

Name of Claimant ~~1078~~ TERAMOTO, Tsune (Mrs)

Case 1078

Custodian File

8213

<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 % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total	
		500.00							500.00
<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		
180.00	45.00								45.00
<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		
194.00	107.00	32.10	55.15%	1185.45	653.77	75.00	9.00	694.87	
TOTAL RECOMMENDATION									1239.87



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CASE NO: 1078.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 21, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. TSUNE TERAMOTO

PROCEEDINGS AT HEARING.

Original.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Toronto, Ontario,

May 21, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. TSUNE TERAMOTO

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

R.A.BEST, Esq., appearing for the
Claimant.

_____ Secretary.

MRS. D.J. HANDFORD, Esq., Official Interpreter.

A.G. VEITCH, Esq., C.S.R., Official Reporter.



Mrs. T. Teramoto
In-Chief.

1 MRS. TSUNE TERAMOTO, the Claimant herein, being
2 first duly sworn, testified through the
3 Interpreter as follows:

4 DIRECT EXAMINATION BY MR. BEST:

5 Q. Is that your signature? A. Yes.

6 Q. And was that document prepared upon your
7 instructions? A. Yes.

8 (PARTICULARS OF REAL ESTATE, FARM LAND,
9 MARKED EXHIBIT NO. 1)

10 MR. BEST: I shall explain that this, while it is made
11 out on a real estate farm land form, actually is
12 a claim for buildings on Mayne Island, British
13 Columbia, which were built by the claimant on
14 land owned by Mr. Bennett. I understand from
15 my friend the Government admits Bennett acknowledges
16 he had no property in the buildings and in fact
17 Bennett bought the buildings from the Custodian.

18 THE COMMISSIONER: I see.

19 MR. BEST: Q. When did you move to this property on
20 Mayne Island, where these greenhouses were built?

21 Perhaps, my lord, the husband may be able to
22 speed things up a little.

23 THE COMMISSIONER: If you think you can get along more
24 quickly and clearly with the husband you had
25 better call him.

26 THE WITNESS: About twelve years ago. I have a chile
27 twelve years old who was born there so it must be
28 that long ago.

29 MR. BEST: Q. Is that your signature? A. Yes.

30 Q. And, is that your signature? A. Yes.

 Q. You instructed persons to prepare both those claim
 forms for you? A. Yes.



Mrs. Teramoto
In-Chief.
Z. Teramoto
In-Chief.

1 MR. BEST: Perhaps Mr. Teramoto would step up and
2 assist us a little more quickly.

3 THE COMMISSIONER: Very well.
4

5 ZEIJI TERAMOTO, being first duly sworn,
6 testified through the Interpreter as
7 follows:

8 THE COMMISSIONER: The first name is Zeiji?

9 A. Yes.

10 DIRECT EXAMINATION BY MR. BEST:

11 Q. You are the husband of the previous witness?

12 A. Yes.

13 Q. And you conducted this greenhouse business on
14 Mayne Island? A. Yes.

15 Q. According to your wife's claim the house and
16 the greenhouses were built in 1936. Did you
17 personally supervise that building?

18 A. Yes.

19 Q. I take it then, Mr. Teramoto, that the \$6,000
20 you have stated includes some of your own labour?

21 A. Yes.

22 Q. Now I understand that your family together with
23 the other Japanese families on Mayne Island
24 all signed an agreement with a firm called Meyers
25 and Radcliffe to take over the 1942 crop. Is
26 that correct?

27 A. Yes. There was an agreement to lease the crop
28 to this ---

29 THE COMMISSIONER: I suppose he means the sale of the
30 crop.

THE WITNESS: I mean the sale.



1 MR. BEST: I am submitting the personal property claim
2 as Exhibit No. 2.

3 THE COMMISSIONER: Based on what?

4 MR. BEST: On the crop only; there is no claim for
5 good-will. Originally in his original claim
6 he claimed \$2,800 for his 1942 crop.

7 THE COMMISSIONER: If he sold it to this firm how
8 could any claim arise?

9 MR. BEST: I am in the embarrassing position of not
10 having a copy of that agreement. I have asked
11 Mr. Hunter if he has one to produce as an exhibit
12 and apparently not.

13 The claimant seems to be very vague about it
14 and taking as my information the comments on - I
15 think it is the analysis ---

16 THE COMMISSIONER: You see, on the face of the
17 witness's statement that he did sell the crop to
18 Meyers and Radcliffe, surely that is the end of it.
19 He has made his own bargain with Meyers and
20 Radcliffe; how can any claim arise in respect of
21 a sale by the Custodian in respect of something
22 which was already sold?

23 MR. BEST: Your lordship, this claimant did not per-
24 sonally sign it. I think his wife did and she
25 seems to know very little about it. I understood,
26 and this is subject to correction by my friend,
27 that this was an arrangement promoted by the
28 Custodian for the sake of the persons on the land.

29 THE COMMISSIONER: We have had some other Mayne Island
30 claims but I do not recall hearing anything at



Z. Teramoto
In-Chief.

1 that time of a claim for a loss arising out of
2 the Custodian's handling of the Mayne Island crop.
3 It is a comparatively small island. I think there
4 were not very many Japanese families there.

5 MR. BEST: I am informed ten families, my lord. I do
6 not think there is any question whatever about
7 the facts. This agreement was signed and
8 unfortunately Mr. Teramoto had already been
9 evacuated at the time. Mrs. Teramoto seems to
10 have very little knowledge of the true facts and
11 we were instructed to put in a claim for the
12 crop on this basis, that the Custodian had more
13 or less induced these people to sign this agreement
14 and then they got very little for their crop.

15 THE COMMISSIONER: I assume if that is the case
16 Government counsel will no doubt meet the situation
17 when the Government defence is put in. In the
18 circumstances I do not see that you can say
19 anything more about it.

20 MR. BEST: I will not at this time.

21 THE COMMISSIONER: It all depends on what the terms of
22 that written document were.

23 MR. BEST: Yes, my lord. I have, unfortunately, never
24 seen it.

25 MR. HUNTER: I have never seen it. I am not sure it is
26 a Custodian document.

27 THE COMMISSIONER: As you will recall, we had at least
28 one claim, in either Kamlopps or Vernon, which
29 also was a greenhouse claim, but I have no
30 recollection of any such transaction as counsel



Z. Teramoto
In-Chief.
Discussion.

1 refers to in connection with that claim. I do
2 not remember the man's name but it was one of
3 the early claims we heard. In any case, we have
4 enough on the record now to investigate the
5 situation further.

6 MR. BEST: I am submitting the personal chattels claim
7 as Exhibit 3.

8 (PARTICULARS OF PERSONAL CHATTELS, MARKED
9 EXHIBIT N^o. 3)

10 Q. The chattels which you have claimed, that is,
11 the drag-saws and the air-cooled engine and that
12 type of thing, where were they left?

13 A. In the house.

14 Q. In the house. They were left in the house?

15 A. Yes.

16 Q. I see. The engine was left outside?

17 A. The engine was left outside.

18 THE COMMISSIONER: Is there not some difficulty with
19 respect to the marking of exhibits? I think the
20 particulars of personal property, business, should
21 be Exhibit 2, and the particulars of personal
22 chattels, Exhibit No. 3.

23 (PARTICULARS OF PERSONAL PROPERTY, BUSINESS,
24 MARKED EXHIBIT NO. 2)

25 (PARTICULARS OF PERSONAL CHATTELS, MARKED
26 EXHIBIT NO. 3)

27 MR. BEST: Q. The McHugh engine was left outside?

28 A. On a drag-saw.

29 Q. And the rest of the chattels were left in the
30 house at Maïne Island? A. Yes.

MR. BEST: That is all. I do not think there are any
further questions, my lord.



1 MR. HUNTER: It is submitted, my lord, that the
2 buildings were sold for their fair market value.

3 It is submitted that the vehicles were sold
4 for their fair market value.

5 It is submitted that the chattels sold by
6 the Custodian were sold for their fair market
7 value.

8 It is submitted that the crop does not come
9 within the terms of reference, having been dis-
10 posed of by the claimant.

11 It is submitted that the claims made for
12 chattels not sold by the Custodian are quite
13 exorbitant.

14 I produce an appraisal dated October 11, 1943,
15 of the buildings belonging to the claimant he
16 claims on Mayne Island. It says:

17 "I went to Mayne Island on October 8 and
18 "appraised the buildings belonging to T.
19 "Teramoto. My estimate of the value for
20 "removal, as per instructions, is \$125.

21 "Yours truly, A. R. Bittancourt."

22 I tender that as Exhibit No. 4.

23 (APPRAISAL, A.R. BITTANCOURT, OCTOBER 11, 1943,
24 MARKED EXHIBIT NO. 4)

25 It became obvious that to remove these things
26 after seeing the appraisal that the value they
27 might have as buildings would be destroyed by
28 having to tear them down and remove them.

29 An offer was made of \$300 by the owner of
30 the land and accordingly was accepted. The
buildings were sold to the owner of the land for



1 \$500, the Custodian being in the embarrassing
2 position where he either had to get them off or
3 take what was offered; otherwise their sale value
4 as salvage was negligible. The sale was for
5 \$300 cash and \$200 later, my lord. Bennett also
6 bought the pump and engine shown on the analysis
7 which I will now file.

8 (ANALYSIS OF PERSONAL PROPERTY CLAIM,
9 MARKED EXHIBIT NO. 5)

10 In the right hand column on page 1 of the
11 analysis there is shown one engine and pump sold
12 for \$50. The other pump was sold for \$25. Your
13 lordship will of course observe that the great
14 mass of things for which claim is made are
15 missing. Your lordship may recall that that
16 was not an uncommon condition on Mayne Island.
17 Things seemed to be subjected to a pretty open
18 season there.

19 I presume the person who made this analysis
20 has tried to reconcile the declaration and the
21 details of the claim and must have done so because
22 he does not show many things as having had no
23 record of them. I do not understand this claim
24 made.

25 _____
26 CROSS-EXAMINATION BY MR. HUNTER:

27 Q. Where did you get the details of the claim as made?
28 It is not in the same order at all as the dec-
29 laration.

30 THE COMMISSIONER: You are referring to this?

MR. HUNTER: The details of the claim are shown on the



1 analysis as well, my lord.

2 THE COMMISSIONER: Yes. I see.

3 THE WITNESS: After I was evacuated my wife and family
4 made up the particulars of the statement.

5 MR. HUNTER: I presume that the person who made the
6 analysis must have reconciled them in some way
7 or some of the things would have been shown as
8 having no record. In any case if that is not
9 shown it will have to be shown sooner or later,
10 anyway, but it would appear offhand a large
11 number of things are missing.

12 It is just a question of their value.

13 THE COMMISSIONER: Yes. This presents a great deal
14 of hardship. It is a case of a great deal of
15 hardship. I can quite appreciate the Custodian's
16 difficulty in respect of the buildings. Some of
17 it undoubtedly arose from the fact that the
18 claimant built his building on other people's land.
19 However, I have to face the situation as I find it.
20 This is one case in which my disposition is to
21 make a recommendation even though I consider that
22 it is beyond the terms of reference.

23 MR. HUNTER: Of course that is up to your lordship.

24 THE COMMISSIONER: Yes.

25 MR. HUNTER: There is an acknowledgment here from
26 Bennett in which he acknowledges that the claimant
27 was entitled to remove the buildings. That is
28 admitted. It is, I suppose, a form of commercial
29 blackmail, in a sense, "Yes; take them off, and
30 nothing if you take them off." They are no good.



1 Then offering a meagre amount if you let them
2 remain. You are helpless. Your lordship is
3 aware of the situation and I will leave it at that.

4 THE COMMISSIONER: When were the buildings put up? You
5 may have told me already.

6 MR. HUNTER: 1936 is the date in the claim, I believe.

7 THE COMMISSIONER: Yes. It is shown here. In 1936?

8 THE WITNESS: The small house in 1936.

9 Q. And when were the greenhouses erected?

10 A. The same year.

11 Q. Did you keep any record of your material costs?

12 A. I think about \$6,000.

13 Q. I am talking about materials, not labour.

14 A. I have no record, so I do not know.

15 MR. HUNTER: I wonder if you would like me to write
16 the Custodian and ask him to have Mr. Bittancourt
17 in Court and from his field notes give an
18 appraisal of the buildings?

19 THE COMMISSIONER: I think it is desirable that we
20 should have some more help once we get to
21 Vancouver.

22 MR. HUNTER: I will make a note and ask them to do
23 that, my lord.

24 THE COMMISSIONER: Have you anything further?

25 MR. BEST: No, my lord.

26 There is one thing to which I think I should
27 draw attention. Mr. Hunter mentioned that there
28 did not seem to be any reconciliation between
29 columns No. 1 and 3 on the analysis. I thought
30 I would call attention to column 3, which is just



1 a copy of the claim as originally filed with
2 the valuations as originally filed. I do not
3 know from where column 1 came.

4 THE COMMISSIONER: Column 1 is the declaration made
5 by the claimant on April 1st, 1942.

6 MR. BEST: That would be the order in which they were
7 put on the J.P. form?

8 MR. HUNTER: There is an inventory attached to the
9 J.P. form.

10 THE COMMISSIONER: That is all?

11 MR. BEST: Yes, my lord.

12 THE COMMISSIONER: Thank you, Mr. Teramoto.

13

14 (PROCEEDINGS ADJOURNED SINE DIE)

15

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

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A.G. Veitch
"A.G. VEITCH"
Official Reporter.

Case 1078

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

B.

8213

Toronto

98

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

(1) NAME TERAYOTO TSUNE (MRS.) (RCMP) Reg. No. 14237
(Print) Surname Given Name

(2) Pre-Evacuation Address Mayne Island B.C.

(3) Present Address R.R.#2 Norval Ontario.

(4) REAL ESTATE

(a) Street Address (if any) Mayne Island B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) not known to claimant

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

- (i) Farm
- (ii) Residence Type of business Greenhouse - tomatoes
- (iii) ~~Business~~
- (iv) Any other type of property (describe) cucumbers

(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 of house and greenhouses but rented land.

(e) Fair market value at date of sale (estimate this to the best of your ability):

- (i) Land - - - - - \$ —
- (ii) Buildings - - - - - \$ 3620.00
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 2800.00 (for crops)
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 6420.00
- (v) Amount at which Custodian sold property and credited your account - - \$ 1158.93
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 5261.07

(5) PERSONAL PROPERTY

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

at place stated above.

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

in house, greenhouse & barn.

(c) How stored or packed at time of evacuation

in house

(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 no one's care, other than (Custodian).

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

- 1. *see attached sheets for 5 (e)* Estimated Value \$ _____
- 2. _____ Estimated Value \$ _____
- 3. _____ Estimated Value \$ _____
- 4. _____ Estimated Value \$ _____
- 5. _____ Estimated Value \$ _____
- 6. _____ Estimated Value \$ _____
- 7. _____ Estimated Value \$ _____
- 8. _____ Estimated Value \$ _____
- 9. _____ Estimated Value \$ _____
- 10. _____ Estimated Value \$ _____

TOTAL CLAIM FOR PROPERTY LOSS \$ *1493.95*

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) - - - - - \$ *6755.02*

(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*

Toronto

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 *Ontario*
TO WIT:)

I, **TSUNE TERAMOTO** of the *County*
of *Peel* in the *Province of Ontario*

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 *Town*)
of *Brampton*)
in the *County* of *Peel*) *Tsune Teramoto*
this *28th* day of *November*)
A.D. 1947. *[Signature]* 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.

15 Personal Property

(2) Itemized description of personal property which is the subject of the claims.

		Taramalo Trunk	Estimated Value	Sale Price
1.	10	Fishing lines	\$5.00	
2.	10	Cans of Paint	10.00	
3.	1	Kitchen Stove	20.00	\$10.00
4.	1	Parlor Stove	5.00	
5.	2	Oil Lamps	3.00	
6.	2	Gas Lamps	20.00	
7.	2	Lanterns	3.00	
8.	6	Chairs	8.00	
9.	1	Baby chair	3.00	
10.	2	Beds	50.00	10.00
11.	1	Sofa	20.00	
12.	1	Record Player	10.00	
13.	1	Box of Records	5.00	
14.	2	Drag Saws	200.00	
15.	1	Canning Machine	20.00	10.50
16.	1	Air cooled engine	104.00	60.00
17.	2	Row Boats	50.00	
18.	6	Gas drums (used)	8.00	
19.	1000 ft	Water Pipe	150.00	
20.	5	Water Taps	12.00	
21.		Chickens	75.00	
22.	1	Gas drum	8.00	
23.	1200	Labels	10.00	
24.	140 lbs.	Trapping papers	10.00	

5(a) Personal Property

		Estimated Value	Sale Price
		\$	
25.	6 Crates baskets	40.00	
26.	50 lbs. 1" nails	4.00	
27.	50 lbs. 1 1/2" nails	4.00	
28.	3 handsaws	5.00	
29.	3 Hammers	4.00	
30.	2 Vice	10.00	
31.	1 set of 10 bits	5.00	
32.	1 Brace	2.50	
33.	1 set shank drill	1.50	
34.	1 Hand drill	2.50	
35.	2 Pliers	5.00	
36.	1 Blow torch	1.50	
37.	4 Sledge hammers	6.00	
38.	2 Cross cut wood saw	10.00	
39.	2 Power saw	3.00	
40.	2 Stover Engine	100.00	} one engine & pump for \$50.00 } one pump for \$25.00
41.	2 Jack pump	80.00	
42.	2 Garden hose	15.00	
43.	2 Drag Saw	30.00	
44.	5 Cold Chisels	3.00	
45.	3 Storage Batteries	25.00	
46.	1 Grind stone	7.00	
47.	1 Power driven Grindstone	6.00	
48.	1 set brake linings	5.00	
49.	1 Truck Jack	5.00	
50.	2 Power belts	20.00	

5(4) Personal Property

			Estimated Value	Sale Price
51.	2	Steel Bars for splitting wood	\$ 2.00	
52.	2	Japanese hand saw	4.00	
53.	4	wood clamps	10.00	
54.	4	Planes	10.00	
55.	1	Pipe wrench	2.00	
56.	1	Pulley	2.00	
57.	1	set socket wrench	10.00	
58.	4	Crescent wrenches	10.00	
59.	1	set tap & die	8.00	
60.	1	Hack saw	2.00	
61.	3	Screwdrivers	1.50	
62.	1	Hay fork	1.50	
63.	1	Potato fork	1.00	
64.	1	Dampers	.25	
65.	4	Double axes	10.00	
66.	3	Hatchets	5.00	
67.	1 1/2	Case Glass	5.00	
68.	16	Greenhouse stoves	80.00	
69.	167	Stove pipes	34.00	
70.	1	Metal spirit level	3.50	
71.	1	T Bevel	1.25	
72.	1	Combination Tri-Miter Square	1.25	
73.	1	Tri Square	2.50	
74.	1	Large scythe	2.50	
75.	1	Small scythe	1.50	
76.	2	Hoses	1.50	

5 (e) Personal Property

Sheet No. 4
 Estimated Value Sale Price

77.	8	Pots	
78.	1	Kettle	
79.	3	Tea pots	
80.	32	small bowls	
80.	8	Large bowls	
82	18	Cups	
83.	4	Frying Pans	
84.	2	Roast Pans	
85.	3	Large Platters	
86	9	Large Dishes	
87.	24	small dishes	
88.	7	Table knives	
89	5	Kitchen knives	
90.	105	Jars	
90.	3	Bread Pans	
92	4	Cake pans	
93.	13	Table spoons	
94.	10	Dessert forks	
95.	5	Round mouth shovel	\$ 5.00
96.	2	Rakes	2.00
97.	3	Trowels	.50
98.	4	Gasoline Cans	6.00
99.	2	Oil Cans	3.00
100.	150 ft.	electric wire	3.00
101.	3	Electric	1.00
102.	1	Electric light bulb.	.20
103.	1	Rat trap	.50

\$ 30.00

512) Personal Property

104.	20	Fishing spoons
105.	2	stater tanks
106.	1	1 1/2 ton '33 Ford
107.	1	'25 Buick

Estimated Value Sale Price

	\$ 5.00	
	\$ 25.00	
	\$ 250.00	*150 *30 deduction
	50.00	30 *150 to a/c
	<u>\$ 1809.45</u>	<u>\$ 315.45</u>

Loss - \$1493.95

**REAL ESTATE
(Farm Land)**

..... (Claimant's Name)					 Reg. No.		
<u>LAND</u>	<u>Acres</u>	<u>Date of Purchase</u>	<u>From Whom</u>	<u>Cost Price</u>	<u>Cleared or cultivated at date of Purchase</u>	<u>Improvements at date of Purchase</u>	<u>Estimated value at Date of Sale</u>	
Uncleared Cultivated not planted Cultivated and not in crop List Crops								

Buildings built on land owned by Mr. Jim Bennett and rented to the claimant at \$50.00 per an num.
Mr. Bennett has acknowledged the claimant's ownership of the buildings.

Total

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

<u>Description</u>	<u>When Made</u>	<u>Cost</u>
--------------------	------------------	-------------

<u>BUILDINGS</u>	<u>Type</u>	<u>Size</u>	<u>Finish</u>	<u>Date Built</u>	<u>Cost Material</u>	<u>Paid for Labour</u>	<u>Value of Own Labour</u>	<u>Allowance for Depreciation</u>	<u>Estimated Value</u>
House - 4 rooms		14 x 36	Frame	1936	\$300.00		\$500.00	\$150.00	\$600.00
4 Greenhouses		41 x 200 40 x 80 20 x 30 12 x 20	Frame and glass.	1936	Costing \$6000.00 for labour and material.				\$3500.00

EXHIBIT No. 1078-1
DATE 21 May 1948
FILED BY R. A. Best

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

Buildings sold to Mr. Bennett.

Total claim for buildings \$3620.

Tsune Teramoto

.....
Signature

TERAMATO, Tsune (Mrs.)

(Claimant's Name)

PERSONAL PROPERTY

(Business)

14327

Reg. No.

<u>Type of BUSINESS</u>	<u>Location</u>	<u>Gross Turnover 1941</u>	<u>Average Mark Up</u>	<u>Net Income 1941</u>	<u>Estimated Value of Goodwill</u>
Greenhouse Business (tomatoes)	Mayne Island B. C.	\$3000.00	65%	\$2500.00	

Description of Stock-in-trade at evacuation (Attach inventory with cost prices)

Whether prices mentioned are wholesale or retail:

I PURCHASED THE BUSINESS

Date of Purchase

Price

Value Stock
Date of Purchase

Value of Furniture
equipment and Fix-
tures at date of
purchase

Value of
Goodwill at
date of purchase:

Tomato and cumcumber plants bearing 1942 crop. \$2800.00

Wholesale

Furniture equipment and fixtures acquired after purchases:

<u>Description</u>	<u>Date Acquired</u>	<u>New or Used at Date Acquired</u>	<u>Price Paid</u>	<u>Condition when Evacuated:</u>	<u>Estimated value at date of Evacuation:</u>
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List of Accounts Receivable and Accounts collected by Custodian Attached:

Method of Storage and Arrangements Made at Time of Evacuation:

Premises rented in 1942 for \$300.00

Additional comments, if any:

In 1936 the claimant had 4 greenhouses built (11,200 square feet of glass), costing \$6000.00 for labour and material.

Claimant had signed Mayne Island agreement.

EXHIBIT No. 1078-2
 DATE 21 May 1948
 FILED BY R. a. Best.

Tsune Teramoto

Signature

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
2 drag saws	1937	used	(1) \$175.		
Air cooled engine	1939	new	(2) \$100.	good	\$200.00
1000 feet water pipe	1937-40	new	\$130.	good	104.00
2 Stover engines	1941	used	\$175.	good	150.00
2 Jack Pumps	1941	used	\$120.	good	100.00
16, Greenhouse stoves	1936 etc	used	\$100.	good	80.00
1 half ton Ford truck 1933	1938	used	\$120.	good	80.00
Buick car 1925	1935	used	\$400.	good	250.00
			\$100.	fair	50.00

Description of Storage of Goods:

The claimant is claiming on chattels listed in column 3 of the "Analysis of Personal property Claim" valued at \$1809.45

General Statement as to Chattels not Described above:

SUMMARY

ESTIMATED VALUE \$1809.45
 Sold by Custodian 315.50
 Claim \$1493.95

EXHIBIT No. 1078-3

DATE 21 May 1948

FILED BY R. a. Best.

Additional Comments, if any:

Tsune Teramoto

Signature

File #

8213

Ganges, B. C.

October 11th, 1943.

To the
Office of Custodian
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir;-

Attention Mr. Bell

As per enclosed Instructions
received from Mr. Gavin, Mouat,

I went to Mayne Island
on October 8th, and appraised the Buildings
belonging to T. Teramoto,

My estimate of the value
for removal, as per instructions is \$ 125.00,

Yours Truly,

A.R. Bittancourt,
Contractor & Builder,

A. R. Bittancourt
.....

EXHIBIT No. 1078-4
DATE 21 May 1948
FILED BY

J. W. G. Hunter

ANALYSIS OF PERSONAL PROPERTY CLAIM

 FILE NO. 8213

EXHIBIT No. _____

 NAME Mrs. Tsune TERAMOTO.

 REG. No. 14237

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>21/4/42</u>	TAKEN BY _____					
EVACUATION <u>16/9/42</u>	DATE _____					
500 Tomato Crates		10 Fishing Lines \$ 5.00				
140 lbs. Wrapping Paper		10 Cans of Paint 10.00				
6 whole crates of bskts. (about 720 pcs.) and 150 Baskets		1 Kitchen Stove 20.00	10.-			
50 lbs. 1" Nails		1 Parlor Stove 5.00				
50 lbs. 1 1/2" Nails		2 Oil Lamps 3.00				
1200 papers for lining baskets		2 Gas Lamps 20.00				
3 small Handsaws		2 Lanterns 3.00				
3 Hammers		6 Chairs 8.00				
2 Vises		1 Baby Chair 3.00				
10 Bits		2 Beds 50.00	11) 10.-			
1 Bit Holder		1 Sofa 20.00	5.-			
1 small Bit Holder		1 Record Player 10.00				
2 Pliers		2 Drag Saws 200.00				
1 Blow Torch		1 Box of Records 5.00				
4 Sledge Hammers		1 Canning Machine 20.00	10.50			
2 large Hand Saws		1 Air cooled Engine 104.00	60.-			
2 Power driven Saws		2 Row Boats 50.00				
2 Stover Oil Engines		6 Gas Drums (used) 9.00				
2 Jack Pumps		1 Gas Drum 8.00				
2 Hoses		1000' Water Pipe 150.00				✓
3 Cold Chisels		8 Water Taps 12.00				✓
3 Storage Batteries		Chickens 75.00				
1 large Grindstone		1200 Labels 10.00				
1 small Grindstone		140 lbs. Wrapping Paper 10.00				
1 Break Lining		6 Crates Baskets 40.00				✓
1 Jack		50 lbs. 1" Nails 4.00				
3 Screwdrivers		50 lbs. 1 1/2" Nails 4.00				
2 Belts for Engine		3 Hand Saws 5.00				
2 Bars for splitting wood		3 Hammers 4.00				
1 Hay Fork		2 Vises 10.00				
2 Jap. Hand Saws		1 set of 10 Bits 5.00				
4 Clamps		1 Brace 2.50				
1 Potato Fork		1 set Shank Drill 1.50				
4 Planes		1 Hand Drill 2.50				
1 Pipe Wrench		2 Pliers 5.00				
1 Pulley		1 Blow Torch 7.50				
3 small Blocks		4 Sledge Hammers 6.00				
1 Socket Wrench Set		2 Crosscut Wood Saws 10.00	11) 9.-			
4 Wrenches		2 Power Saws 3.00				
1 Damper		2 Stover Engines 100.00				
1 Gas jet		2 Jack Pumps 80.00				
4 large Axes		2 Harden Hose 15.00				
3 small Hatchets		2 Drag Saws 30.00				
1 1/2 cases of Glass		5 Cold Chisels 3.00				
16 Greenhouse Stoves		3 Storage Batteries 25.00				
167 Stove Pipes		1 Grindstone 7.00				
5 Chisels		1 Power driven Grindstone 6.00				
1 Level		1 set Brake Linings 5.00				
1 Gauge		1 Truck Jack 5.00				
1 large Square		2 Power Belts 20.00				
1 small Square		2 Steel Bars for splitting Wood 2.00				
1 Sofa		4 Wood Clamps 10.00				
1 Gramophone		4 Planes 10.00				
20 Fishing Spoons		1 Pipe Wrench 2.00				
10 Fishing Lines		1 Pulley 2.00				
10 small cans of Paint		2 Japanese Hand Saws 4.00				
1 large Scythe		1 Pet Socket Wrench 10.00				
1 small Scythe		4 Crescent Wrenches 10.00				
2 Hoes		1 set Tap & Die 8.00				
3 small Rakes		1 Hack Saw 2.00				
5 large Rakes		3 Screwdrivers 1.50				
1 Rat Trap		1 Hay Fork 1.50				
4 Gas Cans		1 Potato Fork 1.00				
		1 Damper .25				
		4 Double Axes 10.00				

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8213

EXHIBIT No. _____

NAME Mrs. Tsune TERAMOTO

REG. No. 14237

DATE	INVENTORY	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	
				AUCTION	TENDER &c			
DECLARATION <u>21/4/42</u>	TAKEN BY _____							
EVACUATION <u>16/9/42</u>	DATE _____							
			2 Oil Cans 150' Electric Wire 1 Electric Bulb 3 Elec. Bulb Sockets 1 Kitchen Stove 1 Parlor Stove 8 Pots 1 large Kettle 3 small Kettles 32 Small Pans 8 large Pans 18 Cups 4 Frying Pans 2 Roasting Pans 3 special large Dishes 9 large Dishes 24 small Dishes 2 Oil Lamps 2 Gas Lamps 2 Lanterns 48 Chopsticks 7 Table Knives 5 Kitchen Knives 102 Jars 3 Bread Pans 4 Cake Pans 13 Teaspoons 5 Table Forks 1 large Spoon 4 Soup Ladles 1 large Pan 1 Boiling Pan 1 small size Pan 6 Chairs 2 Double Beds 1 Sewing Machine 1 Baby Chair 1 Trunk 1 box of Records	3 Hatchets \$ 5.00 1 1/2 cases Glass 5.00 16 Greenhouse Stoves 80.00 167 Stove Pipes 34.00 1 Metal Spirit Level 3.50 1 T Bevel 1.25 1 Combination Tri-Meter Square 1.25 1 Tri-Square 2.50 1 Large Scythe 2.50 1 Small Scythe 1.50 2 lengths of Hose 1.50 8 Pots) 1 Kettle) 3 Teapots) 32 small Bowls) 8 large Bowls) 18 Cups) 4 Frying Pans) 2 Roast Pans) 3 large Platters) 30.00 9 large Dishes) 24 small Dishes) 7 Table Knives) 105 Jars) 3 Bread Pans) 4 Cake Pans) 13 Table Spoons) 10 Dessert Forks) 5 Kitchen Knives) 5 Round Mouth Shovels 5.00 2 Rakes 2.00 3 Trowels .50 4 Gasoline Cans 6.00 2 Oil Cans 3.00 150' Electric Wire 3.00 3 Electric (?) 1.00 1 Electric Light Bulb .20 1 Rat Trap .50 20 Fishing Spoons 5.00 2 Water Tanks 25.00 1 1/2 ton 1933 Ford 250.00 1925 Buick 50.00				
			Gross Total: \$1,809.45 Ack. Custodian Credits 315.50 Amt. of Pers. Prop. Claim <u>\$1,493.95</u>					
			<u>Summary of Auction Sale:</u> 2 Crocks (3-gal. size) \$ 2.50 Gross proceeds Auction Sale: \$107.00 Less Charges: \$ 22.87 Net proceeds Auction Sales: <u>\$ 84.13</u>					
			<u>Summary of Other Sales:</u> Cow \$ 40.00 Wood 3.00 400 crates and baskets 34.00 Gross Proceeds Other Sales: <u>\$332.00</u>		150.- 30.-			
<u>Vancouver, B. C., April 26th, 1948.</u>								
RGB/P.								

