

4220

**OFFICE OF THE CUSTODIAN
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 INFORMATIONNAME: TERAMURA (Nobu) Mrs. EikichiHOME ADDRESS: Power Line Road, Hammond, B. C. (R. R. #1)REGISTRATION NUMBER 08354 SEX: Female AGE: 33OCCUPATION: Housewife (Farmer)

(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: noneMARRIED? yesNAME OF WIFE OR HUSBAND: Eikichi File 13970ADDRESS OF WIFE OR HUSBAND: Lempriere, B. C.NAMES OF ANY LIVING CHILDREN: Margaret (F) Irene (F) Richard (M)ADDRESS OF CHILDREN: Power Line Road, Hammond, B. C.AGE OF CHILDREN: 12, 4, 1.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: The West Half of Lot B of Lot 278, Group One, Map 1,179 being all that portion of said Lot B lying West of a straight line bisecting the North and South boundaries thereof in the District of New Westminster, B. C., Municipality of Maple Ridge. Title No. 139345-E. Title in owner's possession.
2. BUILDINGS AND OTHER IMPROVEMENTS: 4 room frame house, 4 large chicken houses, 5 brooder houses, 1 barn.
3. INSURANCE (Give particulars; state where policies are) The North West Fire Ins. Co. \$1,000.00. Premium, \$20.00 per year. Policy No. 205027. Policy in owner's possession. Premium paid up to date.
4. TAXES (Amount and where payable) \$21.38. 1941 taxes paid. Payable at Haney, B. C.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none
6. OCCUPANCY AND LEASES (If vacant so state) Owner is occupant.

Leased to J. Head ✓

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none
9. IF FARM LAND STATE CROPS SOWN Fruit, vegetables and berries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 4 room frame house at Power Line Rd., Hammond, B. C.

2. LANDLORD'S NAME AND ADDRESS. none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. none

4. STATE WHEREABOUTS OF LEASE. none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. asparagus, potatoes

- apples, pears, cherries and plum trees. Strawberries.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

- 4 incubators, 4 brooders, household furniture and personal effects in owner's possession at Power Line Road, Hammond, B. C.

See to follow

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

- 1 dog, 4 cats.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY. none

Reg. # 08354

TERAMURA (Moby) Mrs. Eikichi
Port Hammond, B.C.

LIST OF PERSONAL PROPERTY:

4 Linolium ✓
1 Lounge
1 Book Case ✓
1 Heater ✓
① 2 Rocking Chairs
1 Desk ✓
2 Dining Tables ✓
with 1 buffet ✓
and 17 chairs
2 Kitchen Ranges
3 Beds
2 Dressers
1 Coat & Dress Cabinet
1 Cabinet Drawers for clothes
1 Kitchen cabinet & Kitchen
utensils and dishes
1 Vacuum Cleaner ✓
1 Electric Floor Polisher
1 Clock
1 Electric Heater
1 Toaster
1 Electric Iron
1 Electric pump (water) ✓
1 Guitar
2 Spraying Pumps ✓
1 Electric Fan (16") ✓
1 Scale (250 lb) ✓
Wheelbarrow
Hand Cultivator ✓
Wire Fencing 10 rolls
Farmers outfit
2 Wash tubs and about
8 buckets

4. INSURANCE CARRIED ON ABOVE PROPERTY: none
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: The Crown Life Ins. Co. \$1,000.00. Premium, \$68.07
paid to date. Beneficiary, husband, Eikichi. Teramura. Policy No.
263040. Policy 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: Household furniture will be left in
home upon evacuation & Key given
to custodian.

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 9th day of April 1942.

A. J. McCommis

Witness

(Signature)

Nobu Teramura

FOR DEPARTMENTAL USE

F.S. 14/13
INFORMATION FROM R.C.M.P.

File No. 4220

Date Aug. 26/43

Full Name TERAMURA (Nobu) MRS. E. Kichi
 (Surname in Block Letters)

Registration No. 08854

Male - Female
 (check)

Age June 18, 1908

Former Address 47 - 6th Ave., New Westminster, B.C.
c/o T. Takayama, R.R. #1, Hammond, B.C.

Date Evacuated April 22, '42 (?) Naturalized - Canadian-Born - National
 (check)

Present Address C/o J. A. Schubert, Coaldale, Alberta.

Married - Single
 (check)

Name of Wife _____

Name of Husband E. Kichi - 08388

Name of Mother Yae -

Name of Father HAMADA, Chogaburo
 (child)

Names of Children under 16 _____

see husband's file

Requested by J. M.

Registered with Custodian
 (Yes or No)

Additional Information * Her mother re-married T. Takayama

REAL PROPERTY SUMMARY

File 4226

V.L.A. B.C. 185-P

JAPANESE NAME: Nobu TERAMURA - - Reg. No. 08354.

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

PROPERTY ADDRESS: 2480 Powerline Road, Hammond, B. C.

LEGAL DESCRIPTION: The West half of the Lot "B" of Lot 278 Group 1 Map 1179 being all that portion of said Lot "B" lying West of a straight line bisecting the North and South boundaries thereof, Municipality of Maple Ridge, D.N.W.

TITLE: In the name of Nobue TERAMURA.

ENCUMBRANCE: Vesting 24571, 4th September 1942.

ASSESSED VALUE: 1942 -
Land \$450.00
Improvements \$770.00 Total \$1220.00 Taxes \$23.44.

CLASSIFICATION: Farm land with buildings. Inspectors report dated December 9th, 1942, states that approximately 3 acres of this farm has been cleared with a small patch of black berries and 6 mixed fruit trees with 1 storey frame house 20 x 28, 4 rooms in fair condition, woodshed 30 x 32, brooder house 12 x 12, brooder house 10 x 12, 4 chicken houses 18 x 44, 18 x 36, 18 x 36, 18 x 36. At date of inspection property was occupied by James HEAD.

HISTORY OF ADMINISTRATION: Rented by Nobu TERAMURA to James HEAD for 1 year from the 27th April 1942 with option to extend lease for the duration of the war for \$100.00 paid to the owner. The property was leased by the Custodian to James HEAD from the 2nd January 1943 to the 31st December 1943, for \$100.00 paid to the Custodian and allowed as accrued rental to The Director The Veterans' Land Act.

SOLD: To The Director The Veterans' Land Act for \$913.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of Nobu TERAMURA sale price \$913.00 plus refund of insurance \$18.92, total \$931.92, less insurance \$20.00, registration fee \$3.00, legal fee \$15.00, Certificate of Encumbrance \$1.00, total \$39.00. Net amount released \$892.92.

TITLE: Included in C. of T. 169039-E and payment of consideration included in cheque to the Custodian dated March 9th, 1944.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED March 16th, 1946.

IM:ML



PERSONAL PROPERTY SUMMARY

File No. 4220

6th November, 1946.

Re: Nobu TERAMURA (Mrs. Eikichi)
Reg. No. 08354

CHATELS: The above Japanese registered with this office on the 9th April, 1942, and declared leaving household furniture, personal belongings, incubators and brooders left at her house in Hammond. She was evacuated on the 22nd April, 1942. Our fieldmen inventoried the property in July, and had the inventory signed by the tenant, Mr. Head, who agreed to be responsible for them.

Mrs. TERAMURA wrote to this office on the 6th January, 1943, asking that permission be given Mr. Head to send her a number of goods, and although we wrote and asked her to give us a list of the articles required, we heard nothing further from her.

All saleable chattels were removed to auction on the 27th April, 1944 from which the net proceeds amounted to \$67.60. This sum was credited to her account at this office. There are 7 boxes and cartons of miscellaneous personal effects stored in the Buddhist Temple at Haney.

Some of the chattels were abandoned on the property as not being worth the expense of handling, and a few were found to be missing. Our fieldman was asked to contact the Heads, but unfortunately they had moved from the district and he was unable to contact them, however he makes note that Mrs. Head reported before leaving that a vacuum cleaner and Platform scales had been stolen from the basement. The other articles missing were of little value.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: A refund of \$2.58 was received from the North West Fire Insurance Company, being unexpired portion of premium.

LIFE INSURANCE: Mrs. TERAMURA declared a Crown Life Insurance policy, but this was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

/HA

[Signature]

EXHIBIT NO.

634-7

DATE

August 31/48

FILED BY

Gracie

NAME TERAMURA, Nobu (Mrs. Eikichi)

REGISTRATION NO. 08354

FILE NO. 4220

The following chattels were sold by public auction at Haney, B.C.

April 27th, 1944

6 chairs		\$1.50
6 dining room chairs		1.00
Dining table		1.50
Dining table		1.50
Electric heater		25.00
Bookshelf		1.25
Brooder stove		7.50
Brooder		7.50
Bottle capper		.20
Large jar		.50
10. gal. crock		2.50
Coal oil stove		1.00
Sprayer		6.00
Sprayer		1.00
Tube		.10
Wheels & axle		4.00
Dresser		1.00
Dresser (kitchen)		4.00
Paper holder		.45
2 rolls oilcloth		3.00
2 Windows		1.00
Incubator		3.00
Incubator		7.00
Cyphers & Smaller incubator		6.00
Total Wheelbarrow		2.50
Cabinet		4.00
Writing desk		2.00
Less Expenses (Auctioneer's Fee:	\$9.60	\$96.00
(Advertising:	1.55	
(Moving:	17.25	28.40
Net Proceeds Credited		\$67.60

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Haney 7

Remarks

File No. 4220

Date April 19, 1944

SUMMARY

Name: TERAMURA, Mrs. Eikichi #08354

Address: Powellline Rd., Hammond, B.C.

(1) - We have today moved to auction room at Haney effects as per enclosed list at a total cost of \$21.12 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at Budd Temple Haney where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ None for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

One old vacuum cleaner missing.

The tenant gave us the following explanation: _____

House was broken into at night, police were notified.

LIABILITY SUMMARY

File No. 4220

6th November, 1946.

Re: Nobu TERAMURA (Mrs. Eikichi)
Reg. No. 08354

The above Japanese declared no liabilities and none appear on file against her.

A claim of \$5.09 was filed by the Dominion Income Tax Department against her husband Eikichi TERAMURA, File No. 13870. Mr. Teramura was written to several times re this claim, and as he had no funds under the control of the Custodian, he was asked to have his wife authorise payment, but no reply was received to any of our letters, and the Income Tax Department were advised of this and given his address.

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

/RA

W E Benson

FIRE INSURANCE SUMMARY

File No. 4220

Re: Bobo TERAMURA

Reg. No. 08354.

The house on this property was insured in the North West Fire Insurance Co., under policy 205027, expiring 3rd July 1943, for \$700.00 and contents insured in the same policy, \$300.00. This insurance was renewed on the 26th June 1943, under policy 210122 and the premium of \$20.00 was paid on the 7th July 1943. The insurance on contents, \$300.00 was cancelled on the 15th August 1943 and a refund of \$2.35 was received.

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



DATED March 16th, 1946.

IM:ML

08354

References

TERAKURA, Nobu (Mrs. Eikichi)

FILE
NO.

4270

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Co.	<i>Rev. Pol. 210122 - North West Fire</i> 205027	\$1,000.	July	3	1943	2480 Power Line Rd., Port Hammond, B.C.S.D. 212 of Sec 278, Twp. 12, Sun. M. 1st Bridge.
North West Fire Insurance Co.	<i>Policy transferred to SSB</i> 210122	\$1,000.	July	3	1946	2480 Power Line Rd., Port Hammond, B.C., S.D. 212 of Sec. 278, Twp. 12, Sun. M. 1st Bridge.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mrs. Nobue Teramura

File No. 4220

*To Peter B. Buack.
Coaldale, Alberta*

Reg. No. 08854

Company Crown Life

Agency Vancouver

Policy No. 263040

Premium - \$ 68.07

X

Payable: Annually, Semi-annually or monthly

Month April Day 24

REMARKS:

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
45A CENTRAL CHAMBERS
OTTAWA, CANADA

C O P D K
Y K
THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)
FORM "D"

Ref. No.
From the : Prudential . Insurance
Company
Date of Discovery.

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy
or annuity contract for each "enemy."

Policy No. 93821738
Life Insured - Name Noble L. Teramura
Born 10-18-09
Address Canada
Owner - If third Same
party insurance - Address
Beneficiaries - Names
Addresses None indicated.
Relationship to
Life Insured
Record of Current Assignments
(other than to company for None indicated.
policy loan)
- give names and addresses -

Date of Policy (i.e. due date of first 1-23-33
regular premium)
Plan of Policy 20 Yr. Pay't. Life
Sum Assured or
Amount of Annuity \$132
Premium - Amount 10 cents
How Payable Weekly
Due Dates Monday of each week
Policy Loans (automatic or otherwise) None indicated.
Approximate Cash Value, if any, including \$28.96
dividends, after deducting all policy
indebtedness
Nature of Automatic Non-forfeiture Extended Term Ins.
Provision
Approximate Cancellation Date under Extended Peroid Expires
Automatic Non-forfeiture Approximately 1957

Special Notes:

The cash surrender applicant, who is also the insured, indicated to the district that she was born and has
always lived in Canada.

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
45A CENTRAL CHAMBERS
OTTAWA, CANADA

C O D K
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)

FORM "D"

Ref. No. : Prudential Insurance
From the : Prudential Insurance
Company
Date of Discovery.

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy
or annuity contract for each "enemy."

Policy No. 93301985

Life Insured - Name Nobue L. Teramura
Born 10-18-09
Address Canada

Owner - If third Name Same
party insurance - Address

Beneficiaries - Names None indicated
Addresses
Relationship to Life Insured

Record of Current Assignments
(other than to company for policy loan) None indicated

- Give names and addresses -

Date of Policy (i.e. due date of first 4-9-34
regular premium)
Plan of Policy 20 Yr. Pay't. Life

Sum Assured or
Amount of Annuity \$195

Premium - Amount 15 cents
How Payable Weekly
Due Dates Monday of each week

Policy loans (automatic or otherwise) None indicated

Approximate Cash Value, if any, including
dividends, after deducting all policy \$35.97
indebtedness

Nature of Automatic Non-forfeiture Extended Term Ins.
Provision

Approximate Cancellation Date under Extended Period Expires
Automatic Non-forfeiture Approximately 1955.

Special Notes:

The cash surrender applicant, who is also the insured, indicated to the district that she was born and has
always lived in Canada.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Maple Ridge B.C.

Date: Dec. 9th. 1942

NAME: TERAMURA (Nobu) Mrs. Eikichi

REGISTRATION NO. 08354

ADDRESS: 2480 Powerline Rd. HAMMOND, B.C.

PROPERTY:

ACREAGE: App. 3 acres cleared

KIND OF CROPS: Sml. Patch of Blackberries & 6 Mixed fruit trees

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey

VACANT:

OCCUPIED: Yes

DESCRIPTION: Frame

ROOF: Shingle

SIZE: 20 x 28

NO. OF ROOMS: 4

CONDITION: Fair

OTHER BUILDINGS: Woodshed 30 x 32,

Brooder House & Cellar 12 x 12.

Brooder House 10 x 12.

4 Chicken Houses:

1: 18 x 44

2: 18 x 36

3: 18 x 36

4: 18 x 36

NAME OF LESSEE OR RENTOR: James HEAD (above address)

TERMS: \$100.00 pr. year as from April 42.

WATER: Well (El. Pump)

ON:

OFF:

LIGHT: Electric

ON: Yes

OFF:

REMARKS: Property is in fair condition.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

SEE ATTACHED LIST.

Signed: *Wm. Anderson*

[Signature]

INVENTORY OF CHATTELS BELONGING

TO

TERAMURA (Nobu) Mrs. Eikichi # 08354

Which have been left in the care of : Mr. James HEAD
2480 Powerline Rd. HAMMOND, B.C.

IN HOUSE

- 5 Linoleums (4 on floors)
- 4 Old blinds
- 1 Picture in frame
- 1 Bureau with mirror - S
- 5 ~~Chairs~~ - S
- 1 Glass cupboard
- 1 Wardrobe - S
- 1 Box cont. 2 Jap dolls mounted
- 1 Glass case cont. Jap. dolls
- 1 Sm. Shrine case
- 1 China cabinet - S *Bureau*
- 1 Writing desk - S
- 1 Ctn. of pens, ppes. S
- Quan. of loose books
- 1 Drawer of family pictures
- 1 Enamel sink with copper drain board *Sold with property as fixture*

BASEMENT

- 3 ~~"CHARTER" Incubators & 1 "ORPHANS" Old. S~~
- 1 Old Premier Vacuum cleaner
- 2 Picture frames
- 1 Metal tray & 2 Window screens S
- 3 Jap. Lanterns
- 5 Piece Jap bowl
- 4 Egg crates & few fillers
- 1 Oil stove (Sm.) S
- 1 Old H.M. Table
- 4 Chick Crtns.
- 1 Store wrapping paper holder S
- 1 Iron pot
- 1 Beatty Electric pump & tank *Sold with property as fixture*

WOODSHED

- 1 Heater S
- 1 Old bed complete
- 1 Large box cont. old clothes & rags S
- 1 Berry cart with wagon wheels - S
- 2 Boxes of old shoes S
- 1 Breeder stove - S
- 1 Wheelbarrow S
- 3 Jap tubs
- 1 5 Gal. creek jug S
- 2 Feed boxes
- 1 Manure fork
- 1 Shovel
- 1 Mattock
- 5 Pickers trays
- 2 Breeder tops S

The above articles have been left in my care by the owner, and I will be responsible for their safe keeping.

WITNESS: *[Signature]* SIGNED *James A Head*

Office of Custodian. *R.M. Anderson*

*S sold by auction 27/4/44 Nancy P.
John Stragel*

CONTINUED WOODSHED

- 1 Ha nd cultivator
- 1 H.M. Table
- 1 ~~Wash boiler & tub~~ 3
- 4 Pails
- 1 ~~Bottle & appan~~ 3
- 10 Picker trays
- 1 Rat trap
- 2 ~~Brooder stoves~~ 3
- 5 3'x4' windows
- 1 Lantern
- 1 16" Blade fan
- 2 ~~Tank spray pumps~~ 3
- 1 Button box & 1 Jap tub

IN CHICKEN HOUSES : 6 Galv. water troughs.

ROOTHOUSE

- 1 ~~10 Gal. crock~~
- 4 Metal ~~Tr~~ Tr oughs
- 2 ~~Part boxes of glass~~ 5
- 2 ~~Boxes & 1 Crtn. of dishes~~ 5
- 1 ~~Jap basket cont. few dishes~~ 5

CHICKEN HOUSE

- 1 ~~Roll liglum~~ 3
- 2 ~~Round dinning tables & 10 chairs~~ 3
- 1 Bed complete
- 1 Arm chair & 1 Rocker
- 1 240 Lb. Platform scale
- 3 Picker trays

BROODER HOUSE

- 1 ~~Electric breeder~~ 3

The above articles have been left in my ~~care~~ care by the owner, and I will be responsible for their safe keeping.

WITNESS

Charles

SIGNED

James A. Head

Office of Custodian.

R. M. Anderson

REG. # 08384

TERAMURA (Mobu) Mrs. Eikichi
Port Hammond, B.C.

LIST OF PERSONAL PROPERTY:

4 Linolium	1 Scale (250 lb)
1 Lounge	- Wheelbarrow
- 1 Book Case	Hand Cultivator
1 Heater	Wire Fencing 10 rolls
2 Rocking Chairs	Farmers outfit
1 Desk	2 Wash tubs and about
- 2 Dining Tables ✓ with 1 buffet	8 buckets
- and 17 chairs ✓	
2 Kitchen Ranges	
3 Beds	
- 2 Dressers	
1 Coat & Dress Cabinet	
- 1 Cabinet Drawers for clothes	
1 Kitchen cabinet & Kitchen utensils and dishes	
1 Vacuum Cleaner	
1 Electric Floor Polisher	
1 Clock	
1 Electric Heater	
1 Toaster	
1 Electric Iron	
1 Electric pump (water)	
1 Guitar	
- 2 Spraying Pumps	
1 Electric Fan (16")	

Farm Appraisal Report

File No. JL 102

Land Description W¹ of Lot "B" of D.L. 278, Gp. 1, Map 1179, N.W.D.

Containing 4.3 (more or less) Acres

Owner's Name TERAMURA, H.

Post Office Address Hammond, B.C.

Nearest Rail Point Hammond on C.P.R.

Distance 1 mile

Market Town Hammond 1 mile or New Westminster 16 m. Distance

Church (give denomination) All denominations Distance 1 mile

Nearest School Hammond 1 mile. Haney High School 3 mi. Distance

State how property was identified: Regist. Plan, roads and survey posts.

Roads: State whether property has access to main road, the kind of road and its condition.
Good access. Fully 200' frontage on Lougheed Highway, which serves approx. 1 acre at south, and similar frontage on Power Line Road at North.

Is this district a good one? Yes. Closely settled small holdings.

Employment opportunity Fairly good.

Predominating Nationality and religion: British & Protestant with some Japanese.

Describe Fencing and its condition: 4 wire along highway only - negligible. Value \$ } included in land value.

Water supply: Good adequate supply from a 14' well with electric pump installed and water on tap in kitchen and at most of the henhouses.

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	20 x 30	lumber	10'	shgl	20	post	only fair	400.00
Brooder hse.	12 x 16	"	5'	rub.	"	"	"	15.00
"	16 x 18	"	5'	shgl.	"	"	"	20.00
Older shed	24 x 32	"	8'	shk.	30	"	poor	-
House	18 x 40	"	7'	shgl.	20	"	only fair	80.00
Hen house	20 x 40	"	7'	shgl.	"	"	"	90.00
Brooder hse.	12 x 14	"	7'	shgl.	"	"	"	15.00
SHED	x	"	"	"	"	"	"	"
Hen house	18 x 30	"	7'	shgl.	"	"	"	50.00
"	20 x 40	"	7'	shgl.	"	"	"	100.00
Brooder hse.	16 x 18	"	6'	shgl.	"	"	"	20.00
"	x	"	"	"	"	"	"	"

Electric light installed in dwelling and out-buildings.

Total present day value \$ 720.00

Total Value Buildings add to farm \$ 500.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House old and delapidated and should be replaced by a new one before long rather than spend more money on it.

Describe the basement and chimneys: 2 brick chimneys on bracket.

No. rooms downstairs? 4 Upstairs? - How finished V-joint or shiplap papered.

Are buildings painted? No. Condition of paint --

Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.3	APPROX. 1 ac. slight ridge, remainder level	light or dark adv. loam and muck 6" to 24"	ady. or hardpan	1 ac. asparagus and currants, only fair condition	100.00	430.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State 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 (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 430.00

Total added by buildings to value of farm \$ 500.00

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

Total value of farm \$ 930.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Owner evacuated. Buildings delapidated and property in neglected condition and tillage. Understand owner farmed it for about the last 25 years.

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

Poultry, small fruits and vegetables.

Noxious weeds: Some thistle, couch grass and mare's tail on low land.

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

1942 Taxes \$23.44

Munic. of Maple Ridge.

Date: May 18th, 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 11th day of May 1942

Inspector's Signature

"J.D. PATTERSON"

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

Farm Appraisal Report

Remarks: The northerly half of this small property is good soil (half low black loam and the remainder a good sandy loam ridge or slight slope towards N.E., on which the buildings are situated. The southerly half however is a wet loam, about 8" in depth on either side of the highway and underlaid with a hard gravelly hardpan.

The Japanese owner has vacated and the property is occupied by James Head and family who have rented it for a year, inclusive of crop, for \$100.00 as from April 20th.

It will be observed from the two attached Land Registry Plans that there is quite a discrepancy in acreage. However, as far as I can check up on these and on the ground, there would appear to be 4.3 acres more or less in the property.

(FOR ORCHARD LANDS ONLY)

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

Fairly level with about an acre in slight slope or ridge towards N.E. Remainder low black soil, about 2 acres of which wet and needs draining. Fertility about average.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.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

1/2 acre asparagus, fair condition

\$

1/2 acre black currants "

\$

Home orchard of about a dozen mixed fruit trees.

\$

\$

\$

\$

\$

\$

\$

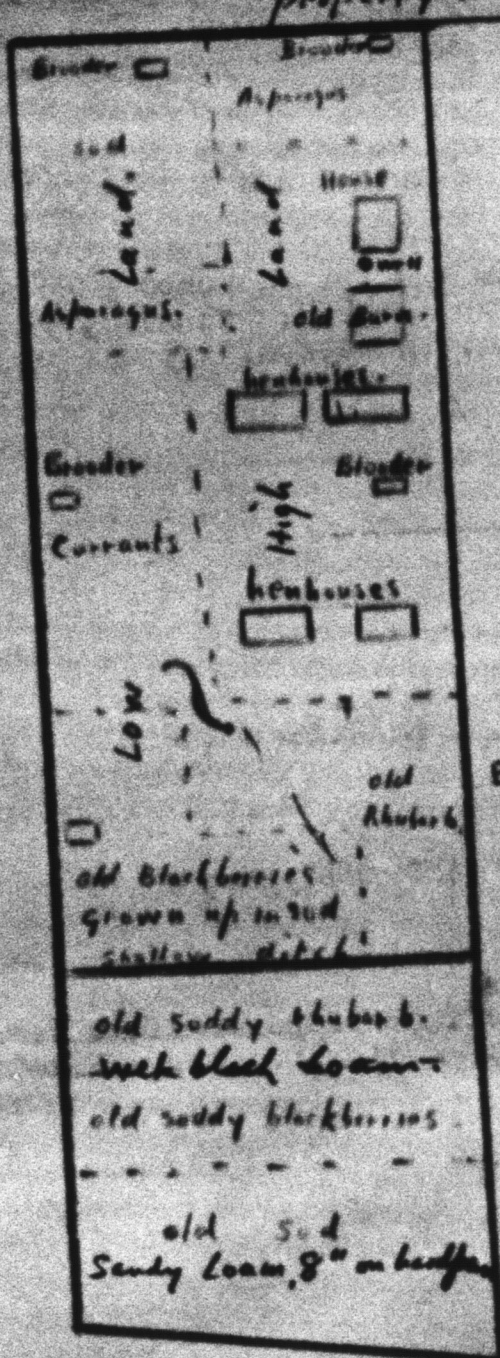
Total \$

Amount fruit trees add to value of farm \$

Scale 100' = 1 inch.

Power Line Road.

Diagram of Property - Outlined in Red; N. T. Kusana property - W 1/2 of Lot B. D.L. 278 G.I. Map 1179. N.W.D.

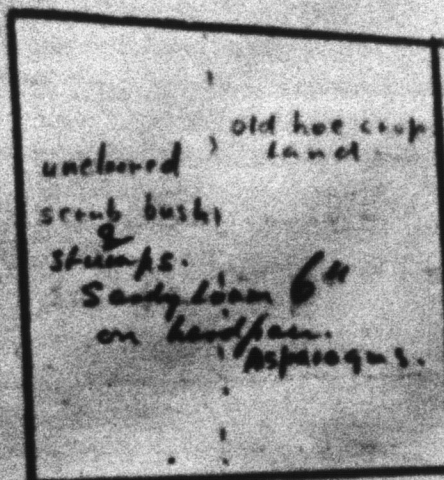


K. Kusana property E 1/2 of B. 278 G.I. Map 1179



Loughood

Highway



1.106 A.C.
T. Sukaki property
Lot 3 of Lot 'A' D.L. 278
G.I. Map 1179. N.W.D.

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

value is \$ 900.00

Date 20th May, 1942

"I.T. BARNET"

District Superintendent.

April 19, 1944.

CHATELS BELONGING TO

TERAMURA, Mrs. Eikichi #08354
Powerline Rd., Hammond, B.C.

Classed as personal, and now stored in the Buddhst Temple, Haney.

7 Boxes & ctns. cont. misc. articles.

SIGNED

Maryson

FILE: 4220

July 6, 1945.

To: Mr. J. Moryson

From: W. E. Anderson

Re: Nohu (Mrs. Michi) TERAMURA, #08354

On checking over the liquidation of chattels on this property, it is noted that, while there is a considerable discrepancy, the following are the items of value missing from the auction lists.

Small Tools
Hand Cultivator
Arm Chair
Rocking Chair
240 Lb. Platform Scales
Vacuum Cleaner

Please contact Mr. James A. Head, and arrange for the liquidation, either by auction or appraisal.

WEA/TH

4220

6th November, 1946.

REGISTERED

Mrs. Nobu TERAMURA,
Registration No. 08354,
c/o J.S. Hubert,
Coaldale, Alta.

Dear Madam:

As requested through the Department of Labour, we enclose herewith Custodian cheque in the amount of \$960.52, which sum represents your full remaining credit balance at this office. We are also enclosing a statement of your account since the one sent to you with our letter reporting on the sale of your property on the 10th May, 1944.

It is noted that we have not as yet received the Title document of the property and request that you send it to us without delay as it has been cancelled at the Land Registry Office.

There are some personal effects belonging to you, consisting of boxes and cartons containing dishes, old clothing, dolls etc. held in our storage at Haney.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

/HA
Encls. (3) cheque.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
August 31st, 1948.

IN THE MATTER OF THE CLAIM OF
NOBU TERAMURA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

L.S. TURCOTTE, Esq.,

appearing for the
Claimant.

MISS LILIAN THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

Mrs. N. Teramura,
In Chief.

THE SECRETARY: Case No. 634, Nobue Teramura.

(MRS.) NOBUE TERAMURA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mrs. Teramura, you are making a claim for loss that
you say you suffered as a result of the Custodian
selling your farm?

A Yes.

10 Q And I am showing you a statement containing the
particulars of your farm, the crops you had on it,
the buildings that were on it, and what you say
they cost to build. Is the information in that
statement correct to the best of your memory
and belief?

A Yes, that is correct to the best of my knowledge.

MR. TURCOTTE: Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

20 MR. TURCOTTE: Q I understand, Mrs. Teramura, that
this property was owned by your father who bought
it in 1920 and that he transferred it to you in
1940?

A: Yes.

Q And what was on the land when your father bought
it?

A: Nothing at all.

Q Nothing at all?

A: No.

Q So that all the improvements, buildings, and so
forth, that are on it were put on there by your
father?

A: Yes.

Q How much did you have the house insured for?

30 A \$1000.00.

Q That included \$300.00 on the furniture, did it not?
A: Yes.

Q So that the house itself was insured for \$700.00?
A Yes.

Q Now what business were you carrying on on the farm? What kind of farming were you doing?

A Principally chicken farming.

Q Chicken farming?

A: Yes.

Q And did you raise any crops of any kind?

10 A Asparagus, blackberries, raspberries and some fruit trees.

Q Fruit trees?

A: Yes.

Q Any currants?

A: Yes, some

currants and some gooseberries.

Q Pardon?

A: And some

gooseberries.

Q Gooseberries?

A: Yes.

20 Q Now you set down certain figures here. The cost of the buildings, for example, a dwelling house, about \$600.00 worth of material and \$300.00 for labour, and chicken houses, and breeder houses, you have put figures down for the cost of material and the cost of labour. How did you arrive at those figures, Mrs. Teramura?

A I discussed it with my father and we figured out what had been paid and what it cost at the time that it was built.

Q I see.

A: And entered

the figures in that way. I think my father probably remembers what it was better than I.

4
Mrs. H. Teramura,
In Chief.

Q Is he here?

A: Yes.

Q He is here?

A: Yes.

Q But you made an honest endeavour to put the correct figures down as close as you and your father could estimate?

A: Yes.

Q Now you are also making a claim, Mrs. Teramura, for the loss of a number of household chattels and also some equipment, some chicken equipment?

A Yes.

10 Q And I am showing you a statement of those articles, when you bought them, when your father bought them, what you paid for them, and what you are claiming for?

A: Yes, these are correct.

MR. TURCOTTE: Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. TURCOTTE: Will my learned friend file the analysis of personal property?

(ANALYSIS MARKED EXHIBIT NO. 3).

20 THE SUB-COMMISSIONER: Mr. Turcotte, get the witness to verify that statement, Exhibit 2, as to the accuracy of it.

MR. TURCOTTE: Yes, I am sorry, your Honour.

Q That statement is correct to the best of your memory and belief?

A Yes, that is correct.

MR. TURCOTTE: Your Honour, in reference to Exhibit No. 3, the analysis of personal property claim, there are two items which should be abandoned, item No. 16, the electric pump, \$300.00, that was attached

Mrs. N. Teramura,
In Chief.

to the property and should be added to the value of the real property. As a matter of fact, I have included it in the real property statement; and there is item 2), wire fencing, from the information I received I think that had been used on the property and therefore should be abandoned.

10 MR. RICE: There is one item that has been left out of my learned friend's list, your Honour, I think it is a coat and dress cabinet valued at \$10.00, if I have made a proper check of the same.

MR. TURCOTTE: I have got the cabinet, haven't I? Oh yes, I guess I think I left that out. Well, it is a mistake because we did not intend to abandon that, I take it.

MR. RICE: I take it the statement filed as Exhibit 2 that that was intended to include the entire claim of the claimant?

MR. TURCOTTE: Yes.

20 MR. RICE: So that there should be \$10.00 added for a coat and dress cabinet, and then \$315.00 taken off.

MR. TURCOTTE: That is right.

THE SUB-COMMISSIONER: So that will be a net reduction of \$305.00 on the personal claim.

MR. TURCOTTE: Well, I am just wondering whether, when I added it up, whether I took the figures off.

MR. RICE: I did not add it at all.

MR. TURCOTTE: No, the \$421.00 is correct. It is presuming that the \$10.00 is in there.

30 THE SUB-COMMISSIONER: And the \$300.00 has been deducted?

Mrs. M. Teramura,
In Chief.

MR. TURCOTTE: Yes, the \$315.00 has been deducted.

THE SUB-COMMISSIONER: Yes, I see, so that you are only adding \$300.00 to your real property claim?

MR. TURCOTTE: Yes.

THE SUB-COMMISSIONER: Yes, I see.

MR. TURCOTTE: Q Mrs. Teramura, the Custodian in his analysis of personal property claim suggests that the four linoleum which you are claiming \$30.00 for was sold with the real property. What about these linoleums? Were they on the floor, or where were they?

10

A No, they were stored, they were rolled up and stored in one of the rooms.

Q Is so. Well did they belong to this particular house? Had they been used in this house?

A No, they had not been used in this house.

Q Where did they come from?

A I brought them with me when I moved from New Westminster to the farm.

20 MR. TURCOTTE: I would just like also to point out, your Honour, on the analysis of personal property claim, item 8, --

THE SUB-COMMISSIONER: Yes.

MR. RICE: Item 8?

MR. TURCOTTE: Yes, three beds, and in going across the columns they have got it under "no record at any time, 1 bed". However, in the first column, your Honour --

THE SUB-COMMISSIONER: -- Yes.

30 MR. TURCOTTE: You will note three beds are mentioned

Mrs. N. Teramura,
In Chief.

in the "list sent in prior to evacuation".

THE SUB-COMMISSIONER: Oh yes.

MR. TURCOTTE: So that must be a mistake.

MR. REE: The J.P. form apparently has declared three beds.

MR. TURCOTTE: Q: Now these articles that were purchased before 1940, most of them, in any event, the dining room table and the beds and the dressers and clock and the incubators, and the brooders; were these purchased by you or by your father?

10

A May I have those items again?

Q Well, those are just the general items, most of the items that are shown as being bought prior to 1940. Did you bring those with you from New Westminster or were they on the farm when you came there? Is she going to tell us that some were bought by her and some bought by her father?

A So far the alternate items were bought by myself or purchased by my father.

20 Q I see. I don't think we need to go into every item.

A: The four line-lamps were mine; the lounge wasn't; the bookcase was mine; the rocking chairs were mine; one of the desks was mine; the dining room tables, one was mine and one was my father's; and of the three beds one was mine.

Q I see. Now the items that you got from New Westminster, that you brought from New Westminster, to the farm, in preparing this statement you have made an honest effort to set the true values for

30

8

Mrs. N. Teramura,
In Chief.

them, have you?

A: Yes.

MR. TURCOTTE: I think I will call the father just to confirm it, your Honour.

THE SUB-COMMISSIONER: Yes. Was this witness running this farm at the time of evacuation? What is the situation? You see, this land was transferred to her and she brought some of her own things there, and then there were some of her father's things originally purchased that were left there, isn't that right?

10

MR. TURCOTTE: Yes.

THE SUB-COMMISSIONER: What was the situation at the time that the claim originated? That is what I was wondering.

MR. TURCOTTE: Q: Had you taken over the farm and were you operating it in the spring of 1942?

A: No, my husband had been sent to road camp so I moved over from New Westminster to live with my father.

20 Q: Well why did your father transfer the farm to you?

A: Well he was getting on and the idea was that in possibly two or three years time we would come back and then I would succeed to the farm.

Q: And what is your father's name?

A: Tenekichi Takayama.

Q: How do you spell that?

A: T-e-n-e-k-i-c-h-i, that is his first name; and T-a-k-a-y-a-m-a.

Q: I see. Now then, has your father made any claim to the Commission?

30

Mrs. N. Teramura,
In Chief.

A No, it is included in what I am claiming for.

Q And are you willing to have your father added as a claimant in this claim if the Commission thinks it is necessary to do so?

A Yes.

Q That is for the chattels that were bought by him before you came there, the chattels that were left on the farm?

A Yes, it is quite all right.

10 MR. TURCOTTE: Well, your Honour, I would like to make an application at the present time to add the father's name to the claim in view of the fact that there may be some doubt that when he transferred the farm to the claimant, he did not transfer all of his chattels.

THE SUB-COMMISSIONER: All right.

20 MR. RICE: Your Honour, I take it that the record is clear now that the claim is reduced to \$202.00 in allowing for what the property has been sold, which was \$96.00 received for it, and that leaves a balance for which you are claiming for now of \$106.00.

MR. TURCOTTE: I am claiming \$421.00.

MR. RICE: But you have deducted \$315.00 from the statement which you are submitting.

MR. TURCOTTE: I have not deducted anything. I deducted \$315.00 from the analysis of personal property.

THE SUB-COMMISSIONER: Mr. Turcotte said that the \$421.00 was after the deductions were made.

30 MR. TURCOTTE: Exactly, your Honour. My learned

Mrs. N. Teramura,
In Chief.

friend cannot claim anything above an electric pump in there.

MR. RICE: The electric pump is not added, or the wire fence.

✓ MR. TURCOTTE: So that \$421.00 is my claim at the moment. That is all.

10 MR. RICE: I am submitting, your Honour, that the land was sold at its fair market value. I am submitting that the chattels sold by the Custodian were sold for their fair market value. I am submitting that the other chattels of which there is no record of at any time, the Custodian is not responsible for and if the Custodian is responsible for any other articles or for the articles that are lost or stolen but not declared and not found that the claim made for the same is exorbitant.

I wish to submit as an exhibit a farm appraisal report respecting the real estate.

(APPRAISAL REPORT MARKED EXHIBIT NO. 4).

20 MR. RICE: Perhaps my learned friend will admit that the assessed value of the property was as follows: Land \$450.00, improvements \$770.00.

MR. TURCOTTE: I don't know, your Honour; this is one case where I have never had a statement.

MR. RICE: That was on the file. I will file that, your Honour.

MR. TURCOTTE: Yes, possibly it should be filed.

THE SUB-COMMISSIONER: That is a summary of the real property claim?

30 MR. RICE: No, I am filing now, your Honour, an

Mrs. N. Teramura,
In Chief.

Cross-Exam.

assessment notice for the year 1943 from the Corporation of the District of Maple Ridge showing the value of land, the assessed value of the land \$450.00 and the improvements \$770.00.

(NOTICE MARKED EXHIBIT NO. 5).

MR. RICE: I also wish to submit as an exhibit a summary relative to the real estate claim. There are two of them, your Honour.

(SUMMARIES MARKED EXHIBIT NO. 6).

10 MR. RICE: And I also wish to submit a summary respecting the personal property.

(SUMMARY MARKED EXHIBIT NO. 7).

CROSS-EXAMINATION BY MR. RICE:

Q I believe you leased your property to Mr. James Head before you were evacuated?

A Yes.

Q And you turned your chattels over to him to look after for you?

20 A Yes, we asked him to keep an eye on the chattels for us.

Q You asked him to keep an eye on the chattels for you?

A: Yes.

Q Did he move into your home?

A Yes, he moved in the day that we left.

Q And your chattels were stored in the house, were they, where he was living?

A Yes.

30 Q The four linoleums, what do you mean by that; congolesum rugs, were they?

Mrs. N. Teramura,
Cross-Exam.

A Yes.

Q What size were they; do you know?

A One was about 15 x 20.

Q 15 x 20?

A: 15 x 20 feet.

That is not accurate but it was approximately that size, about 15 x 20.

Q I never knew they made them that size?

A I don't remember accurately the size.

10 Q Well, can you tell me the size of the other rugs, please? Well perhaps you can tell me, first, where did you purchase or how long ago did you purchase that one 15 x 20, or what year did you purchase it in?

A About 1933.

Q 1933?

A: Yes.

Q And you had used it in your previous home in New Westminster?

A Yes.

Q All right, now, the next one?

20 A The next one, two of them were bought around 1935 or '6, and the other one, the last one, -- excuse me, that is a mistake, the second one bought was about 1938, around 1938, and the other two smaller ones were purchased after that.

Q The one in '38, what size would that be that you purchased in '38?

A I am not sure of the size but the purchase price was between twelve and fifteen dollars.

Q And the two smaller ones, what did they cost?

30 A About \$10.50 each.

Mrs. N. Teramura,
Cross-Exam.

Q What year did you say that you purchased this?
What year did you purchase those, did you say?

A Some time after 1938.

Q You had used them in your previous home, all four rugs?

A: Yes.

Q The lounge, what year did you purchase the lounge?

A: My father bought that.

Q You don't know when he bought it or how old it was when you took over the place?

10

A I do not remember exactly.

Q All right.

MR. TURCOTTE: Could I have a look at Exhibit 5, please?
(Exhibit 5 to Mr. Turcotte). Thank you.

I notice in Exhibit 3 that it says that an inventory was taken on the 9th of December, 1942.

I wonder if my learned friend has that and possibly he would file it.

MR. RICE: I have one, but it has been marked up.

20

Yes, I have one here.

THE SUB-COMMISSIONER: It is being filed as the inventory taken on that date.

MR. RICE: I don't know what date it was. Apparently the document bears no date, your Honour.

THE SUB-COMMISSIONER: Well it was taken by Mr. Carlsen.

MR. RICE: The analysis, I believe, makes mention of the date, does it not?

THE SUB-COMMISSIONER: Exhibit 3 says that the inventory was taken by Mr. Carlsen on that date, so that I presume that it is the same one.

30

Mrs. H. Teramura,
Gross-Ryan.

MR. TURCOTTE: Yes.

MR. RICE: It is the only one I know of.

THE SUB-COMMISSIONER: That will be Exhibit No. 8.
(INVENTORY MARKED EXHIBIT NO. 8).

MR. RICE: I should point out, your Honour, that this inventory was taken when Mr. Head was in the house and part of his articles were included in the inventory. I have an inventory marked up with those items.

10 MR. TURCOTTE: On this one, your Honour, there is a wash boiler and a tub belonging to Mr. Head, and this inventory says, your Honour, "The above articles have been left in my care by the owner and I will be responsible for their safekeeping". And it is signed by James A. Head.

THE SUB-COMMISSIONER: Yes.

20 MR. TURCOTTE: So that apparently, well, I don't know, unless some argument came up, but he signed on that date, or whenever Carlsen made that inventory, that those articles belonged to the claimant Teramura. I just wanted that filed just to show that an inventory had been taken by the Custodian, that is all. I am not going to argue about a lot of small items on there for which the claimant is not making any claim and obviously she has forgotten about them.

MR. RICE: There are several items on there that belonged to the Heads.

THE SUB-COMMISSIONER: Pardon?

30 MR. RICE: There are several items on there that belonged

Mrs. N. Teramura,
Gross Exam.
T. Takayama,
In Chief.

to the Heads apparently.

THE SUB-COMMISSIONER: They left the things in Head's care and Head there takes full responsibility for their safekeeping, doesn't he?

MR. TURCOTTE: Yes. Of course the argument on behalf of the claimant is that the moment the Custodian makes an inventory he is seized with the goods. That will be argued later on.

10 THE SUB-COMMISSIONER: That will be up to Mr. Justice Bird. That is all, thanks. Are you going to call the father?

MR. TURCOTTE: Yes.

(Witness aside)

TOMOKICHI TAKAYAMA, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows through the Interpreter:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Takayama, you are the father of Mrs. Nobuo Teramura?

A: Yes.

20 Q And you understand that she is making a claim for the farm and for all of the chattels that were on the farm?

A: Yes.

Q You are quite willing that she make that claim, too, but that if it is necessary for it to be done you are willing to be added as a claimant?

A Yes. I have already handed all the title to the goods to my daughter so that will be in order.

30 Q I see. Now I understand that you did that in 1940?

A: Yes.

T. Takayama,
In Chief.

Q How long had you been on this farm prior to 1940?

A: In the eighth year of Taisho, which would be, according to my computing, would be 1933.

Q That is only 7 years. Now, were you on that farm only 7 years, or was it ten, fifteen or twenty?

A Yes, about 7 years.

Q Well I have it down here that you bought this farm in 1920. Now where did I get that information from?

THE SUB-COMMISSIONER: Did he go on the land as soon as he bought it?

A Yes.

MR. TURCOTTE: Q: Well the whole story as given by your daughter to me was that you bought this land in 1920 from Mrs. Dale in 1920, that there was nothing on it at all, that it was bush, and that you cleared it from 1920 to 1933, and that you put a house on it, and you put a lot of the other buildings on in 1926 and 1927?

A That is correct. Your Honour, I think possibly there might be some misunderstanding or mix-up as to the date of the Taisho and Meiji eras. The Japanese measure their years differently.

THE SUB-COMMISSIONER: That is what I thought.

MR. TURCOTTE: Q: Are you a little hard of hearing?

A Yes.

Q I see. All right. Is this correct, then, when you bought the land there was nothing on it at all?

30 A No, there were no buildings on it.

T. Takayama,
In Chief.

Q Was it bush? A Yes, it was bush.

Q And then it is correct that you cleared the bush off?

A Yes.

Q And built the buildings? A Yes.

Q And when you turned the land over to your daughter, did you also turn over the household goods, the incubators, the brooders, and so forth, that were on the land or that were in the house?

10 A I took no legal steps to do so, but I did not know when I would die. I am getting old and she would naturally take over.

Q Well you turned everything over to her?

A Yes.

Q By the way, how old are you?

A I am seventy.

Q You look remarkable for that age. Now there are certain prices for chattels set out here in Exhibit No. 2, the chattels that you turned over to your daughter and for which she is making a claim. How did you and she arrive at the values that you set out there?

20 A Such things as the brooder I remember buying.

Q Yes. A: Such things as the brooders and the incubators, I remember the prices.

Q Yes. A: And I have written down what they cost and then they are figures giving a reduced amount for the values.

30 Q Is so. All right, thank you, Mr. Takayama.

T. Takayama,
Crosse-Exan.

CROSS-EXAMINATION BY MR. REE:

Q When did you buy the lounge? You call it a lounge. I don't know whether you mean it to be a chesterfield or not?

A A sofa.

Q Sofa? A: Yes. That was bought in New Westminster.

Q Bought in New Westminster? A: Yes.

Q What year? A: I think it was about three years before evacuation.

10

Q You think it was about three years before evacuation? A: Yes.

Q How much did you pay for it?

A I think it cost \$32.00 plus transportation out.

Q Did not the vender pay the transportation?

A I don't remember. In any case I am not claiming for it.

Q In any case what? A: In any case I am not claiming for the transportation out.

20 Q I see, all right.

MR. TURCOTTE: All right, thanks.

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

[Signature]
"S.R. HOWARD: Official Reporter."

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

20

SUB-COMMISSIONER.

Defence Brief

(Mrs.) Nobue TERAMURA

File No. 4220

Case No. 634

LETHBRIDGE
31 August 1948
V.L.A.
Sheet A 10-18

Claim 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

West half of Lot 'B' of D.L. 278, Group 1, Map 1179

Claim

\$3400.

Appraised at

\$930.

Sale Price

\$913.

Witness: Appraiser, J. D. Patterson

Claimant stated that this property was purchased by her father, Tomokichi TAKAYAMA, in 1920 and he transferred it to her in 1940.

Appraiser (Patterson) reports - House dilapidated and 20 years old and should be replaced by a new one before long rather than spend more money on it. Buildings on property dilapidated and whole property in a neglected condition.

Appraiser (Patterson) reports - The northerly half of this small property is good soil, the southern half is a wet loam. There is an acre of crops in fair condition.

It is submitted that the land was sold for its fair market value.

Claim 2

PERSONAL PROPERTY CLAIM

Household Goods & Farm Equipment

Amended Claim

\$517.

(Trans. Pages 4 & 5)

Sold for

\$87.55

Claim for Wire Fencing \$15. abandoned and claim for pump \$300. added to value of real property.

Claimant stated that some of these goods belonged to her father, T. TAKAYAMA, but he is not making a claim and she is claiming for all to which her father agreed. Whilst under cross examination, she stated that she asked the tenant to look after the chattels for her which were stored in his house.

- (a) Goods value \$352. Sold by Auction for \$87.55
(b) " " 5. No record at any time.
(c) " " 30. Sold with property (Linoleums)
(d) " " 10. Abandoned (Bed)
(e) " " 15. No account (Theft)
(f) " " 105. Declared, not found.

\$517.

Goods sold by auction for \$8.45 were not claimed for.

Mr. S. C. Carlsen reported when taking inventory that the 4 Linoleums were on the floors of the house.

It is submitted that the chattels sold by the Custodian were sold for their fair market value and that the other chattels of which there is no record at any time, the Custodian is not responsible for and if the Custodian is responsible for any other articles or for articles that are lost or stolen but not declared and not found that the claim made for same is exorbitant.

Summary of Defence Witnesses

Where required

J. D. Patterson	1	Appraiser
C. Spencer Pallot	2 (a)	Auctioneer
Mr. Moryson	2 (a)	Staff
S. C. Carlsen	2 (c)	Staff

NOTE

Mr. Turcotte stated that he would like to make an application at that time to add the father's name to the claim in view of the fact that there may be some doubt that when he transferred the farm to the claimant he did not transfer all his chattels. (Trans. Page 9)

Her father in his evidence stated that he turned everything over to his daughter as he was getting old, but should it be necessary for it to be done, he was willing to be added as a claimant. (Trans. Page 15)

Name of Claimant **TERAMURA, Nobuo**Case **2003 634**Custodian File **4220**

<u>REAL PROPERTY</u>										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 Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
				915.						986.31 8.00 158.03
<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 & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
<u>MISCELLANEOUS 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			
125.50	70.30	21.09	56.01%	484.50	103.33		124.42			
TOTAL RECOMMENDATION										1286.76

October 13th, 1950.

Mrs. Nobue TERAMURA,
P. O. Box 434,
Coaldale, Alberta.

Dear ~~SENIX~~ Madam:

Re: Japanese Property Claims Commission

Case No. 634

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$1,286.76.

Cheque in your favour is enclosed for \$1,244.83
and we have paid the Co-Operative Committee .. \$ 41.93
for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director