

Name of Claimant TERAMURA, Masa (Mrs)

Case 1097

Claiming as sole beneficiary of estate of

Custodian File TERAMURA, Sotojiro, ~~Estat~~
7967 & 1592

<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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total	
		900.00	90.00	45.00 12.50					20.00 147.50
<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 Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>									
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
TOTAL RECOMMENDATION									167.50



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CASE NO. 1097

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 6, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. MASA TERAMURA

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

HIS HONOUR, JUDGE J. A. MCGIBBON, SUB-COMMISSIONER

Toronto, Ontario,
October 6, 1948.

IN THE MATTER OF THE CLAIM OF
MRS. MASA TERAMURA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C. appearing for the
Dominion Government.

F. A. BREWIN, ESQ. appearing for the
Claimant.

A. SMITH, ESQ. Secretary.
G.N.R. UPTON, Esq. Official Interpreter.
J. B. MCGREGOR, ESQ. Official Reporter.



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MRS. MASA TERAMURA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. You are the owner of a house in New Westminster, 1027 Quebec Street? A. Yes.

Q. And your claim is in respect to that house -- there are two houses built on the same property -- is that right? A. Yes, there are two houses, one at the back and one at the front.

Q. Have you signed this document called "Real Estate Other Than Farm"; is that your signature?

A. Yes.

Q. And are all the facts stated there true and correct? A. Yes.

(FORM REAL ESTATE OTHER THAN FORM, MARKED EXHIBIT NO. 1)

Q. I see in this case you are claiming the value is \$1500. and the Custodian sold the property for \$900.? A. Yes.

Q. Now, I would like to ask my friend to put in the assessed values in these properties, because they are strikingly higher.

MR. CHRISTIE: I tender as Exhibit 2, notice of assessment.

(NOTICE OF ASSESSMENT, MARKED EXHIBIT NO. 2)

MR. CHRISTIE: I tender as Exhibit 3, Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO. 3)

MR. BREWIN: Exhibit Number 3 shows that the registered owner of this property was Sotojiro Teramura; he was your husband, was he? A. Yes.



M. Teramura,
In chf.

1
2 Q. And when did your husband die? A. He
3 died in New Denver in 1945.

4 Q. Did he leave a will? A. Yes.

5 Q. And apparently administration was taken
6 out by the Official Administrator, was it not, in
7 Vancouver? A. Yes.

8 Q. And were you the beneficiary of the will,
9 the person to whom the monies were to be paid under
10 the will? A. Yes.

11 Q. So, I take it, if a recommendation is made
12 in your case, that the payments would be made to the
13 Official Administrator, on the estate.

14 Q. In regard to insurance on the property,
15 I am showing you an insurance policy for three years,
16 dated 24th April, 1942, issued by Coulthard, Sutherland
17 & Company Limited, agents for the Norwich Union
18 Fire Insurance Company. Is this the insurance on
19 the property? A. Yes.

20 Q. And this insures the property, a frame
21 building, for \$1500. A. Yes.

22 Q. I think I would like to have that marked
23 as an Exhibit.

(INSURANCE POLICY, MARKED EXHIBIT NO. 4).

24 MR. BREWIN: Perhaps my friend will put in
25 evidence the valuation or appraisal made by the
26 Westminster Trust Company.

27 MR. CHRISTIE: Your honour, I will have to
28 put in a copy. It seems I haven't the original,
29 but that will be subject to proof in Vancouver.
30 I will tender as Exhibit 5 a copy of the appraisal



M. Teramura,
In chf.

1
2 of the New Westminster Trust Company.

3 (APPRAISAL OF NEW WESTMINSTER TRUST
4 COMPANY, MARKED EXHIBIT NO. 5)

5 MR. BREWIN: This appraisal is dated
6 the 27th of April, 1944, and puts a value of \$900.
7 on the premises and is signed by Mr. R. Alstead,
8 valuator. Now, the first thing I notice in regard
9 to this is that the appraiser says there were ten
10 rooms in the house. What do you say? A. There
11 were 11 rooms.

12 Q. And then the appraiser refers to outbuild-
13 ings, he says a wood shed -- what buildings were
14 there other than the house? A. There were no
15 other outbuildings; there were only the two houses,
16 and we stored things in the basement. There was a
17 woodshed on the outside, just sort of slanting from
18 the house.

19 Q. How many houses were there? She says she
20 had two, and the valuator only refers to one house.

21 A. There was a three-room place at the back.

22 Q. There was a three-room place in the back
23 and there was this 11 room place at the front?

24 A. There were eleven rooms in the main house
25 and three rooms at the back.

26 Q. Could it be that the valuator was referring
27 to that three room house as a wood shed? A. I think
28 so. Maybe the three room place at the back was
29 referred to as a shed. There were other people,
30 prior to the evacuation, staying at the three room
place in the back.



1 Q. Did they pay rent for it? A. Yes.

2 Q. How much? A. Altogether \$8. a month.

3 Q. \$8. a month? A. Yes, and in the 11 room
4 house in the front I let two of the front rooms.

5 Q. How much did you get for them? A. \$9. a
6 month, and four rooms upstairs I also let.

7 Q. How much did you get for the four rooms
8 upstairs? A. \$12.

9 Q. How many rooms did that leave you to
10 occupy yourself? A. Five.

11 Q. Now, the appraiser says that the condition
12 of the building was poor. Mrs. Teramura can only
13 tell us about the condition of the house when she
14 left it. What does she say about the condition?

15 A. At the time I was evacuated the condition
16 was good.

17 Q. And what about the foundation and the roof?

18 A. They were in good condition.

19 Q. What about the paint? A. It wasn't
20 painted.

21 Q. And the appraiser adds this comment without
22 any explanation of it, "This building should be
23 condemned". Do you know of any reason why, at the
24 time you left, the building should be condemned.

25 THE SUB-COMMISSIONER: She hardly knows what
26 the appraiser thought.

27 MR. BREWIN: I asked if she knew of any
28 reason why it should be condemned when she left.

29 A. At the time I left the condition was
30 perfectly good, and I don't know of any reason for
such a remark.



M. Teramura,
In chf.

1 Q. Did anybody complain as to the upkeep of
2 the house, or any conditions on the property?

3 A. No, I never heard anything of the sort.

4 Q. Then I see you bought this property for
5 \$739. in 1936; and who was it bought from?

6 A. From Mr. Nishiguchi.

7 Q. There is a statement here that it was
8 bought at a tax sale? A. Yes.

9 Q. Now, there is one thing I do not quite
10 understand. Part of the property, it says, was
11 sold on March 15th, 1942, to the Allied Engineering
12 Company; a lot 66 x 120 feet. What part of the
13 property was sold to the Allied Engineering Company?

14 A. That was a frontage of 20 x 100 feet.

15 Q. And that was all part of the property that
16 belonged to her before? A. Yes. At that time an
17 individual wanted to buy the whole property but I
18 didn't want to sell the house at that time.

19 Q. When they wanted to buy the whole property
20 did they suggest any amount they were willing to pay
21 for it? A. No, I didn't hear anything about

22 that. It might have been mentioned to Mr. Teramura.

23 CROSS-EXAMINATION BY MR. CHRISTIE:

24 Q. Mrs. Teramura, I produce here a J.P. Form.
25 Whose signature is that? A. That was signed by
26 my husband.

27 Q. I will tender this as Exhibit 6.

28 (J.P. FORM, MARKED EXHIBIT NO. 6)

29 Q. I am showing you, Mrs. Teramura, a picture;
30 what is that a photograph of? A. This is the house,



M. Teramura,
In chf.

1 which is subject of the present claim, my house.

2 Q. Was any part of this property sold?

3 A. None of this was sold.

4 Q. She spoke of the Allied Engineering
5 Company; I want to make that clear.

6 A. It was at the side where there was nothing
7 built.

8 Q. It was a vacant lot? A. There was just
9 a small garage on it.

10 Q. I am tendering this photograph of the
11 premises as Exhibit 7.

12 (PHOTOGRAPH OF PREMISES, MARKED EXHIBIT NO. 7)

13 Q. How old a building was it? A. I don't
14 know.

15 Q. Where was the toilet located? A. There
16 was a toilet both upstairs and downstairs.

17 Q. An inside toilet? A. Yes.

18 Q. Had any repairs been done recently to the
19 house? A. I made some repairs to the kitchen and
20 installed a sink.

21 Q. How long prior to the evacuation was that
22 done? A. About three years before.

23 Q. That is all.

24 MR. CHRISTIE: It is submitted, your honour,
25 this real property was sold at its fair market value.
26 I am tendering as an exhibit two tenders made by
27 Thakar Singh; the first is in the amount of \$600.
28 and the second in the amount of \$920., and there are
29 also two tenders made by H. C. Bateman, the first in
30 the amount of \$200. and the second in the amount of



(Discussion)

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\$900.

(FOUR TENDERS, MARKED EXHIBIT No. 8)

MR. BREWIN: I wonder if my friend would put in all the correspondence in relation to those offers. There is a rather peculiar situation here. On the 15th of April Mr. Singh offered \$600. On the 28th of April Mr. Bateman offered \$200., and on the 31st of May \$900. On June 12th Mr. Singh offered \$920., and the offer of Mr. Bateman was accepted and it seems rather peculiar, and I would like to have all the correspondence in regard to these offers put in.

MR. CHRISTIE: The reason for the acceptance was the offer for \$900. was made so long prior to the offer of \$920. they felt they should accept it for a difference of \$20.

MR. BREWIN: According to this it was two weeks before, and was by the man who had previously offered \$200. It is rather a coincidence in both these cases the amount corresponds exactly with the amount of the appraiser. I would like to have put on record a copy of the letter of Mr. Shears of the 22nd of June to Messrs. Coulthard, Sutherland & Co. Limited, who apparently acted as agents for both persons making offers, and he says, "Mr. Bateman's revised offer being received by our office so much ahead of the reply from Mr. Thakar Singh, Mr. Bateman's offer is being recommended for acceptance and we are therefore not in a position to consider Mr. Thakar Singh's revised offer."



(Discussion)

1 THE SUB-COMMISSIONER: Make them all one
2 Exhibit. Attached them all to Exhibit 8.

3 (TENDERS, and CORRESPONDENCE RE TENDERS,
4 MARKED EXHIBIT NO. 8)

5 MR. CHRISTIE: Then, I am tendering as
6 Exhibit 9, the Real Property Summary.

7 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 9)

8 MR. CHRISTIE: Then, your honour, there is
9 an analysis of the real property claim, which I
10 think may be helpful. I will tender that as Exhibit 10.

11 (REAL PROPERTY CLAIM ANALYSIS, MARKED
12 EXHIBIT NO. 10)

13 MR. BREWIN: I wonder if I might point out
14 again for the record that Mr. Singh, who made this
15 higher offer, happened to be a tenant of part of
16 the property.

17 MR. CHRISTIE: Your honour, there is a
18 summary here in which it is noted that Mr. Streight
19 was appointed official administrator, and that the
20 husband died on July 6th, 1945, and setting out the
21 administrator and the beneficiaries. I think we
22 ought to have that marked.

23 THE SUB-COMMISSIONER: What are you calling it?

24 MR. CHRISTIE: Summary re estate of Sotojiro
25 Teramura, Deceased.

26 (SUMMARY RE ESTATE OF SOTOJIRO TERAMURA,
27 DECEASED, MARKED EXHIBIT NO. 11)

28 MR. CHRISTIE: I would like to attach to
29 the last exhibit, a certificate appointing
30 Mr. J. L. Streight as administrator.

That concludes the defence, your honour.



(Discussion)

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MR. BREWIN: No reply, your honour.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.



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I, John A. McGibbon, Deputy Commissioner,
appointed to hear a Commission to investigate
claims of Japanese Canadians for property loss,
do certify the foregoing is a true copy
of the evidence heard on the within claim.

John A. McGibbon
Deputy Commissioner

Feb 7 1967

Case no 1097
NOV 24 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

[Signature]

Toronto

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

(1) NAME Teramura Masa (RCMP) Reg. No. 07146
(Print) Surname Given Name

(2) Pre-Evacuation Address 1027 Quebec Street

(3) Present Address 67 D'Arcy Street *Brewer*

(4) REAL ESTATE

(a) Street Address (if any) 1027 Quebec St., New Westminster, British Columbia
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
South West Quarter of Lot eleven (11), City Block 36,
Map 2620, having a frontage of 66 feet on Auckland
and Quebec Street by full depth of lot and adjoining Lot 10,
except 20' x 100' sold

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business _____
(iii) ~~Business~~
(iv) Any other type of property (describe) _____

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ _____
(ii) Buildings - - - - - \$ _____
(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) - - - - - \$ 1,500
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 900
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 600

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation # 600

(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

(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")

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

- | | | | |
|-----|-------|--------------------|-------|
| 1. | _____ | 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 \$ _____

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) - - - - - \$ 6.00

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

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

I, Masa Teramura of the city
of Toronto in the county of York.

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 Toronto)
in the county of York)
this 20th day of November)
A.D. 1947. F. G. Brown)

Masa Teramura
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.

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
(1) 1 House (2 storey)	(1) 11	frame	residence	66 x 120	1936	Dec. 31
(2) 1 House	(2) 3	frame				

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Business	\$ 739.00	1940 - Drainage system installed Change-over from septic tank \$150. 1941 - General repairs and window added to rear of home \$100.	\$ 1,500.00

Comments re upkeep of premises:

Home in good condition at time of sale.

Comments re Appraiser's report not covered above:

March 15, 1942 - Part of property sold to Allard Engineering Ltd.

Land - 20' x 100' including garage - \$400.00

April 24, 1942 - House was insured by the Norwich Union Fire Insurance

at \$ 1,500.00

Assessment (1943)	Land - \$1800	\$1800
	Improvements	1900
		\$ 3700

The home was bought by the claimant at a tax sale. This is the reason it was bought at the low price.

Summary

Claimants valuation	\$ 1,500.00
Sold by Custodian	900.00
Claim	\$ 600.00

Masa Teramura
Signature

COMMENTS ON APPRAISAL BY MR. ALSTEAD

- (1) Appraiser says 10 rooms in house

Claimant says 11 rooms in house and 3 rooms in house at rear which appraiser calls only a woodshed.

- (2) Appraiser says condition of building is poor.

The claimant says the condition was good. The foundation and roof were in good repair. The house needed painting only.

- (3) Appraiser says outbuilding was a woodshed.

The claimant says it is a small house which she rented for \$8.00 per month.

- (4) The appriaser says house should be condemned.

The claimant says house in good condition at time of evacuation and was only in need of painting.

EXHIBIT No. 1097-2
 DATE OCT 6 1940
 FILLED BY K. A. Briskie

Notice of Assessment, 1943

City of New Westminster, B. C.

BLOCK	LOT	LOT	LOT	LOT	LOT	Assessed Value of Land	Assessed Value of Improvements
	<u>1057 Quince St</u>						
	<u>36</u>	<u>11</u>	<u>SW 1/4</u>	<u>PT</u>		<u>1800</u>	<u>1900</u>

TAKE NOTICE that the above property is assessed as above for the year 1943. The first sitting of the Court of Revision will be held in the City Hall, New Westminster, B.C., on the 8th day of Feb. 1943 at 10.00 a.m. Sec. 234 of the Municipal Act reads as follows:

234 (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the Municipality has or have been wrongfully entered upon or omitted from the roll or that any land or improvements has or have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.

(2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.

(3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.

(4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

C. P. C. HOBKIRK,
 Assessor.

EXHIBIT No. 1097-2
DATE OCT 6 1948
FILLED BY K. A. Briskie

File # 1597
Reg. # 07147

CANADA POSTAGE PAID PORT PAYÉ
2 c.
NO. 1482 NEW WESTMINSTER

Sotojuro Teramura

Your file NO 1592
New Westminster, B.C.

EXHIBIT No. _____
DATE _____ Oct. 6/48
FILED BY _____
K.A.Christie

- - - minutes 10 o'clock 6th day of November, 1942.

I HEREBY CERTIFY that the following is the state of the title to - - - - -

The Westerly portion of Lot 11 Block 36 Map 2620 having a frontage of 66 feet on Auckland and Quebec Streets by full depth of Lot and adjoining Lot 10 Save and Except 0.05 of an acre conveyed under Certificate of Title No. 149110E

REGISTERED OWNER: SOTOJIRO TERAMURA # 07147 viz:

Register of Indefeasible Fees Folio No. 119330E

REGISTERED CHARGES: Certificate of Vesting in the Custodian Filed No. 24953

APPLICATIONS FOR REGISTRATION None

RECEIVING ORDER OR AUTHORIZED ASSIGNMENT UNDER THE "BANKRUPTCY" ACT: None

ASSIGNMENT FOR BENEFIT OF CREDITORS: None

JUDGMENTS: None

MECHANICS' LIENS: None

To Office of the Custodian

"E. S. Stokes"

Registrar

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

Dec. 14/48 *May*

- 22 -



COULTHARD, SUTHERLAND & CO., LTD.
 RESIDENT AGENTS
 609 COLUMBIA STREET
 PHONE 106
 NEW WESTMINSTER, B.C.

COPY

EXHIBIT No. 1097-4
 DATE APR 26 1942
 FILLED BY F. A. Brewin

AGENCY: New Westminster, B.C.

Policy No. 10231597

Amount	Rate	Premium	Term
\$2000.00	.60	\$12.50	3 years
	.70		April 24, 1942 April 24, 1945.

SOTOJIRO TERAMURA

DWELLING BUILDING AND CONTENTS (Protected) No. 1a

(This form does not apply to farm property)

1. \$1500.00 On the 2 story frame Building with shingle roof, and its additions communicating and in contact therewith, foundations, landlord's permanent fittings and fixtures attached thereto and forming part thereof, including frescoes and plate glass, while occupied only as a Private Dwelling, situate within 500 feet of a fire hydrant, and being #1027 North side of Quebec Street, on Lot 11, Block 36 of S.W. 1/4 of Subd. 10, City of New Westminster, B.C.

Storm doors and windows, door and window screens and shutters belonging thereto are also held covered while contained in the above described building or on the premises, also walks, fences, flag poles, pergolas and yard decorations (excluding trees, lawns, plants and shrubbery); and, if not separately insured for a specific amount under this or any other policy, this insurance shall cover on buildings on said premises occupied only for private garage, outbuilding or servants' quarter purposes, BUT THE LIABILITY OF THIS COMPANY FOR LOSS OR DAMAGE TO PRIVATE GARAGES, OUTBUILDINGS OR SERVANTS' QUARTERS NOT FORMING A PART OF SAID BUILDING SHALL NOT IN THE AGGREGATE EXCEED FIVE PER CENT. (5%) OF THE AMOUNT OF INSURANCE UNDER THIS ITEM NOR A TOTAL SUM OF ONE HUNDRED AND FIFTY DOLLARS (\$150.00).

2. \$nil On rents or rental value of the building described above, subject to the conditions hereinafter set forth. RENT OR RENTAL VALUE PROVISIONS: If an amount is specified and inserted in the blank immediately preceding Item 2 hereof the following provisions shall also constitute a part of this policy as respects the insurance under said Item 2, viz., in case said building or any part thereof shall be rendered untenable by fire or lightning, this company shall be liable for the actual loss of rents and/or rental value thereof for such period of time as would be required with due diligence to restore such building to the same tenable condition as before the loss not exceeding however, the proportion of such loss which the insurance under said item bears to the total insurance on such rents and/or rental value.

3. \$500.00 On household furniture, supplies and personal effects (including paintings, sculpture, curiosities, works of art, articles of vertu, all at not exceeding cost) printed books, plate, plated ware, jewellery, scientific and musical instruments, clocks, watches, trinkets and mirrors, the property of the Insured or of any member of the Insured's family, only while contained in the above described building. This item may, at the option of the Insured, be held to cover the personal effects of guests and servants; loss, if any, to be adjusted with and payable to the Insured named in this policy. Not exceeding ten per cent. of the amount insured under the household furniture item of this policy may be extended to cover ordinary household contents while contained in outbuildings on the same premises, it being understood that the total liability shall not exceed the amount insured under this item.

4. \$nil On the story Building with roof, and its additions communicating and in contact therewith, only while occupied as and situate within 500 feet of a fire hydrant, and

5. \$nil On

6. \$nil On

No Insurance shall apply to the item or items opposite which no specific amount is inserted.

\$2,000.00 If the Insurance under this policy covers more than one of the above items, the liability under each item shall be limited to the specific amount set opposite each item.

B.C.U.A. map reference: Vol. Sheet 11 Block 113 No. 76

Loss, if any, on buildings only, payable to Insured

located at subject, nevertheless, to all the terms and conditions of this policy.

Other Concurrent Insurance Permitted.

Permission Granted to be or become vacant or unoccupied without notice, to make ordinary alterations and repairs, (but it is understood and agreed that extraordinary alterations, repairs or additions are prohibited without notice to and the consent of this Company obtained in writing) and for the storage of not exceeding three private automobiles in the building(s) described, it being understood and agreed by the Insured that not more than one (1) gallon of gasoline except that contained in the reservoirs of the automobiles or as otherwise here-in provided will be kept in the building(s).

Lightning and Electrical Current Clause: (See Statutory Conditions.)

Attached to and forming part of Policy No. 10231597 of Norwich Union Fire Ins. Soc. Ltd.

Dated April 24, 1942 Coulthard, Sutherland & Co. Ltd.



No. 1a (June, 1941)
 20M-8-41.

AGENTS

Agent.

New Westminster, - B. C.

WESTMINSTER TRUST COMPANY *F A Brewing*
NEW WESTMINSTER, B. C.

INSPECTION AND VALUATION REPORT

Property: Catalogue No. 687

Location: 1027 Quebec Street.

Lot Size: Irregular Dwelling size: 22 x 42

Type of Building:

Basement: no

Foundation: post

Number of rooms: ten (10)

Living room	yes
Dining room	yes
Bedrooms	yes (seven)
Kitchen	yes
Bath	
Toilet	yes

Electric Light: yes

Water: cold only

Condition of Building: poor

Outbuildings: wood shed.

Heating: no

Plumbing: flush toilet

Grounds: fair

Remarks: This building should be condemned.

Date: April 27, 1944

Valued at \$ 900.00

Valuator: R. Alstead.

OFFICE OF THE CUSTODIAN

DATE
FILED BY

Oct. 6/48

n.A. Christie

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: TERAMURA Sotojiro

HOME ADDRESS: 1027 Quebec St., New Westminster, B. C.

REGISTRATION NUMBER: 07147

SEX: M

AGE: 56

OCCUPATION: Carpenter (unemployed)

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Masa

ADDRESS OF WIFE OR HUSBAND: 1027 Quebec St., New Westminster, B. C.

NAMES OF ANY LIVING CHILDREN: Misao (F) Yuriko (F)

ADDRESS OF CHILDREN: 1027 Quebec St., New Westminster, B. C.

AGE OF CHILDREN: 15 & 13 yrs.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lot 11, Bl. C36, Subd. S.W. 1/2 Map 2620, 66'

frontage on Auckland & Quebec Sts. New Westminster, B. C. (1027 Quebec St.,

New Westminster, B. C.)

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storeyed 12 roomed frame house, and

a 3 roomed bungalow on Lot 11.

3. INSURANCE (Give particulars; state where policies are) The 2 storeyed 12 roomed house with the furniture contained therein are insured for \$2500.00 for a 3 yr. period lapsing May or June 1942. Name of Co., policy No. and premium unknown as the policy has been misplaced. The ins. was placed through Mr. Tanaka Ins. agent, Powell St. Vancouver

4. TAXES (Amount and where payable) \$163.05 p.a. pd 23/9/41 New Westminster, B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

6. OCCUPANCY AND LEASES (If vacant so state) The 3 roomed bungalow is occupied

at present by Mr. Samata Junzo at a rental of \$10.00 per mo.

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *Deed of Indenture in owner's possession*
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: *None* *Now in LRO*
- 9. IF FARM LAND STATE CROPS SOWN: *None* *Now in LRO*

- 4. INSURANCE
- embodies² in the
- 5. MORTGAGES
- OTHERS:

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION:.....
- 2. LANDLORD'S NAME AND ADDRESS:.....
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:.....
- 4. STATE WHEREABOUTS OF LEASE:.....
- 5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid).....
- 6. IF FARM LAND, PARTICULARS OF CROPS SOWN:.....

- 6. MONEYS OW
- 7. BONDS, DEB
- 8. BANK ACCO
- 9. LIFE INSUR
- Pol. #A-2116.
- Prem. \$10.00 m
- 10. INTEREST IN
- 11. SAFETY DE

LIABILITIES:

- 1. PERSONAL
- 2. TRADE DEB

STATEMENT OF PERSONAL PROPERTY OWNED:

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:.....
- At 1027 Quebec St. New Westminster, B.C. 12 roomed house:- 1 trunk & 2 boxes containing Carpenter's tools, approx. value \$500.00.*
- Household furniture: 1 Singer treadle sewing machine, 1 Kitchen stove 1 Heater stove, 7 double beds, 4 chest of drawers, 1 bureau, 1 parlor table, 7 chairs, 1 sofa, 1 kitchen table, 12 chairs. Kitchen utensils, Approx. total value \$1000.00.*
- 1 man's bicycle \$45.00 Shipped 12/7/43*

REMARKS:

~~I, the undersig~~
~~tected area as set~~
~~tures, bonds or oth~~

I certify that every description and indirect.

Dated this.....

"Geo. F. Ara

- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.....
- None*
- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY.....
- None*

FOR DEPARTME

enture in owner's possession
Now in LRO
New assets

4. INSURANCE CARRIED ON ABOVE PROPERTY: Fire insurance on furniture, etc. embodied in the insurance on 12 roomed house mentioned on page 1.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1200.00 Independence Founders Ltd. Vancouver, B. C. Pol. #A-2116. Joint Ins. Certif. on Masa Teramura (wife) & Sotojiro Teramura. Prem. \$10.00 monthly, Pol. in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: None

~~I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.~~

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 28th day of March 1942

(Signature) "S. Teramura"

"Geo. F. Arab"
Witness

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

FOR DEPARTMENTAL USE

Dec. 15/48
S. May
-S.A.

FURNITURE, FIXTURES, PERSONAL EFFECTS:

1. trunk &
kitchen stove
1 parlor
kitchen utensils,
shipped 12/7/43

INTEREST IN, OR

EXHIBIT No. 1097-7
DATE OCT 6 1948
FILLED BY K. A. Christie

↙
TARAMURA, Sotojiro
1027 Quebec St. New Westminster, B. C.
Evac. File 1592



Picture Taken June 4, 1943.

COULTHARD, SUTHERLAND & CO. LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

1097-8

EXHIBIT NO. _____
DATE Oct. 6/48
FILED BY K.A. Christie

609 Columbia Street,
New Westminster, B. C.

Your File: 1592.

June 12, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Shears.

RE: Cat. #687 - 1027 Quebec St. N.W.

Rec'd JUN 13 1944
File No. 1592
Ans. PMH
Referred HARROP

Dear Sir:

This is to advise that we have received a revised offer for the above property from Mr. Thakar Singh as a consequence of your letter to him of May 25th. He now offers \$920 cash and we are holding a deposit of \$90.20 in this office.

Kindly advise if this will be accepted.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. Coulthard"

F. H. Coulthard.

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

Dec. 15/48

L. May

cc. 2.

124

New Westminster, B. C.

April 15, 1944.

687

Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:-

Re File #1592, Catalogue 687,
1027 Quebec St., New Westminster

I beg to submit my tender on Lot 11 (S and E.
pt. sk. 8628) Block 36, Map 2620, your catalogue No. 687 in the
sum of \$600. and enclose 10% on said amount. This tender is for
cash.

\$600

Yours truly,

"Thakar Singh"

THAKAR SING
1027 Quebec St.,
New Westminster, B. C.
Millworker.

Rec'd	MAY 1/44
File No.	1592
Ans.	AS/25/5/44
Referred	

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

Dec. 15/48 *L. May*

B.R.

125

Your File: 1592.

April 28, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

687

Re: Lot 11, (S & E pt. sk. 8628) Blk. 36,
2620, New Westminster, B. C.

Dear Sir:

I beg to submit my tender on the above property
being 1027 Quebec Street, New Westminster, B. C. your catalogue
No. 687 in the sum of \$200.00 cash and enclose herewith 10%
of the said amount.

\$20%

Yours truly,

"H. C. Bateman"

Herbert Charles Bateman, Esq.,
1027 Quebec Street,
NEW WESTMINSTER, B.C.
Carpenter.

May 1/44
File No. 1592
AS 25/5/44
Referred

I hereby certify the foregoing words
to be a true copy of the original
whereof they purport to be a copy.
Dec. 15/48

L. May
S. Z.

COULTHARD, SUTHERLAND & CO. LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 Columbia Street,
New Westminster, B.C.

MAY 31, 1944

Your File: 1592.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Shears.
RE: Catalogue #687 - 1027 Quebec St.

Dear Sir:

This is to advise that we are holding a deposit of \$90.00 re the sale of the above property at the appraised value of \$900.00. This offer has been made by Mr. H.C. Bateman who has handed us a letter signed by yourself in which you state that the Custodian will not be interested in any sum less than \$900.00.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. Coulthard"

F. H. Coulthard.

Accept

EVAGUATION SECTION	
Rec'd	JUN 1 1944
File No.	1592
Ans.	PMH
Referred	Shears

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

Dec. 15/48 *[Signature]*

[Signature]

1592

22nd June, 1944

Messrs. Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

re: Catalogue No. 687
1027 Quebec Street

We have your letter of June 12th in which you submitted a revised offer for the above property on behalf of Mr. Thakar Singh for the sum of \$920.00.

We also received a revised offer on this same property through your firm on behalf of Mr. Bateman in your letter dated 31st May, for the sum of \$900.00.

Mr. Bateman's revised offer being received by our office so much ahead of the reply from Mr. Thakar Singh, Mr. Bateman's offer is being recommended for acceptance and we are therefore not in a position to consider Mr. Thakar Singh's revised offer.

In a letter which we wrote to Mr. Bateman on June 16th, we informed him that his offer of \$900.00 was acceptable.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

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

Dec. 15/48

L. May

B. 7

COULTHARD, SUTHERLAND & CO. LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 Columbia Street,
New Westminster, B. C.
Sep. 9, 1942.

Attention "P.D"

The Office of the Custodian,
Vancouver, B. C.

Dear Sir:-

Re: Sotojiro Teramura File 1592

Thank you for your letter of the 5th. inst.
re the above. The lower portion of this house is rented
for \$18.00 and one room on the top storey for \$4.50.
The balance of this place is hardly fit to live in, the
kitchen sink upstairs being on the back porch exposed to
the weather and no plumbing whatever except one toilet.

We may eventually obtain a tenant but are not very hopeful,
however we will do our best.

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

"F. H. Coulthard"

F.H. Coulthard.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 10 1942

I hereby certify the foregoing words
to be a true copy of the original
whereof they purport to be a copy.
Dec. 15/48

[Handwritten signature]
82

REAL PROPERTY SUMMARY

1097-9

EXHIBIT No. _____

Catalogue No. 687

FILE 1552

Oct. 6/48

FILED BY K.A. Christie

Japanese Name: (Mr. Sotojiro TERAMURA, who died on July 6, 1945, at New Denver, B.C.)

Civic Address: 1027 Quebec Street, New Westminster, B. C.

Legal Description: The Westerly portion of Lot 11, Block 36, Map 2620 having a frontage of 66 feet on Auckland and Quebec Streets by full depth of Lot and adjoining Lot 10 save and except 0.05 of an acre conveyed under Certificate of Title No. 149110E.

Classification: 2 Dwellings.

-v- - - - - SOLD - - - - -

Registered in the name of: Sotojiro TERAMURA

State of Title: Clear

Whereabouts of Certificate of Title No. 119330-E: Land Registry Office, New Westminster, B.C.

Vesting: In Custodian. Filing No. 24953, November 12, 1942.

Sold to Mr. Herbert Charles Bateman, 1027 Quebec Street, New Westminster, for the sum of \$900.00 cash. Mr. Bateman stated he was a Carpenter and a British Subject. Date of Sale: June 26, 1944.

Title delivered by registered mail to the new owner, Mr. H. C. Bateman 1027 Quebec Street, New Westminster, with our letter dated September 26, 1944.

Funds derived from above sale released to credit of Sotojiro Teramura, Registration No. 07147, File No. 1592, on June 26, 1944.

Insurance: Transferred to purchaser.

Chattels: Not involved.

ADMINISTRATION:

Mr. Sotojiro Teramura, in his JP Form dated March 28, 1942, declared owning the following real Property: Lot 11, Bl. C36, Subd. SW $\frac{1}{2}$ Map 2620, 66' frontage on Auckland & Quebec Sts. New Westminster, B. C. (1027 Quebec St., New Westminster, B.C..) ...with... 2 storeyed 12 roomed frame house, and a 3 roomed bungalow both on Lot 11."

Mr. T. S. Annandale reported that Mr. Samata Junzo was occupying the 3 roomed bungalow but after evacuation this house was used for storage purposes. After the tenants Teramuras were evacuated, the firm of Coulthard Sutherland & Co. Ltd., were appointed our agents and they advised us that the 12 roomed house had been rented to Mr. Garth Tucker for \$18.00 per month.

A man by the name of David Hance rented one room from Coulthard, Sutherland & Co. Ltd., for \$4.50 per month but vacated without giving notice at the end of the first month. In a letter dated November 18, 1942, Coulthard, Sutherland & Co. Ltd., advised us that the lower floor of the house only was rented to Garth Tucker for \$18.00 and the upper storey was rented to Thakar Singh for \$12.00, making \$30.00 in all. These tenants remained until the property was sold.

REAL PROPERTY SUMMARY CONTINUED

Catalogue No. 687

File No. 1592

Rents received were sufficient to pay all operating expenses in connection with this property.

Regarding the portion of the house occupied by Thakar Singh, our agent wrote us under date of September 9, 1942, as follows: "This (portion) is hardly fit to live in, the kitchen sink upstairs being on the back porch exposed to the weather and no plumbing whatever, except one toilet."

Mr. Teramura declared having household furniture and effects valued at \$1,000.00 and disposition of same will be found in the Chattel Summary and Schedule. He also declared that Fire Insurance in the sum of \$2,500.00 was carried on the 12 roomed dwelling and said furniture and effects.

Mr. H. C. Bateman paid \$900.00 for the above-mentioned property which is the same as Mr. Alstead's valuation.

The assessed values of this property are shown in the 1944 Assessment Notice as follows:

Land:	\$1,800.00
Improvements:	<u>\$1,900.00</u>
Total:	\$3,700.00

Deed of Land was registered at the Land Registry Office, New Westminster, B.C., on July 19, 1944, and Certificate of Title No. 175494-E covering the above property was forwarded by registered mail to Mr. H.C. Bateman at 1027 Quebec Street, New Westminster B.C. with our letter dated September 26, 1944.

Completed statements regarding the sale of his property were forwarded to Mr. Sotojiro TERAMURA with our letter dated November 29, 1944.

.....
See additional information in Summary relating to the Estate of Sotojiro TERAMURA, Deceased.

The above summary is certified to be in accordance with the information on file.

"W. J. Johnston"
Administration Department.

WJJ/HMS
April 10, 1947.

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

Dec. 15/48 J. May

BR

ANALYSIS OF REAL PROPERTY CLAIM

1097-10

EXHIBIT NO. Oct. 6/48

DATE.....
FILED BY K.A. Christie

FILE NO. 1592

CATALOGUE NO. 687

CLAIMANT: MASA TERAMURA (claiming as sole owner)

PROPERTY: Westerly portion of Lot 11, Block 36, Map 2620, having a frontage of 66 feet on Auckland and Quebec Streets by full depth of Lot and adjoining Lot 10 save and except 0.05 of an acre conveyed under Certificate of Title No. 149110E. being known as 1027 Quebec Street, New Westminster, B.C.

CLASSIFICATION: 2 dwellings

TITLE: registered in the name of Sotojiro Teramura

ENCUMBRANCES: Certificate of Vesting in the Custodian filed No. 24953.

ASSESSED VALUES: Land - \$1800.00
Improvements - \$1900.00
Total - \$3700.00

APPRAISAL: Westminster Trust Company, New Westminster, B. C.
April 27, 1944 - 900.00

ADVERTISED: As Catalogue No. 687 in Advertisement published on June 19, 1943.

TENDERS: April 15, 1944 - Thakar Singh - \$600.00
April 28, 1944 - Herbert C. Bateman - \$200.00

Neither of these offers was acceptable and both tenderers were requested to make an amended offer.

May 31, 1944 - Herbert C. Bateman, through Coulthard
Sutherland & Co. Ltd., Agents - \$900.00

June 12, 1944 - Thakar Singh, through Coulthard
Sutherland & Co. Ltd., Agents, - \$920.00

As the offer of Bateman was received so far in advance of the offer of Thakar Singh, acceptance of Bateman's offer was recommended.

APPROVAL: Sale to Bateman at the price of \$900.00 was approved by the Advisory Committee June 14, 1944.

SOLD: To Herbert Charles Bateman as at June 26, 1944, for the sum of \$900.00.

ADMINISTRATION: Sotojiro Teramura in his "J.P." form, signed on March 28, 1942, declared a 2 storey, 12 roomed frame house and 3 roomed bungalow, both on Lot 11, the 3 roomed bungalow being rented to Mr. Samata Junzo for \$10.00 per month. Before evacuation Teramura rented the lower floor of the house to Garth Kucker for \$18.00 per month and upon the evacuation of Junzo, the tenant in the small house, this building was used by several Japanese (names unknown) for storage of chattels. This small house had no plumbing and was therefore not suitable to rent. Coulthard, Sutherland & Co. succeeded in renting one room in the upper part of the house for \$4.50 per month but the tenant vacated without notice at the end of the first month. They were later successful in renting the upper floor of the house to Thakar Singh for \$12.00 per month from November 15, 1942. These tenants remained in possession until the property was sold.

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Dec. 15/48 *[Signature]*

- 89 -

SUMMARY

Re: Estate of Sotojiro TERAMURA, Deceased.

The Department of Labour, Japanese Division, forwarded a Notice to our office dated July 26, 1945, advising us that Sotojiro TERAMURA, Registration No. 07147, died at New Denver on July 6, 1945.

We forwarded our cheque for the sum of \$75.00 to Mr. Teramura with our letter dated July 10, 1945, in accordance with the request of the above-mentioned Department, but same was returned on account of his death, and re-credited to his account with the Custodian.

We wrote Mr. Teramura on July 17, 1945, regarding a claim for \$269.93 lodged against him by M. Nishiguchi Co. Ltd. For the above reason, however, no reply was received from Mr. Teramura, but his wife, Masa Teramura, File No. 7967, wrote us on July 30 and August 24, 1945, giving us particulars of the indebtedness and requesting that same be paid from funds in the account of her deceased husband. This matter, however, was left to be taken care of in the settlement of the Estate.

On August 21, 1945, the Department of Labour, Japanese Division made claim for recovery of the sum of \$80.00 from this Estate to cover cost of funeral expenses paid by them in connection with the burial of the deceased.

On August 31, 1945, we wrote Mrs. Masa Teramura, regarding the necessity of having the Estate of her late husband administered by a Solicitor or Official Administrator and she replied under date of September 15, 1945, requesting us to make arrangements on her behalf.

We, accordingly, wrote Mr. J. M. Streight on October 1, 1945, requesting him to act on this matter and, at the same time, we forwarded him all particulars regarding the affairs of the deceased which appeared in our records, together with the original Will forwarded by Mrs. Teramura and a certified copy of an English translation made by Mrs. Esther A. Key, a Translator whose services were recommended by the Department of Postal Services.

Mr. Streight agreed to act and advised us on October 11, 1945, that he had instructed his Solicitor, Mr. A. L. Lewis, to take out Letters of Administration.

At Mr. Lewis request we obtained from Mrs. Key an affidavit in which she set forth her qualifications in connection with translating Japanese writings and characters into the English language.

An affidavit in connection with the proper execution and attestation of the Will was also obtained by us, with the assistance of the Department of Labour, Japanese Division, from one of the witnesses, Mr. O. Higuchi.

P.T.O.

File 1592

April 10, 1947.

SUMMARY CONTINUED.

The above-mentioned affidavits were forwarded to Mr. Lewis, together with Mrs. Key's account for \$3.00 for her services, and a cheque received from said Solicitor was forwarded to her in due course.

Further to the above, a Renunciation Form forwarded by Mr. Lewis was completed by Mrs. Teramura, through the services of the Department of Labour, Japanese Division, and returned to him by us.

The writer gave the following memorandum to the Accounting Department on December 12, 1945:

"Re: Estate of Sotojiro TERAMURA, Dec'd
Registration No. 07147-File No. 1592

Sotojiro TERAMURA died on July 6, 1945, at New Denver, B. C. Kindly change the name of his account, as at the date of decease, as follows: Estate of Sotojiro TERAMURA, Deceased, Registration No. 07147, File No. 1592. Administrator: Mr. J. M. Streight, Official Administrator.

<u>Beneficiaries</u>	<u>Relationship</u>	<u>File Nos.</u>	<u>Reg. Nos.</u>	<u>Share</u>
(Children by first wife, who is deceased)				
Mrs. Haruye TOMIYE	Daughter	13332	07532	
Mrs. Mitsue YOSHIKAWA	Daughter	13777	07558	
Yoshiye TERAMURA	Daughter	(In Japan)	File No. 1565	

Second Wife and Children

Mrs. Masa TERAMURA	Widow	7967	07146	
Misao TERAMURA	Daughter	G/191	(19 yrs.)	
Yuriko TERAMURA	Daughter	G/191	(17 yrs.)"	

On February 15, 1946, we received a certified copy of Letters of Administration with Will annexed from Mr. J. M. Streight and we, accordingly, forwarded him our cheque for the sum of \$833.41, being all funds on hand at credit in the account relating to this Estate, with letter dated February 19, 1946. His receipt dated February 26, 1946, is on file No. 1592.

Subsequent to the above remittance, further monies derived from the sale of chattels were credited to this Estate account, and we forwarded Mr. Streight our cheque for the entire amount, being \$114.84, with letter dated March 26, 1947.

NOTE: All funds in this Estate were forwarded to the Widow, Mrs. Masa TERAMURA, by Mr. J.M. Streight. See letter dated July 24, 1947.
WJJ/HMS

The above summary is certified to be in accordance with the information on file.

"W. J. Johnston

ADMINISTRATION DEPARTMENT

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

Dec. 16/48 *[Signature]*

[Handwritten mark]

P-10834

THE Supreme COURT of British Columbia

IN THE MATTER OF Sotojiro Teramura Deceased

and

in the matter of the "Administration Act."

DATED THE 1st DAY OF February, A.D. 1946

Petition and
UPON reading the/affidavits of Jack Milton Streight

, it is order,

that Jack Milton Streight, Official Administrator for the
County of Westminster, shall be Administrator of all and singular
the estate of Sotojiro Teramura, deceased, who died at
New Denver British Columbia on July 6th 1945

and that notice of this Order will be published
in one issue of a newspaper circulating in the district in which the deceased resided

J. M. Coady

J.

NEW WESTMINSTER

Value of Estate \$833.41
Extracted by A.L. Lewis, Esq.
Solicitor

Feb 6 1946

REGISTRY

\$1.00 B. C.
Stamp attached

CERTIFIED A TRUE COPY

Signature Illegible

District Registrar

NEW WESTMINSTER

Feb 6 1946

REGISTRY

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

Dec. 16/48

May

572

THIS IS TO CERTIFY

On account of the war I had to be evacuated from my family. In case any unfortunate thing might happen I would like to hand my property (estate) in New Westminster, B.C., lot No. 1027 (the whole section) to my wife, Mrs. S. Teramura, unconditionally.

This is certified by me and the witnesses.

1942: 2nd July

Husband - S. Teramura

Witnesses - B. Iwasa
O. Higuchi

CERTIFIED A TRUE COPY

"R.G.Kell"

Dep District Registrar

STAMP
NEW WESTMINSTER

Feb 6 1946

REGISTRY

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Dec. 16/48 *L. May*

C.R.