

Name of Claimant TERAMURA, Kise
 " " Chozo

Case 900

Custodian File 3663 & 4231

<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
					300.00		406.72			406.72
<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 CHATELS</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			
			46%	160.00		73.60				73.60
TOTAL RECOMMENDATION										480.32

CASE NO: 900

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 14th, 1948.

IN THE MATTER OF THE CLAIM OF:

CHOZO TERAMURA

and

KISE TERAMURA

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

¹⁰
(THE HONOURABLE MR. JUSTICE A.G. BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 14th, 1948.

IN THE MATTER OF THE CLAIM OF

CHOZO TERAMURA

and

KISE TERAMURA

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PROCEEDINGS AT HEARING

APPEARANCES:

F.M.FERG, Esq., Appearing for the
 Dominion Government.

S.M.CHERNIAK, Esq., Appearing for the
 Claimant.

- - - -

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

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MARK H. PEARCE, Esq., Official Reporter.

C. Teramura
In Chief.

CHOZO TERAMURA, the Claimant herein, being
first duly sworn, testified as follows:-

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Teramura, I understand that the property for
which you are claiming is owned jointly by your-
self and your wife? A Yes.

Q And do you have your wife's authority to present
the claim on her behalf as well as your own?

A Yes.

10 Q I show you two typewritten statements, were these
prepared in accordance with your instructions?

A Yes.

Q And are these your signatures?

A Yes.

Q And do you swear the contents of these two state-
ments to be true to the best of your knowledge and
recollection? A Yes.

MR. CHERNIAK: Your Honour, I file as Exhibits 1 and
2 respectively, the Real Estate Statement and
the Personal Chattel Statement.

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(REAL ESTATE STATEMENT, EXHIBIT 1.)

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

MR. CHERNIAK: And on behalf of my learned friend
I will file the S.S.B. Appraisal as Exhibit 3 and
the Custodian 's Analysis as Exhibit 4.

(S.S.B APPRAISAL, EXHIBIT 3.)

(ANALYSIS, EXHIBIT 4.)

MR. CHERNIAK: From Exhibit 1, Your Honour will note
that this property which consists of 5 acres now,
was purchased in 1937 along with 5 acres more of

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S. Teramura
In Chief.

land, making a total of 10 acres from H. Menzies
- and James Blackhall, in 1937 for \$775.00. I
have on file and I am showing to my learned
friend an agreement of sale, dated October
19th, 1937, signed by Menzies and Blackhall and
Mr and Mrs. Teramura affecting the property
in question for \$775.00. There is an explanation
in Exhibit 1, Your Honour to the effect that in
November, 1942, that was after evacuation, there
10 was still about half of the purchase price due
to Menzies and a settlement was made whereby
the Claimant quickly claimed five acres and re-
ceived clear ownership, clear title to the five
acres for which he is now claiming. Of these
five acres he sets out that three acres were un-
cleared, two acres were cleared and partially
in crop. He sets out that the approximate cost
of clearing these two acres was about \$175.00
each, per acre. He sets out further that he
20 constructed about 200 feet of cedar covered
ditching; planted about 10 apple trees and dug
one well, 12 feet deep and constructed about 228
feet of barbed wire fencing. He then sets out
the buildings on the property. The house was
built in 1937 when he purchased the property and
then there are the other buildings which were
built more recently and he estimates the total
cost of these buildings at \$725.00 and he indicates
that the buildings were much newer than as shown
30 by the appraiser and he believes that the appraiser

C.Teramura.
In Chief.

has greatly undervalued the land and buildings. In 1937 he bought the uncleared land at \$75.00 per acre and when he left in 1942 uncleared land immediately east of them and the same type as theirs was sold by Menzies at \$100.00 per acre. This will be a matter of cross-examination of Menzies at the adjourned hearing. And then he gives the information about the quick claim on the five acres of land and he doesn't know how much Menzies received on the re-sale. That is another matter for cross-examination. He contends that the fair market value of the land and the buildings was a minimum of \$1,100.00. Turning now to the S.S.B.Appraisal, at this time it became the V.L.A. It is a remarkable document and I would like to bring it to Your Honour's attention. This document was completed at the beginning of 1944, that would be in January, 1944, but the appraisal itself was made in November of 1943. The location of the property, according to Exhibit 3 is a quarter of a mile from Pitt Meadows in a desirable community with access to a main road which is good all the year around, gravel and hard surface. Electric service is available and there is an ample supply of good water. There is a C.P.R.Fence on the North and 3 good barbed wire on the South, South line belongs to property. There is the mention of fruit trees, the same kind as set out by the Claimant. Breaking, the cost of breaking or clearing is estimated at a minimum

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C. Teramura.
In Chief.

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of \$150.00 per acre. The buildings are then itemized and your Honour will note that most of the buildings are estimated by the appraiser as having been some 12 years old, whereas the evidence before Your Honour is that the land was not even purchased until 1937, and the total value of the buildings is estimated at \$230.00, but only \$120.00 is subsequently added to the value of the land. Page 4 of the appraisal gives the information that on recent sales of property in the vicinity, 1.85 acres sold for \$650.00 in March, 1943. Improvements were taxed at \$250.00 then there is the comment that this is no guide at all. We have yet to find out what the appraiser means by that. The assessment on this land Your Honour will note on page 3 of this Exhibit sets out that the land was \$550.00 and the buildings \$400.00, or a total assessment of \$950.00. The total appraisal - and this is interesting - he gives his information as to the value of the property as \$316.25. A committee consisting of three people then consider this report give their opinion of the sound value of the property, under present conditions as \$400.00 and then recommend that the property be purchased within the following price range of \$400.00 to \$500.00 and at the foot of the page we note the conclusion of the District Superintendent, or decision of the District Superintendent, that the property was to be bought for \$300.00 and that was the sale price. A document

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C.Teramura.
In Chief.

of this nature is of great importance not only to this case but to all cases in the sale of land to the V.L.A. Turning now to the Claim for personal chattels. Your Honour will note that the claim has been made for \$170.00. Of this sum there was a claim of \$10.00 for some unused lumber. This was never reported and never inventoried and we are therefore withdrawing the claim for that \$10.00, leaving the total claim for personal property at \$160.00. Apparently none of this has been disposed of by the Custodian and the explanation in Exhibit 4 states that these goods were not accounted for, theft, etc. The Claimant in Exhibit 2 itemizes his claim. He gives the information as to date of purchase and the price paid for the two stoves for which he claims \$50.00 and then itemizes, in part, his claim for \$50.00 for furniture and kitchen ware, showing detailed items which total some \$61.00 in value according to the Claimant's estimation. However, he made a round sum claim of \$50.00. He has a spraying machine, \$30.00 and then indicates his farm tools. In this case Your Honour will note that he estimated his farm tools at \$30.00, but when we come to add up the total of the various tools that he himself remembers and estimates, the total comes to the sum of \$42.00, actually the claim has already been made for \$30.00. Thank you Your Honour.

MR. FERG: It is submitted that this property sold for its fair market value and that the personal

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C. Teramura.
Cr. Exam.

property, the prices claimed for personal property is excessive and unreasonable.

CROSS-EXAMINED BY MR. FERG:

Q Mr. Teramura, you didn't have an independent valuation made of this property at any time?

A It was my own estimate.

Q And did you ever have an offer for the sale of this property? A No.

10 Q With regard to your chattels, did you value those at the time of evacuation or at any time since; have you had an independent valuation made of your chattels? A Those were my own idea and price

Q Did you purchase these things yourself or did your wife have anything to do with them?

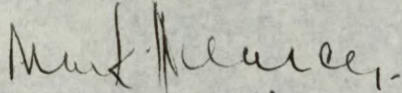
A Both my wife and myself purchased these things together.

Q Was your wife always present when you made the purchase? A Yes.

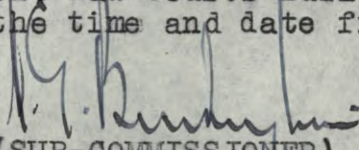
20 MR. FERG: That is all, Your Honour.

(PROCEEDINGS ADJOURNED SINE DIE.)

Certified to be a true and accurate transcript.


(MARK H. PEARCE)
OFFICIAL REPORTER

I, the undersigned Sub-Commissioner hereby certify that the foregoing 7 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building Winnipeg, Manitoba, at the time and date first above mentioned.


(SUB-COMMISSIONER)

Case 900 CW pg.

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
B2

Teramura

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

- (1) NAME Teramura Chozo (Joint owner with wife) (RCMP) Reg. No. 14246
(Print) Surname Given Name
- (2) Pre-Evacuation Address Pitt Meadows Post Office, Pitt Meadows, B. C.
- (3) Present Address R. R. #1 Headingly, Manitoba.
- (4) REAL ESTATE
 - (a) Street Address (if any) Advent Road, Pitt Meadows, B. C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.) Rural Municipality of Pitt Meadows - Part (5 acres more or less) of Lot 1 of Lot 3 of Lot 12 of Section 36, Block 6 North Range 1 East as shown outlined red on sketch 8810 District of New Westminster. C of E 51296
 - (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 wife - KISE TERAMURA (14248)
I hereby file claim for both.
 - (e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land	- - - - -	\$	<u>800.00</u>
(ii) Buildings	- - - - -	\$	<u>300.00</u>
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	- - - - -	\$	<u>-----</u>
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	- - - - -	\$	<u>1100.00</u>
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$	<u>300.00</u>
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - - - \$ 800.00
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation
Advent Road, Pitt Meadows, B. C.
 - (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
Loose

Cherniack TC

(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 care of Custodian

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

1.	Stoves (2)	Estimated Value \$	50.00
2.	Furniture & Kitchenware	Estimated Value \$	50.00
3.	Spraying machine	Estimated Value \$	30.00
4.	Other Farm Tools	Estimated Value \$	30.00
5.	New Lumber	Estimated Value \$	10.00
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 170.00

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) - - - - - \$ 970.00

(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

Winnipeg

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 Manitoba)
 TO WIT:)

I, Chozo Teramura of the Charleswood Municipality
 of Charleswood in the Province of Manitoba

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 Winnipeg) Chozo Teramura
 in the Province of Manitoba)
 this 10th day of January)
 A.D. 1947.1948 [Signature] A Commissioner &c.

A COMMISSIONER FOR OATHS.
 MY COMMISSION EXPIRES DEC. 16TH. 1947

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.

TERAMURA, Chozo

(Claimant's Name)

**REAL ESTATE
(Farm Land)**

14246

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or Cultivated or Uncleared at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	3 acres	1937	n. Menzies and James Blackhall	Bought 10 acres for \$775 but in Nov. 1942 we owed half of the purchase price and gave up 5 acres			land & bldg. 1100.00
Cultivated not planted	1/2 acre						
Cultivated and not in crop							
List Crops							
Strawberries	3/4 acre						
Raspberries	1/4 acre				all bush	none	
Currents	1/4 acre						
Buildings & trees	1/4 acre						
Total	5 acres						

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

Description	When Made	Cost
cleared & cultivated about 2 acres at the approximate cost of \$175.00 per acre		
constructed about 200' of cedar covered ditching		
planted about 10 apple trees, dug one well 12' deep		
constructed about 228' barbed wire facing		

BUILDINGS				Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value cost.
Type	Size	Finish	Date Built					
House	18 x 32 2 rooms	frame on post shingle on shiplap shingle roof	1937	Bought material & own labour				300.00
garage	12 x 18	frame on post cedar siding shingle roof	1941	" " " " "				150.00
woodshed & packing house	20 x 32 (2 storey 20 x 24)	frame on post shiplap side, shake roof	1940	Bought material & own labour				200.00
Bath & Pump house	10 x 16	frame on post	1938	Bought material & own labour				75.00

Comments re Appraiser's report not covered by above information: The buildings were much newer than as shown by appraiser, and I believe he has greatly undervalued the land and buildings. In 1937 we bought the uncleared land at \$75.00 per acre and when we left in 1942 uncleared land immediately east of us and the same type as ours was sold by Minzies at \$100.00 per acre. In Nov. 1942, we gave up 5 acres of land on the E 1/2 of the lot and we do not know how much Menzies received on the re-sale of same.

COMMENTS: This land belonged to my wife Kise Teramura and me as joint tenants and I am claiming for both. In my opinion the fair market value of the land and buildings at date of sale was at least \$1100.00.

EXHIBIT No. 900-1
 DATE Sept. 18/48
 FILLED BY Claimant.

L. Teramura
 Signature

(Claimant's Name)

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
Kitchen stove	1940	used	35.00	good)	50.00
heater stove	1940	new	25.00	good)	
gramophone	1935	used	15.00	good	10.00
25 records (Japanese)	1935-42	new	1.50 each	good	18.00
1 cabinet (kitchen)	1932	new	25.00	good	10.00
1 dresser	1934	used	15.00	fair	10.00
1 bed (steel)	1930	new	15.00	fair	5.00
1 chest of drawers	1930	new	15.00	good	10.00
1 box dishes & glass					
1 carton dishes & glass					
1 spray machine (hand duster)	1940	new	35.00	good	30.00
Farm tools including: 1 hand cultivator	1940	new	25.00	good	20.00
4 shovels	time to time since 1937	new	8.00	good	4.00
2 mattocks	time to time since 1937	new	6.00	good	3.00
2 manure draggers	1939-40	new	3.00	good	2.00
1 hammer and 2 wedges	1939	new	6.00	good	3.00
<u>Description of Storage of Goods:</u>					
2 saws (1-7'-5" 1-5')					
and miscellaneous other tools	1940	new	15.00	good	10.00

claiming
\$50.00
for furniture
& kitchenware
claiming
\$30.00 for
farm tools

General Statement as to Chattels not Described above:

Stored in my house and shed 2269 Advent Road and reported to Custodian and inventoried by him on May 18, 1942.

Additional Comments, if any: I have depreciated the value of all my chattels, according to use and age.

EXHIBIT No. 900-2
DATE Sept. 14/48
FILLED BY Claimant.

Le Teramura
Signature

VETERANS' LAND ACT

R. O. New Westminster

SMALL HOLDING APPRAISAL REPORT

R.O. File. J.L. 457D. O. Vancouver

Veteran's Name..... D.O. File.....

Legal land description West half (W $\frac{1}{2}$) of Lot one (1) of portion of Lot three (3)Block twelve (12), Section thirty-six (36) Block six Area, or acreage. 5North (6N) Map 5900. New Sketch 8810.Vendor's Name Seoty of State Address Pitt Meadows, B.C.Nearest city, town, or village Pitt Meadows $\frac{1}{4}$ miles. Rail point Pitt Meadows CPR $\frac{1}{4}$ milesMunicipality (in Prairies and B.C.) Pitt Meadows County (in East) ---

GENERAL DESCRIPTION OF COMMUNITY

Is community a desirable one? Yes Is it likely to improve or deteriorate and in what way?Will improve with improved roads & improved drainage of surrounding farms.Is it a new development, or subdivision? No Are present property values normal,subnormal, or inflated? Slightly Inflated Predominating nationality British Religion ProtestantEmployment opportunities, what are they and where? Seasonal on farm, Peat Plant 2 mi.Brickyard, Cannery and 2 mills within 3 - 6 miles.Principal centre and population New Westminster 20,000 Number of industries 80 - 100Normal number employed 5 - 7000 Is employment seasonal or continuous? Continuous

PARTICULARS OF PROPERTY

Has property access to main road? Yes Distance to main road $\frac{1}{4}$ mi. Type and condition ofthis road and is it usable the year round? Good all year round. Gravel & Hardsurface.Transportation facilities to employment Bus or private Cost of fares 25¢ upDistance to nearest: Transportation $\frac{1}{4}$ Place of employment..... Shopping centre 12 Market 12Primary School $\frac{1}{2}$ High School 3 Churches and denominations Protestant $\frac{1}{2}$, R.C. 3 mi.

Public utilities	Water supply	Sewer	Electricity	Telephone
Is service available.....	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
If installed, yearly cost.....	<u>---</u>	<u>---</u>	<u>Average \$25.00</u>	<u>---</u>
If not installed, cost to provide service.....	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>

WATER. If no public utility water supply, is drinking water available from other source? YesIf not, what is required and cost? In this particular vicinity, ample good water available from 12 - 20 ft.DRAINAGE. Natural, sewers, pump, ditches, etc. and cost Natural

FENCING. Type, condition, ownership of line fences; if fencing required give type and cost.....

CPR fence on North. 3 good barbed wire on South. South line belongs to property.

RIGHTS. Describe any rights or easements concerning property.....

None knownWEEDS. Name and extent None in evidence other than usual annuals.

TREE FRUITS. Number of trees, varieties, age and condition.....

10 Apple trees 8-10 yrs, includes Yellow Transparent, Wealthy & others.SMALL FRUITS. Area, kinds and condition A small patch of strawberries for home use &0.14 ac. of fair raspberries. The/currants have wet feet-no good.If property has any valuable features not already indicated, specify No. It is doubtful if theheavy spruce growth has any commercial value and is not in demand asfirewood yet.

LAND VALUE AND CLASSIFICATION

Area		Level, rolling, hilly	Soil: kind, depth in inches	Kind of subsoil	Nature of crops	Value per acre \$	Total Value \$
1.75	Cultivated	Level	Light sandy loam 18-20"	Sandy	Fruits & garden	45.00	131.25
3.25	Suitable for cultivation	"	Light sandy loam 18-20"	Sandy to clay	Bush	20.00	65.00
	Unsuitable for cultivation						

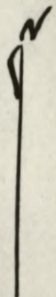
5.00 Total area Value including fencing and water supply \$ 196.25
 Value orchards, small fruits or other assets add to land \$
 Total value of land \$ 196.25

Cost of breaking, or clearing and breaking the land shown as "Suitable for cultivation" is
 A Minimum of \$150.00 per acre. Shallow rooting spruce.
 State how property was identified 2 posts E. & W. corners of original lot.

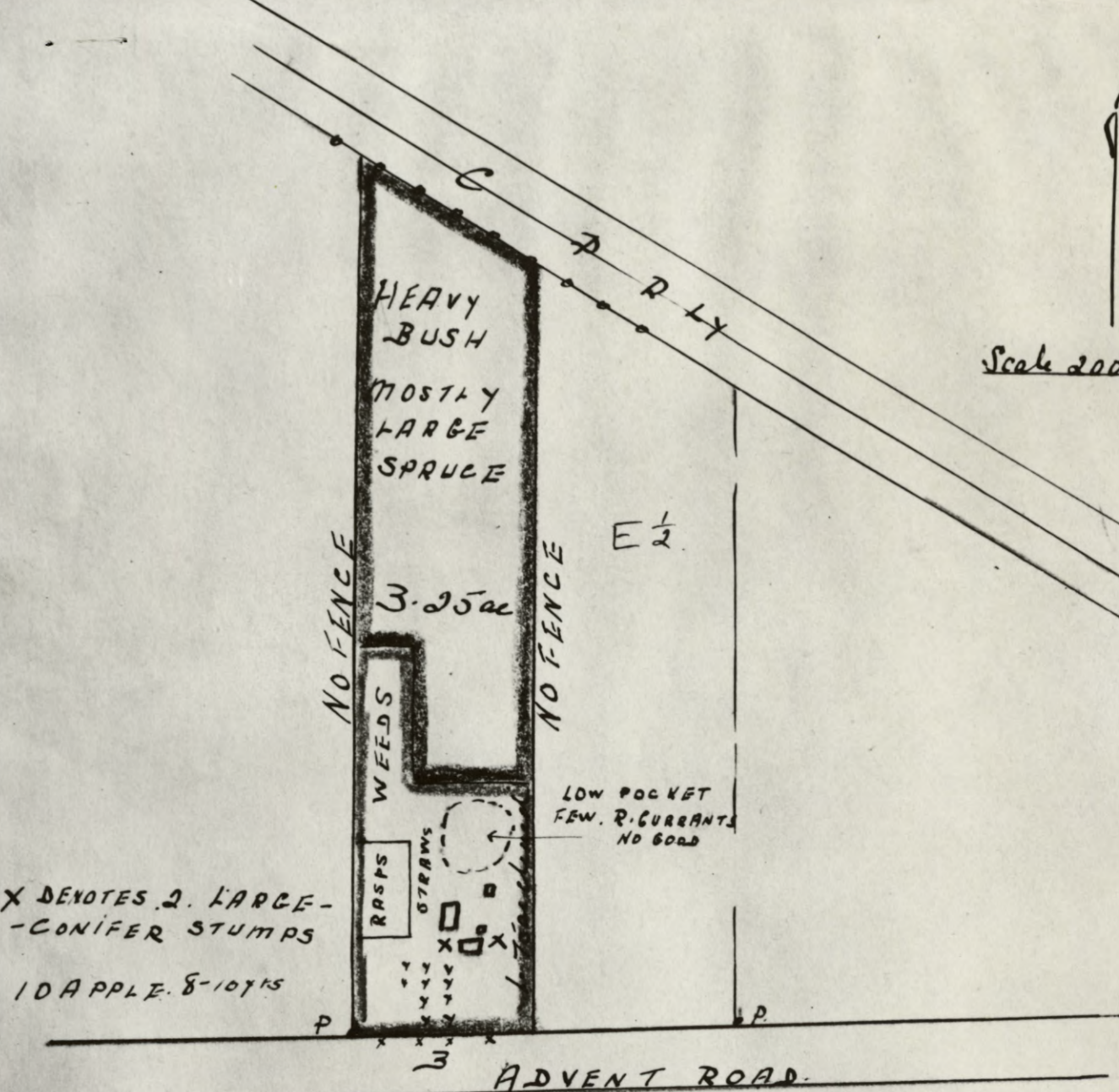
BUILDINGS

Kind of Building	Size	Height	Brick, frame, log, etc.	Foundation	Roof: type and condition	Age of bldg.	State of repair of bldg.	Present Value \$
Cabin	15 x 32	10	Frame	Cedar posts	Shingle Fair	12	for type Fair	100.00
Garage	12 x 18	8-10	Frame	Wood	Shingle	2-3	Good	60.00
Woodshed or Packing house	20 x 23	10-18	Rgh L'br	Pole	Shake	12	Fair	60.00
Bath & Pump house	10 x 20	7	Split cedar	Wood	Shake	10-12	Fair	10.00
Total value of buildings								230.00

HOUSE. Basement: Size Nil Finish -- Floor -- Drainage --
 Chimneys: Number 1 Material Stove pipe Built from ground or brackets Brackets
 Number of rooms: Downstairs 2 Upstairs Nil Attic -- Interior finish: Floors 1 x 6
 Walls Shiplap Woodwork Bare shiplap Exterior finish Shingled
 Are buildings painted? No Condition of paint? -- Are buildings equipped with lightning rods? (specify which) No
 Heating system: Type, suitability and condition Cook stove only
 Is house wired for electricity? Yes, in use If plumbing installed, describe fixtures and condition None
 Are there any unusual features or peculiarities about these buildings? Apart from the garage, the other buildings are flimsy affairs with much rough material from bush in use.
 Detail building restrictions, if any Building permit necessary By whom confirmed Municipal clerk
 Is there any special fire hazard adjacent to property? No If so describe and state distance --- Distance from nearest bush 120'
 Distance from adjacent buildings in each direction 120 to buildings on West
 Itemize repairs, additions or alterations required and cost I do not consider any alterations worth while to these crude structures except to put a floor in the garage
 Total cost \$15.00
 List new buildings required and cost
 If required for Veterans' Land Act-Small Cottage and say Poultry shed required.
 Total cost \$1000.00



Scale 200' = 1"



This sheet to be
inserted on BC/667-P
Page 3.

DIAGRAM OF PROPERTY

R.O. New Westminster

Scale 200' = 1"

R.O. File J.L. 457

(Appraiser should fill in scale used in making diagram)

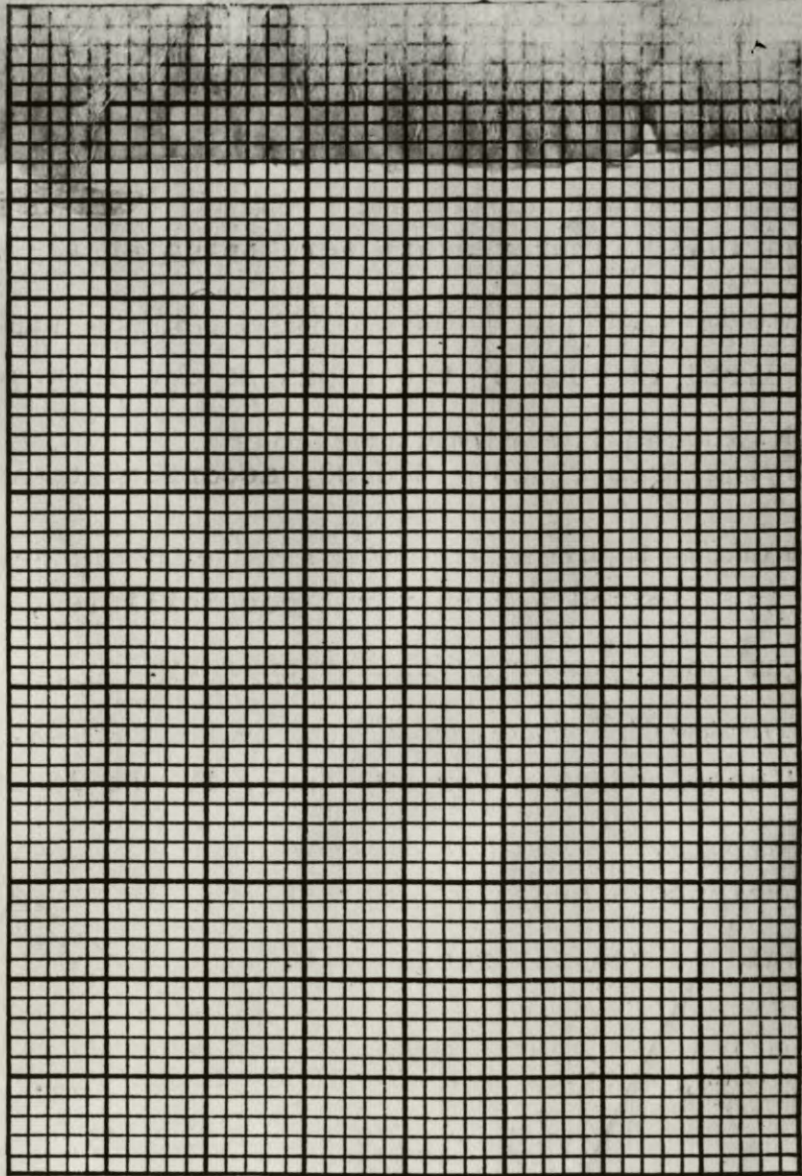
D.O. Vancouver

D.O. File

Legal land description West half (W $\frac{1}{2}$) of Lot one (1) of portion of Lot three (3) Block twelve (12) Section thirty-six (36) Block six North (6N) Map 5900, New Sketch 8810.

LEGEND

- Cultivated area - yellow outline
- Cultivable after clearing and/or breaking - green outline
- Waste land - leave white
- Steep slopes - [wavy line symbol]
- High knolls - [knoll symbol]
- Fence: barbed wire - x-x-x-x
- Fence: woven wire - o-o-o-o
- Fence: rail, stump or stone - ||-||-||-||
- Buildings: house - [H in box]
- barn - [B in box]
- granary - [G in box]
- Well - [circle with dot]
- Soil test holes: - (1)
- (2)
- (3) etc.
- Trees: - x x x x x
- x x x x
- x x x



Indicate north by arrow N ↑

Diagram insert to be attached

SUMMARY OF VALUES

Total value of land	\$ 196.25
Value buildings add to land	\$ 120.00
Total value of holding	\$ 316.25

RECAPITULATION OF PERMANENT IMPROVEMENTS REQUIRED AND COST

Water supply	\$
Drainage	\$
Fencing	\$
Clearing and breaking	\$
Repairs to existing buildings	\$
New buildings	\$
Total cost of improvements required	\$

Above improvements would add to value of property

Taxes: Present assessment, Land \$ 550.00 Buildings \$ 400.00 Total \$ 950.00

Specify land, school, drainage, dyking, irrigation or other taxes or charges against land

General School, Library.

Taxing authority Pitt Meadows Municipality Total annual taxes \$ 12.98

Insurance in force on buildings \$? Expiry date ?

GENERAL

Are there any other V.L.A. holdings in this locality? **Yes** If so distance from this property

This is as applying to the Japanese lands acquired. One adjoins on

West J.L. 425

Have any post-war small holdings, housing or subdivision plans been started or projected by municipal or other public authority, or by private enterprise? **No** If so explain and describe

Is property above or below average for the district? **Below** Explain in what way. **Crude**

Buildings and small clearings.

Give available information on recent sales of properties in the vicinity. **1.85 ac sold for \$650.00, 22nd March 1943. Improvements were taxed at \$250.00. (No guide at all)**

What was the date and what were the conditions of the last sale of this property?

Acquired in bush by the Japanese and improved.

What is average rental cost of homes in the vicinity?

Varying from \$5.00 - \$20.00, according to accommodation.

Is your valuation based on real estate prices, agricultural productive capacity or other special feature?

On its limited agricultural possibilities, appreciating good road.

Light-good. Water & Village near by.

Do you consider this a suitable proposition for a small holding? **Yes, with a small snug cottage**

and accommodation for 200 hens, it should fit in.

Give your opinion as to salability or ready marketability of property under ordinary conditions. **Unless we**

experience a bed rock depression. In my opinion, this little home

should be readily resaleable.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and location of the property it is my opinion that its value is \$ **316.25**

Date of inspection **November 16** 19**43** Appraiser *T. Godfrey*

We have considered the above appraisal and all available information regarding the property.

In our opinion its sound value, under present conditions is \$ **400.00**

We consider this property (insert suitable or unsuitable) **Suitable** for the purposes of

the Veteran's Land Act. We recommend that it be purchased within the following price range \$ **400.00**

to \$ **500.00**

Remarks **Suitable for pensioner or employed man after home has been built on it.**

Date **Nov. 26,** 19**43** Chairman, Regional Advisory Committee **"T. Godfrey"**

(Chairman and at least one member of Committee must sign this statement) Member, Regional Advisory Committee **"E.E. Carncross"**

Member, Regional Advisory Committee **"J.J. McLellan"**

District Office Review

..... Reviewing Officer

District Superintendent's decision **Approved for purchase at \$300.00.**

Date *January 15th 44* 19 **44** District Superintendent *J. T. Harmit*

Dist Supt

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4231

EXHIBIT No. _____

NAME TERAMURA, Chozo (Mr.)

REG. No. 14246.

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 10/42.</u>	TAKEN BY _____					
EVACUATION <u>Apr. 16/42.</u>	DATE _____					
1 bureau 1 dresser furnishings for 2-rooms 4 shovels 3 cross-cut saws 2 mattocks 2 wedges 1 hammer rear car for hauling 2 manure draggers 1 fork 1 duster.		Stoves (2) 50.00 Furniture & Kitchenware 50.00 Spraying machine 30.00 Other Farm Tools 30.00 New Lumber 10.00 <hr style="width: 50%; margin-left: auto; margin-right: 0;"/> 170.00				
		RECAP OF CLAIM: \$10.00 - No record at anytime 160.00 - Not accounted for theft, etc. <hr style="width: 50%; margin-left: auto; margin-right: 0;"/> \$170.00				

EXHIBIT No. 900-4
 DATE Sep 8. 14/49
 FILLED BY Clament

REGISTERED IN CANADA

FILE No. 4231

EXHIBIT No. _____

CASE No. _____

REG. No. 14246

VENUE WINNIPEG.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
						50.00		
						50.00		
						30.00		
						30.00		
				<u>10.00</u>				
				10.00				
						<u>160.00</u>		

,etc.

J. Spratt