 was the last time I seen it.

Q: The last time you were on it was 1940?

A: Yes.

Q: That is about two years before it was taken over.

A: I think the Navy took his boat in December, 1941.

Q: I take it you were just on the boat dealing with the question of fish?

A: Yes. Well -- yes, yes.

Q: Did you ever make any regular fishing trip with this man Terashita? A: Well, I was on the fishing grounds constantly and I was in constant touch, I used to see him every day.

Q: Well, you, at any rate, agree that it was quite an old boat, do you? A: Well, it didn't
10 look old to me because it was well kept up.

Q: It was supposed to have been purchased in 1919.

A: But if boats are well kept up you can't tell the age by looking at it.

Q: You can't tell the condition of a boat from looking at it? A: You can after it is in drydock, yes.

Q: Did you see this boat in drydock or in the water?

A: Yes, I have seen it in drydock, too.

Q: When did you see it in drydock? A: It was
20 before codfishing in 1940.

Q: What was the occasion under which you saw it in drydock? A: He was copper painting and scraping the boat before the codfishing season.

Q: Was it any part of your job to inspect the boat?

A: It wasn't, but at that time I was painting my own boat.

Q: Yes. Did you have a fishing boat of your own?

A: My uncle's boat, which I was in company with.

30 MR. McINNES: That is all.

THE COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

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

10

M.M. Colquhoun

M.M. Colquhoun
Sub-Commissioner

20

30

Amended - Vessell - $700.00 Nett claim
9/6/48

DEC - 2 1947

340

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

1584 & Zonko

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

(1) NAME Terashita (Print) Surname Tokuzo (Mr.) Given Name (RCMP) Reg. No. 07953

(2) Pre-Evacuation Address 1136 Stewart Ave., Nanaimo, B.C.

(3) Present Address Box 523, GREENWOOD, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 1136 Stewart Ave., NANAIMO, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 1 and 2 Block 113, Newcastle townsite
Section 1 Nanaimo Dis. Plan 366

(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.) Joint owner, with Messrs. Ishimatsu Atagi and Shigezo Hamanishi

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - - $
(ii) Buildings and Land 1/3 of Val. - - - $ 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 1/3 $ 500.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 200.00

(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")

IN CUSTODIAN'S CARE

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

1.	Fishing Gas Boat "Kasuga"	Estimated Value $
2.	Vivian Gas, 38'x6'x9' HP 16	Estimated Value $
3.	With Fishing Gears	Estimated Value $ 1300.00
4.		Estimated Value $
5.	Received from Custodian $490.52	Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 809.48

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) - $ 1009.48

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

Greenwood, preferred; Nelson, if necessary

(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)
Province of B. C.)
TO WIT:)

I, Tokuzo Terashita of the City
of Greenwood 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 Greenwood)
in the Province of B. C.)
this 20th day of November)
A.D. 1947. after having been first)
read over and explained.

his
T. X Terashita
mark

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.

R A Dodd

Notary Public in & for the Province of
British Columbia, Canada.

T Terachita
(Claimant's Name)
per Mrs Tei Terachita - (his wife)

REAL ESTATE
(Other than farm)

EXHIBIT No. 340-1
DATE 9 June 1948
FILLED BY claimant

-07953-
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
1130-1136-1140-1150 Stewart Ave, Nanaimo Townsite B.C. - land + 4 buildings	- the skeleton of #1140 was erected on the lands when purchased - no other improvements		dwellings -	110' on Dunsmuir Ave 125' waterfrontage	about 1929	Apl 19

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Residential district on waterfront	$1050.00	(1) Erected #1136 - 4 room cottage - this was moved on to the property in 1930 - frame on posts - no cellar - shingle roof - ship lap (papered) inside - fir floors. (2) Erected #1130 - 3 room cottage - this was moved on to the property in 1933 - frame on posts - shingle roof - no cellar - ship lap (papered) inside - fir floors. (3) Erected #S 1140 and 1150 (one from original skeleton) in 1929 - apartment houses; each unit 4 rooms on one floor; frame siding on posts - no cellar - ship-lap papered inside - fir floors. Hired labour (some avon) and bought materials - cost about $700.00	$2100.00 / 1/3 int = $700.00

Comments re upkeep of premises:
General repairs done as required.

Comments re Appraiser's report not covered above:
House #1136 was all shingled when we left the property and the floors were in good condition; also roof. House was in quite good condition and piling in good shape. Piling was renewed from time to time as this house was on the water. — House #1130 was also in quite good condition when evacuation occurred. House #S 1140 & 1150 were also in good condition. I believe the valuation at $1425.00 to be below a fair value for this property.
Comment: my husband Tokuzo Terachita held an undivided 1/3 interest in this property with Ichimatsue Atage (now in Japan) and Shizezo Hamanishi. Mrs Kiyo Hamanishi is making claim for her late husband's 1/3 interest. The Custodian rented these properties and accounted for rent collections but I do not know the actual monthly receipt he obtained as proceeds from rentals were forwarded in block sums. I believe that when sold by the Custodian in Aug 1944 for $1500.00 that this property would be worth at least the sum of $2100.00 and that my husband's 1/3 interest therein would be worth $700.00. I am unable to estimate the cost of houses #S 1136 & 1130 which were moved on to the property. I have full knowledge of the facts stated herein and am representing my husband, who is incapacitated by blindness, as to the claim.

SIGNATURE

Form No. 22. Deed of Land (Conveyance). Victoria Ptg. & Pub. Co., 521 Yates St., Victoria, B. C.

EXHIBIT No. 340-2
DATE 9 June 1948
FILLED BY claimant

This Indenture,

made the Nineteenth day of April in the year of Our Lord one thousand nine hundred and twenty-nine in pursuance of the "Short Form of Deeds Act,"

Between JOHN J. BANFIELD, of 327 Seymour Street in the City of Vancouver, Province of British Columbia, Broker.

(hereinafter called "the said Grantor") of the one part

And SHIGAZO HAMANISHI, TOKUZO TERASHITA, and ISHIMATSU ATAGI, of Nanaimo District in the Province of British Columbia, Fishermen.

(hereinafter called "the said Grantee") of the other part

Witnesseth, that in consideration of the sum of ONE THOUSAND and FIFTY ..... Dollars ($1050.00) of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor **Doth Grant** unto the said Grantee, his heirs and assigns FOREVER:

All and Singular that certain parcel or tract of land and premises situate, lying and being in the District of Nanaimo, Province of British Columbia, and more particularly known and described as: Lots One (1) and Two (2) in Block 113, Nanaimo District, according to the registered map or plan deposited at the Land Registry Office, Victoria, B. C. and numbered 366.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of him the said Grantor in, to, or upon the said premises.

To Have and to Hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever:

Subject Nevertheless to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown.

Subject also to the reservations, limitations, provisoes, and conditions expressed in the grant from the E. & N. Railway.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor and the said Grantee shall have quiet possession of the said lands, free from all incumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor **Releases** to the said Grantee **All His Claims** upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Grantor the said covenants, provisoes, conditions and agreements shall be construed and held to be several as well as joint.

In Witness Whereof the said parties hereto have hereunto set their hands and seals

Signed, Sealed and Delivered
in the presence of

John William Prescott
603 Hastings St. W.
Vancouver, B.C.

John J. Banfield

Affidavit for Witness

To Wit:

I, ..., of the .....

of ....., in the Province of British Columbia, make oath and say:—

1. I was personally present and did see the within instrument duly signed and executed by

.....

the part thereto, for the purposes named therein.

2. The said instrument was executed at .....

3. I know the said part , and that ..... of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver

in the Province of British Columbia, this 22

day of April, 1929

J W Prescott

John J Banfield

For Maker of a Deed

I HEREBY CERTIFY that, on the 22nd day of April, 1929,

at the City of Vancouver, in the Province

of British Columbia

JOHN J. BANFIELD [~~whose identity has been~~

~~proved by the evidence on oath of~~

who is] personally known to me, appeared before me and acknowledged to me that he is

the person mentioned in the annexed instrument as the maker thereof, and whose name

he has subscribed thereto as party, that he knows the contents thereof, and that

he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at

Vancouver, this 22nd day of

April, in the year of our Lord one thousand nine hundred

and twenty-nine.

J W Prescott

A Notary Public in and for the Province of British Columbia

JWP

JWP.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Dated April 19th, 1929

FROM

JOHN J. BANFIELD

TO

SHIGAZO HAMANISHI
TOKUZO TERASHITA
and
ISHIMATSU ATAGI

DEED OF LAND

(CONVEYANCE)

DESCRIPTION

Lots 1 and 2
Block 113
Nanaimo District
Map or Plan No. 366.

Rudd, Mitchell & Co.

Nanaimo, B. C.

Victoria Ptg. & Pub. Co., 521 Yates St., Victoria, B.C.

T Terachita
(Claimant's Name)
per Mrs. Tei Terachita (his wife)

PERSONAL PROPERTY
(Fishing vessels, gear and equipment)

07953
Reg. No.

NETS:

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimateded value at Evacuation

EXHIBIT No. 340-3
DATE 9 June 1948
FILLED BY Claimant

VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom left	Estimated Value
"Kosuga" 36'6 X 9'1 X	NAN-141,531	~~Trawler~~ Cod fisher	1919	new	$1250.00 (hull com plete only)	scraped and painted twice a year	Surrendered good	Navy	$1300.00

Improvements to Vessel since date of purchase:	Type	Date	Cost
new gas engine	Vivian gas 2 cyl-16 H P	1939	1400.00 (engine) 50.00 (installation)

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation

Boat was equipped with all necessary gear after purchase, anchor + chain, compass etc. When surrendered to the navy the vessel was complete as to equipment and gear

Arrangements made for storage when evacuated: turned over to navy at Nanaimo in Dec 1941

Additional Comments, if any: The boat was complete and in good condition when delivered to the navy and any missing gear when it came into the custodian's hands would be their responsibility. I consider that the market value of $670 estimated by John Gundy in Aug 1942 and the sale by the Custodian in Jan 1943 was much below a fair market value. I believe the vessel would be worth when sold at least $1300.00. I am supporting my husband in connection with the claim and am aware of all facts relating to this vessel

T T T

SIGNATURE

Japanese Fishing Vessels Disposal Committee

340 - 4

9 June 1948

Crown

"KOSUGA" N. 018-B

August 1, 1942

This boat was surveyed at New Westminster in the presence of Mr Gould, of the Custodian's office. Missing inventory noted:

1 Steering Wheel 1 Anchor & Line 1 Compass
1 Battery

The engine is complete. The hull is good.

JMM/FM

J.M.MURPHY
Com. Engineer, R.C.N.R.,
Naval Surveyor

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

September 2nd 1948

J. M. Murphy

340 - 4

9 June 1948

Crown

JOHN GOULD

Marine Surveyor and Appraiser
VANCOUVER, B. C.

No. 13.A

"Kosuga"

SURVEY REPORT

TO WHOM IT MAY CONCERN:

Name	"Kosuga"		
Official No.	N.O. 18 B.	Type	Troller.
Owner	Takuzo Terashita.		
Dimensions	L 38.6 ft. B. 9.1 ft D. 4.2 ft		
Engines	Gasoline.	Vivian.	
Horsepower	16 B.H.P.		
Fuel	Gasoline.		
Tank Capacity	80 Gallons.		
Pumps	On House. side		
Lighting	Electric	Drive	Off main engine.
Anchors	None.		
Chains	None.	Rope	None.
Compass	None.		
Stoves	1 in After Cabin.		
Fire Extinguishers	None		
Valuation	Six Hundred ($600.00) dollars.		
Estimated Market Value	Six Hundred seventy ($670.00) dollars.		

"John Gould"
Marine Surveyor

August 1942
Vancouver, B. C.

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

September 2nd 1948 C. M. Loder

340 - 5

9 June 1948

Crown

SUMMARY TAKEN FROM VESSELS RECORDS

Date: August 25, 1944

Name: TERASHITA Tokuzo Reg No. 07953 File: 1584

Boat File No: CUSTODIAN 1584

Name of Vessel: "Kosuga" 38.6' x 9.1' x 4.2' (1919) Vivian 16 HP (1932)

Lic. or Reg No.: Nanaimo 141,531

Naval No: N. 018-B

Owner's Valuation: $1,900.00

JFVDC Valuation: 690.00 Survey #505 NW

Custodian Valuation: 600.00

Date of Sale: January 25, 1943

Purchaser: F.Orland & J. Donovan

Signature on Sales Papers: Custodian

Selling Price: $600.00

Paid to Custodian: 600.00

Supervision Costs: 109.48

Balance due Owner: 490.52

Paid to; Cr. Account of Tokuzo TERASHITA

Location of Boat at Sale: Coal Harbour (ex New Westminster)

Claims against Canadian Govt: None

Additional Information: "F.Matheson"
Oct 31/46

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

September 3rd 1948

C. M. M. Scales

340 - 6

9 June 1948

Crown

1584

August 6, 1943

Mr Tokuzo TERASHITA,
Registration No. 07953,
Greenwood, B.C.

Dear Sir:

Re: M.V. "Kosuga" Reg No.141531

This is to advise you of the sale of the above indicated vessel for the total sum of $600.00, which was the value placed on her by an experienced and independent marine surveyor.

No commission or administration costs are charged on these vessels. Deductions, however, are made to cover such expenses as, fire insurance, wharfage, wages of watchmen, expert valuation etc. These expenses, in the case of the "Kosuga" amounted to $109.48.

The balance of $490.52 has been placed to your credit in our trust account.

Yours very truly,

F.Matheson
Specified Articles Department.

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

September 3rd 1948

C. M. Sanders

December 30th 1947.

Mr. F. G. Shears,
Custodian of Enemy Property,
675 West Hastings St.,
Vancouver, B.C.

Dear Mr.Shears,

We enclose herewith letter received today from Mr. T. Terashita, of Greenwood, requesting a statement of his account, which he has lost. We presume you will be in a position to send him a duplicate as requested.

Yours truly,

SECRETARY

Enc.