134499

FORM "J"

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 13499

REF # 1

To be completed by persons of the Japanese race having no property in any protected area.

NAME: TERANISHI, Fujinosuke

HOME ADDRESS: House #3, Imperial Cannery, Steveston, B. C. Box 237.

REGISTRATION No. 04105

SEX: Male AGE: 55 MARRIED? yes

OCCUPATION AND EMPLOYER: Fisherman (formerly) B. C. Packers, Steveston, B. C.

NAME OF WIFE OR HUSBAND: Hatsu ADDRESS: #3, Imperial Can., Steveston, B. C.

NAMES OF LIVING CHILDREN: Yoshio (M) 13 ADDRESS: #3, Imperial Cannery, Steveston, B. C.

ADDRESS:

ADDRESS:

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 8th day of May 1 1942.

WITNESS: [signature]

(Signature) F. Teranishi

INFORMATION FROM R.C.M.P.

Date May 19/43

Our File No. 13499

Full Name TERANISHI, Fujinosuke
(Surname in Block Letters)

Registration No. 04105 Male - Female (check) V Age Aug. 20, 1887

Former Address P. O. Box 237, Steveston, B. C.

Date Evacuated May 11/42 Naturalized - Canadian-Born - National (check) V

c/o F. BARNES MILL LUMBY B.C. Dec 1947

Present Address ~~Minto City, B. C.~~ ~~Westwold, B. C., Jan 7/46.~~

Married - Single (check) V

Name of Wife Hatsu - #04107

Name of Husband

Name of Mother

Name of Father

Names of Children under 16

Requested by ECT

Registered with Custodian no (Yes or No)

Additional Information Fisherman

File No. 13499

REAL PROPERTY SUMMARY

December 18, 1945.

JAPANESE NAME: Fujinosuke TERANISHI Reg.No. 04105 File No. 13499

CATALOGUE NO: Part of Director, Veterans Land Act, first offer.

PROPERTY ADDRESS: Richmond B. C.

LEGAL DESCRIPTION: Lot 13, of Section 2, P3N, R7W, Map 963, Municipality of Richmond in the District of New Westminster.

CLASSIFICATION: Small farm with thereon a small shed.

ASSESSED VALUE:

Land	Improvements	Annual Taxes	Appraisal
$1186.00	$100.00	$29.74	--

TITLE: Registered in the name of Fujinosuke TERANISHI

ENCUMBRANCES: None registered and no indication of any unregistered.

HISTORY OF ADMINISTRATION: On May 8, 1942, the above evacuee declared that he had no property of any kind whatsoever in the protected area. It was discovered, however, on search that the above property was registered in his name being a small farm with a small packing shack thereon. To make this property revenue bearing the Custodian entered into a lease with Joe Wah, Joe Fee and W. C. Wing, from first of March 1943 until twenty-ninth of February 1944, at an annual rental of $80.00 plus taxes and any charges for water. This amount of money was received and credited to the evacuee's account. The property was sold to the Director of Veterans' Land Act on January 1st, 1943, the amount being $1043.00 less the tax arrears adjustment to December 31st, 1942 - 68¢ and registration fee of $3.00. The net proceeds of the sale - $1039.23 - was credited to the evacuee's account on April 19, 1944, a general statement being sent to the evacuee on this date. On April 23, 1945 a charge of $15.00 was made for legal costs.

PROTEST: The sale of the above property was protested by the evacuee on December 9, 1945 - "this amount of sale is unsatisfactory for me because it is far too low than its actual value. I have no power to object this now but hope to settle at later date."

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

December 18, 1945.

George Peters
Administration Department

GP/dmc

CASE NO.	NAME	FILE NO.
04103	Fujinosuke TERANISHI	13499

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	

FIRE INSURANCE December 18, 1945.

No insurance carried on this property.

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

George Peters
Administration Department

GP/dmc

File No. 13499 December 18, 1945.

LIABILITY SUMMARY

Re: Fujinosuke TERAMISHI
Reg. No. 04105

There are no claims against the above evacuee revealed on this file.

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

George Peters
Administration Department

GP/dmc

File No. 13499 December 18, 1945.

PERSONAL PROPERTY SUMMARY

Re: Fujinosuke TERANISHI
Reg. No. 04105

FISHING VESSELS: The above evacuee declared, on May 8, 1942, that he had no property of any kind whatsoever in the protected area in British Columbia. However, it was found that the fishing vessel "Vieno"/F.T." was sold by the Japanese Fishing Vessel Disposal Committee in the amount of $393.50 net, paid to the above evacuee per U. Sakamoto, Attorney, on May 19, 1942; and the fishing vessel "F.T.#1"/M.T." was also sold by the Japanese Fishing Vessel Disposal Committee in the amount of $888.50 net, paid to the above evacuee, per K. Saimoto, Attorney, on April 7, 1942.

For further particulars refer to the boat summaries attached.

No property interests other than those mentioned are found on the file.

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

George Peters
Administration Department

GP/dmc

SUMMARY TAKEN FROM VESSELS RECORDS

Date: March 15, 1944

Name: TERANISHI, Fujinosuke Reg. No. 04105 File: 13499

Boat File No.: JFVDC 597

Name of Vessel: "Vieno"/"F.T." 27'6"x7'x3'(1935) Andros 12 HP

Lic. or Reg. No.:	NEW WESTMINSTER 3256
Naval No.:	V.016-D
Owner's Valuation:	$1,000.00
JFVDC Valuation:	None
Custodian Valuation:	None
Date of Sale:	May 16, 1942
Purchaser:	Nelson Bros. Fisheries Ltd.
Signature on Sales Papers:	No copy
Selling Price:	$400.00
Paid to JFVDC ~~custodian~~:	400.00
Supervision Costs:	6.50
Balance due Owner:	393.50
Paid to:	F. Teranishi, per U. Sakamoto, Att'y 19,5,42
Location of Boat at Sale:	New Westminster
Claims Against Canadian Govt.:	None

Additional Information:

Remained 9/1/46 FM

F Mathison

SUMMARY TAKEN FROM VESSELS RECORDS

Date: March 15, 1944

Name: TERANISHI, Fujinosuke Reg. No. 04105 File: 13499

Boat File No.: JFVDC 138

Name of Vessel: "F.T.#1"/"M.T." 35'x8'x3'6"(1921) Easthope 15 HP (1938)

Lic. or Reg. No.: NEW WESTMINSTER 1168 (Man YOSHIDA)

Naval No.: NW.079-H

Owner's Valuation: $1,000.00

JFVDC Valuation: None

Custodian Valuation: None

Date of Sale: March 19, 1942

Purchaser: Nelson Bros. Fisheries Ltd.

Signature on Sales Papers: No copy

Selling Price: $900.00

Paid to JFVDC ~~[illegible]~~: 900.00

Supervision Costs: 11.50

Balance due Owner: 888.50

Paid to: F. Teranishi, per K. Saimoto, Att'y 7/4/42

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.:

Repairs: Star Shipyard Job. 148- $362.69 (Paid)

Additional Information: Fujinosuke Teranishi applied for a licence at New Westminster in March 1942, supporting his application with sales papers from Man YOSHIDA.

Removed 9/1/46 FM

F M Jackson

Ref #2

13499

January 8, 1946.

Mr. Fujinosuke TERAHISHI,
Reg. No. 04105,
WESTWOLD, B. C.

Dear Sir:

We are in receipt of your letter of December 9, 1945. This has been carefully read and we can appreciate that the disposal of your property is a matter of great personal concern to you. However, the sale of all Japanese owned property is being carried out as a part of the liquidation outlined by the Canadian Government on the basis of independant appraised values.

As the administration of your affairs has now been completed, it is felt you would appreciate being supplied with a brief summary. Before you left the protected area, you declared that you had no property whatsoever. It was, however, found on search that you were the owner of a small farm in the district of Richmond. To make this property revenue-bearing, it was rented by the Custodian, in the year 1943, for $80.00 per annum plus taxes and other rates. This property was sold to the Director of the Veterans Land Act for $1043.00 less the ordinary charges for the sale of any property and this amount credited to your account. A complete statement of this sale was sent to you in April 1944.

You received direct from the Japanese Fishing Vessel Disposal Committee, through your attorneys U. Sakamoto and K. Saimoto, the net amount of the sale of your fishing vessels in the early part of 1942. (Vessels - "Viemo"/"F.T." and "F.T.#1"/"H.T.").

As requested by you at a later date, we are forwarding to the Bank of Montreal, Kamloops, B.C. for your credit the sum of $1023.32 being your remaining balance in this office as shown on the attached statement of account.

It would appear that we have accounted for all the property of any kind left by you in the protected area which vested in the Custodian and in order that you may confirm this and acknowledge the transfer of funds, a stamped addressed envelope is enclosed for your convenience in replying.

No ANSWER

c.c. F.G. Shears

File No. 13499
Reg. No. 04105

Fujinosuke TERAUISHI

Date		Particulars	Debit	Credit	Balance
1943	January 1	Credit re sale of property	$	$1,043.00	
		Land Registry Office - Certificate of Encumbrance	1.00		
		Taxes	3.68		
1945	April 23	Legal fees	15.00	---	
			$ 19.68	$1,043.00	
					CR $ 1,023.32

Dec. 30/45
Westwold, B.C.

File No. 13499

Department of Secretary of State,
Office of the Custodian,
Japanese Evacuation Section.

EVACUATION SECTION
Rec'd JAN 3 1946
File No. 13499
Ans.
Referred Peters
Det to you

Dear Sir:

Thank you for your letter of December 19th 1945 in which you have stated that my balance will be forwarded.

I wish to advise you that I am now the resident of Westwold, B.C. and as this is a small town there is no bank so please deposit the money to the Bank of Montreal in Kamloops as this is the most convenient place for me. Thank you.

Yours truly,
F. Terauchi

Westwold, B.C.,
Dec. 9th 1945.

File No. 13499
Reg. No. 04105

EVACUATION SECTION
Rec'd DEC 12 1945
File No. 13499
Ans.
Referred ~~Anderson~~
Peters

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section.

Dear Sir:

According to your letter of April 19, 1944 my property in Municipality of Richmond, Lot 13 of Section 2, Block 3 North, Range 7 West, Map 963 District of New Westminster has been sold by you for the sum of $1043.00 Although this amount of sale is unsatisfactory to me because it is far too low than its actual value I have no power to object this now but hope to settle at later date..

Since I am here on self-supporting scheme and need money to support my family please send all my credit balance in your office as soon as possible. Thank you

Yours truly,

F. Teranishi

RP
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J.L. No. 521

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 13499

Reg. No. 04105

506 Royal Bank Building,
Vancouver, B. C.

APR 19 1944

Mr. Fujinosuke TERASHI,
Minto City, B. C.

Dear Sir:

Re: Municipality of Richmond,
Lot 13 of Section 2, Block 3 North, Range 7 West,
Map 969, District of New Westminster. C. of E. 51931.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property		$1043.00
Add:		
Unexpired insurance premium as at January 1st, 1943		
		$1043.00
Less:		
Tax arrears to December 31st, 1942	$ .68	
Registration fee	3.00	
Encumbrance—Principal		
—Interest		3.68
Net proceeds of sale		$1039.32

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

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BC-658-P

S.S. Form No. 48 (Sheet 1)

Farm Appraisal Report

File No. J.L.521

Land Description Lot 18 of Sec.2, Blk.3N., Rge.7W., Map 963, N.W.D.

Containing 4.25 Acres

Owner's Name Fujimasuke TERAMISHI Post Office Address R.R. 1, Steveston

Nearest Rail Point Brannscomb Stn., B.C.E. Rly. Distance ½ mile

Market Town Vancouver 12 miles; New Westminster Distance 12 miles

Church (give denomination) All denominations Distance 1-3 miles

Nearest School Steveston Public School Distance ½ mile

State how property was identified: One corner post located, and map & road check.

Roads: State whether property has access to main road, the kind of road and its condition.

Property fronts on No. 9 Road, paved.

Is this district a good one? Yes. Small holdings and large dairy farms.

Employment opportunity Fair, at Eburne and Marpole industrial plants, also canneries and peat plants in season.

Predominating Nationality and religion: British Protestant

Describe Fencing and its condition: 52 chs of 3 B.W., poor. Value $

Water supply: City water available, minimum $24.00 a year at $2.00 a month. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x	NO BUILDINGS						
	x							
	x					EXHIBIT NO. 232 - 2		
BARN	x					DATE 3/5/43		
	x					FILED BY		
BARN	x					Mr. McGavish		
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light available.

Total present day value $

Total Value Buildings add to farm $

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable?

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Acres	Level, Undulating, Rolling or Hilly	Soil (Depth Depth)	Sub-soil	Use and Quality of Crop	Value per Acre	Total
4.25	level	10" to 12" clay loam	clay	2.10 acs. in Loganns Balance hay	$250.00 per acre	1062.50

Area which can be cultivated without cost other than for breaking.

Level, Undulating, Rolling or Hilly	Soil (Depth Depth)	Sub-soil		Value per Acre

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

Level, Undulating, Rolling or Hilly	Soil (Depth Depth)	Sub-soil	Nature of Reclamation Necessary	Reclamation Cost per Acre	Value per Acre

Area Unsuitable for Cultivation.

Character of Land R. S. Hilly, Swampy, Rocky.	Nature of Timber if any and whether Marketable	Value of Land per Acre

4.25 acres

Total value of Land $ 1062.50

Total added by buildings to value of farm $ -

Total fruit trees add to value of farm (for use in orchard dis only) $ -

Total value of farm $ 1062.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Property leased for loganberry crop by C. Bradbury for $60.00 for this year. 1.55 acs. bearing and there is .60 ac. 2nd year loganns very much grown over with grass balance in hay, should be cut. No buildings on property.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Small fruit and poultry.

Noxious weeds: Some Canadian thistles, not bad.

Give approximate detail and amount of all annual taxes and name of Taxing Authorities:

Corporation of the Township of Richmond.
Land assessed at ~~$1285.00~~ $1184.00
Improvements at ~~$1100.00~~ 100.00
~~$2385.00~~ $1284.00
1942 Taxes ~~paid~~ $29.74 Arrears: 1940 — $74.40
" 1941 — $72.60
Includes Dyke & Drainage charges.

Date: 29th July, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 29th day of July 1942.

Inspector's Signature "L. E. [illegible]"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Farm Appraisal Report

F. TERANISHI

Remarks: This property well located situated on No. 9 Road. Has no buildings on it. there is a good crop of loganberries on the 1.55 acres, but the .60 ac. in 2nd year logans has been neglected and the logans are grown over with hay, but still could be saved. This patch of berries has not been put up on wire.

Mr. C. Bradbury has leased the logan. crop for $60.00 for this year and he has kept the bearing plants cultivated.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

Property subject to Dyke and Drainage Charges.

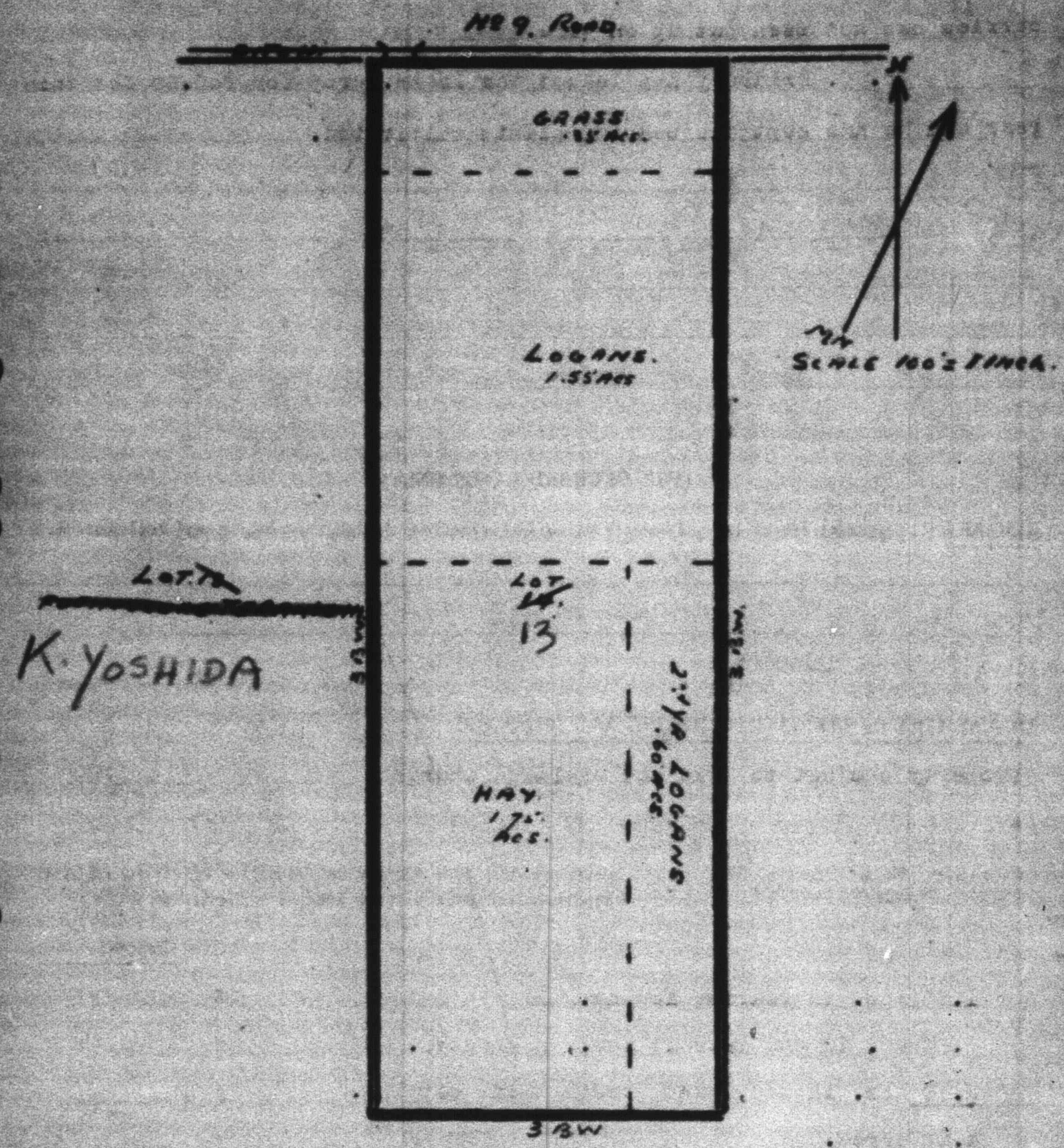
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
1.55 acs. in bearing logans.	$
.60 ac. in 2nd year logans., neglected.	$
2.10 acs. in hay, rank growth needs cutting.	$
4.25 acres.	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

~~KATTEHIGHI YOSHIDA.~~ F. TERANISHI
LOT ~~14~~ 13 of SEC 2. BLK. 3 N. Rge. 7 W. MARGES. N.W.D.
4.25 ACRES.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1000

Date 30th July, 19 42.

(SIGNED) I. T. Barnet
District Superintendent.

File No. 13499 Name: TERANISHI, Fujinosuke

Date: (No date)

Lessor: The Secretary of State of Canada

Lessee: Joe Wah, Joe Fee and W. C. Wing

Property Land: Lot 13 of Section 2, Block 3 North, Range 7 West, Map 963.

Consideration: Eighty Dollars ($80.00) acknowledged

Term: From the 1st of March, 1943 to the 29th of February, 1944

Buildings: Yes

Chattels: None mentioned

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CP:EB

13499

November 15, 1943.

Mr. I. T. Barnet,
District Superintendent,
Soldier Settlement & Veterans' Land Act,
518 Rogers Building,
Vancouver, B. C.

Dear Sir:

We are in receipt of your notice to pay taxes, sent to Messrs. Joe Wah, Joe Fee and W. C. Wing, re property Lot 13, Section 2, Block 3 North, Range 7 West, Map 963.

By some mistake, taxes were not crossed off the lease issued to the above people. The Lessor is to pay all rates, with the exception of water. Would you kindly correct your copy of this.

Yours truly,

George Peters,
Administration Department.

GP:EB

[illegible]

File # 13420

P.O.Box 635,
Sicrepton, B.C.,
15th April 1941.

Rec'd [illegible]
File No.
Ans.
Comm.

To: Mr.P.S.Russell

From: D.C.Robinson

Re:TERANISHI,Fujinosuke

Referring to our letter of the 22nd March last and your memo of the 25th March,we have to-day received the rental of $80.00.

Kindly be good enough to have the lease drawn in the name of Joe Nay.

D.C.Robinson

MJB.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO
FILE No. 13499

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

P.O.Box 635,
Steveston,B.C.,
22nd March 1943.

EVACUATION SECTION
Rec'd MAR 23 1943
File No.
Ans.
Referred Russell

Mr.P.H.Russell,
Administration Department,
506 Royal Bank Bldg.,
Vancouver,B.C.

Dear Sir: Re: TERANISHI,Fujinosuke

Referring to your letter of the 20th inst., we have to-day advised Lum Chong that his offer of $80.00 rental has been accepted.

The lease is to be for one year,antedated the 1st of March. The Lessor is to pay all rates with the exception of water. It is understood that,if Lum Chong is to use water on the premises these rates will be his responsibility. There is no equipment for light.

Lum Chong is not responsible for any chattels and there are no chattels in connection with this arrangement.

? Dates of payments
sent

Yours truly,

C.C.Robinson

C.C.Robinson

HJS.

P.S. There are no buildings on this property apart from a small shed.

13499

March 20, 1943.

Mr. C. C. Robinson,
P. O. Box 635,
Steveston, B. C.

Dear Sir:

Re: Fujinosuke TERAUCHI

It is in order to let Lum Chong have Lot 13, Section 2, Block 3 North, Range 7 West, Map 963, as asked in your recent letter.

Please tell us the details of all terms, and we will send forward a Lease.

Who is to pay water, light, taxes, etc.? Are any chattels being hired to Lum Chong under this arrangement? Is Lum Chong responsible for any chattels?

Please give us this information, together with any further particulars which will be of importance.

Yours truly,

P. H. Russell,
Administration Department.

PHR:BT

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO
FILE No. ?

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

P.O.Box 635,
Steveston,B.C.,
25th February 1943.

CUSTODIAN SECTION
FEB 26 1943
File No. 13429
Ans.
Referred Russell

Mr.G.D.Milsom,
Administration Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver,B.C.

寺西

Dear Sir: Re:TERANISHI,F. Reg.# ?

We understand that the above Japanese is the owner of Lot 13,Section,2,Block 3 North,Range 7 West,Map 963 District of New Westminster comprising 4.25 acres more or less. The land is assessed for $1186.00 and the improvements(a shed) for $100.00. It has not been under cultivation for two years.

Lum Chong,market gardner,Steveston would like to work this lot and has offered an annual rental of $ 80.00. If this offer meets with the approval of the Soldiers Settlement Board please be good enough to advise us,and confirm the above.

Yours truly,

C.C.Robinson

C.C.Robinson

HJS.

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.

R 521
Rc 658P.
Em 42

13499

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

(1) NAME MR. TERANISHI (Print) Surname Fujinosuke Given Name (RCMP) Reg. No. 04105

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

(3) Present Address c-o F.Barnes Mill Lumby, B.C.

(4) REAL ESTATE

(a) Street Address (if any) ------- RICHMOND City or Municipality, B.C. Province

(b) Legal description (lot number, block number, section number, etc.) LOT Thirteen (13) of Section Two (2) Block Three (3) North Range (7) West Map 963 District of New Westminster

(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 - - - - - - - - - - - - - - - - - - $ 2337.50

(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) - $ 2337.50

(v) Amount at which Custodian sold property and credited your account - - $ 10[illegible].00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1315.50

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Left in the hut at Mr. M. Teraguchi (brother)

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

(c) How stored or packed at time of evacuation
Left unpacked

(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")

Under Custodian's care

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

1.	Fishing Net(7inch)	Estimated Value $ 70.00
2.	Singer Sewing Machine	Estimated Value $ 48.58
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 $ 118.58

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) - $1434.08

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

Vernon, B.C.

(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, Fujinosuke ~~Tsunishi~~ TERANISHI of the ~~Lumby~~ Village of Lumby in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City of Vernon, in the Province of British Columbia this 15th day of November A.D. 1947.

Ludwig Spiegel

F. Teranishi

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.

Name of Claimant TERANISHI, Fujinosuke Case 232

Custodian File 13499

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
					1043		502.95				502.95

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	502.95

1540

13499

October 2nd, 1950

Mr. Fujimsuke TERAUCHI,
539 Moncton St.,
Steveston, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 232

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of $502.95.

Cheque for $488.21 is enclosed herein, and the sum of $14.74 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears
Director

FGS:BK
1 encl.

V.L.A.
Vernon, B.C.
3/5/48.

B R I E F

Notes in Defence

Fujinosuke TERAMISHI

File No.13499

Case No. 232

Ex. 1 - Statement of Real Estate (usual yellow form)
2 - S.S.B. Farm Appraisal Report.

Claim: Lot 13 of Sec. 2, Blk. 3H., Rge 7W., Map 963, N.W.D. (4.25 acres)

Claim	$2300.00	
Assessed	$1286.00	
Appraised	$1062.50	(L.O. PLUMBLY).
Sold	$1043.00	

This case is purely a question of value. The claim for personalty has been abandoned.

HI/mw

CASE NO. 222

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10 Vernon, B.C.
May 3, 1948

IN THE MATTER OF THE CLAIM OF
TOSHIMOSUKE TERANISHI

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,	appearing for the Dominion Government.
A.E. COBUS, Esq.,	appearing for the Claimant.

T.J. MARRION, Esq.,	Secretary to Vernon Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

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MR. COBUS: Your honour, the next claim is that of F. Teranishi, originally claim No. 235.

FUJINOSUKE TERANISHI, the Claimant herein being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: Your honour, I would ask to amend the realty claim to read $2300.00 as the fair market value at the date of sale, the credit to the Custodian, $1043.00, leaving a net claim for realty of $1257.00. The claim for personalty is being abandoned.

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DIRECT EXAMINATION BY MR. COBUS:

Q: Now, witness, I am showing you a statement. Was that statement prepared for you by Mr. Leckie on your instructions? A: Yes.

Q: Is that your signature? A: Yes.

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

20 A: Yes.

MR. COBUS: I would ask to file the statement concerning real estate, your honour, as the first exhibit in this claim.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Referring to the statement, your honour, the claim concerns farm lands in the amount of 4½ acres which were purchased by the claimant in 1927 at a cost of $1912.50. The land is described as cultivated, but the claimant adds that he is unable to say what was in crop, as the tenant

30

occupied the said property from 1927 to 1941, but 4½ acres were cleared and cultivated.

With respect to improvements made on the property, he says that he constructed two lines of drainage ditches 1000 feet long by three feet wide and two feet deep in 1932, the tenant doing the work and the claimant paying him at a cost of $50.00. The tenant cultivated the whole acreage, and the claimant built a new wooden bridge in 1933, ten feet by twelve feet at a cost for labour of $5.00 and material $10.00, totalling $15.00.

He describes the building as being a packing house, 18 feet by 20 feet, constructed of board siding and having a shingle roof, constructed in 1933 by his own labour which he values at $25.00, and materials which he purchased at $50.00, making a total cost for that building of $75.00.

He comments that the appraiser's report states there were no buildings, and adds that he built the small packing house referred to above in 1933.

He considers that the valuation of the property at $1082.50 is much below a fair value. He adds that the property is well located, close to Branscomb Station and on a main highway. The soil is very good, the land well cultivated, and the acreage well suited for a small fruit and poultry farm. He rented, he says, this property from 1927 to 1941 at $120.00 per year. He believes that at the time of the sale by the Custo-

dium the property would be worth at least $2200.00 at a fair market value.

I would ask my learned friend to admit the assessed value of the subject realty to be, land $1100.00, improvements $100.00.

MR. McTAVISH: That is correct, your honour.

MR. COHEN: I point out that improvements are actually listed on the assessment.

Would my learned friend admit that the taxes were $29.74 in the year 1942?

MR. McTAVISH: I have the '43 assessment notice, your honour; that is the figure for 1943.

MR. COHEN: In the Farm Appraisal Report on page 2, I believe the 1942 taxes were a similar amount.

I would ask that this Appraisal Report be filed on behalf of my learned friend.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO. 2)

MR. COHEN: Your witness.

MR. McTAVISH: It is submitted, your honour, that the real property was sold for its fair market value.

There are no questions, your honour; it is purely a question of value.

THE COMMISSIONER: Thank you. That is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
G. Hambleton
Official Reporter.

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

"M.M. Colquhoun"
Sub-Commissioner.