

FOREIGN CLAIMS SETTLEMENT COMMISSION
OF THE UNITED STATES
WASHINGTON, D.C. 20579

IN THE MATTER OF THE CLAIM OF

HERBERT C. MILLS
GRACE E. MILLS

Claim No. CU-0490

Decision No. CU

433

Under the International Claims Settlement
Act of 1949, as amended

PROPOSED DECISION

This claim against the Government of Cuba, under Title V of the International Claims Settlement Act of 1949, as amended, in the amount of \$3,679.40, as amended, was presented by HERBERT C. MILLS and GRACE E. MILLS, based upon the asserted ownership and loss of an interest in land. Claimants HERBERT C. MILLS and GRACE E. MILLS have been nationals of the United States since their births in the United States on January 21, 1907 and August 28, 1906, respectively.

Under Title V of the International Claims Settlement Act of 1949 [78 Stat. 1110 (1964), 22 U.S.C. §§1643-1643k (1964), as amended, 79 Stat. 988 (1965)], the Commission is given jurisdiction over claims of nationals of the United States against the Government of Cuba. Section 503(a) of the Act provides that the Commission shall receive and determine in accordance with applicable substantive law, including international law, the amount and validity of claims by nationals of the United States against the Government of Cuba arising since January 1, 1959 for

losses resulting from the nationalization, expropriation, intervention or other taking of, or special measures directed against, property including any rights or interests therein owned wholly or partially, directly or indirectly at the time by nationals of the United States.

Section 504 of the Act provides, as to ownership of claims, that

(a) A claim shall not be considered under Section 503(a) of this title unless the property on which the claim was

based was owned wholly or partially, directly, or indirectly by a national of the United States on the date of the loss and if considered shall be considered only to the extent the claim has been held by one or more nationals of the United States continuously thereafter until the date of filing with the Commission.

Section 502(1) of the Act defines the term "national of the United States" as "(A) a natural person who is a citizen of the United States." The term does not include aliens.

Section 502(3) of the Act provides:

The term 'property' means any property, right, or interest including any leasehold interest, and debts owed by the Government of Cuba or by enterprises which have been nationalized, expropriated, intervened, or taken by the Government of Cuba and debts which are a charge on property which has been nationalized, expropriated, intervened, or taken by the Government of Cuba.

Claimants contend that they have lost an investment of \$3,679.40 in real property located in Cuba. In support thereof, claimants submitted document No. 115 dated May 22, 1959 entitled "Registration" wherein it is stated that the original of the deed numbered fourteen of Segregation and Sale dated April 23, 1959 between Robert S. and Margaret H. Kistler and claimants for the purchase of lots numbered 66, 67, 68 and 69 of Section D of fractional lot numbered 11 of Section 2 of the Santa Fe Estate, Isle of Pines is submitted for registration. The document reflects that a total purchase price of \$800.00 was paid for the four lots.

However, claimants contend that their agent advised them that the subject property should be registered as undeveloped land for a value of \$800.00. Claimants submitted copies of their cancelled checks issued for payment of the land, taxes and closing costs. The checks reflect that the total purchase price for the land was \$3,282.25 and that the attendant fees amounted to \$300.00.

On the basis of the entire record, the Commission finds that claimants were the owners of Lots 66, 67, 68 and 69 of Section D of fractional lot numbered 11 of Section 2 of the Santa Fe Estate, Isle of Pines, a province of Cuba.

On December 6, 1961, the Cuban Government published its Law 989 (Official Gazette, XXIII, No. 237, p. 23705) which confiscated all assets, personal property and real estate, rights, shares, stocks, bonds and securities of persons who had left the country.

The record reflects that claimants were residents of Connecticut during 1959, 1960 and 1961. The Commission finds, in the absence of evidence to the contrary, that the subject real property was taken by the Government of Cuba on December 6, 1961, pursuant to the provisions of Law 989.

Based on the entire record, the Commission finds that the undeveloped land had a value of \$3,282.25 and the Commission concludes that claimants suffered a loss in that amount and attendant fees in the amount of \$300.00 within the meaning of Title V of the Act.

The Commission has decided that in certification of losses on claims determined pursuant to Title V of the International Claims Settlement Act of 1949, as amended, interest should be included at the rate of 6% per annum from the date of loss to the date of settlement (See the Claim of the Lisle Corporation, FCSC Claim No. CU-0644).

Accordingly, the Commission concludes that the amount of the loss sustained by claimants shall be increased by interest thereon at the rate of 6% per annum from December 6, 1961, the date on which the loss occurred, to the date on which provisions are made for the settlement thereof.

CERTIFICATION OF LOSS

The Commission certifies that HERBERT C. MILLS and GRACE E. MILLS suffered a loss, as a result of actions of the Government of Cuba, within the scope of Title V of the International Claims Settlement Act of 1949, as amended, in the amount of Three Thousand Five Hundred Eighty-Two Dollars and Twenty-Five Cents (\$3,582.25), with interest thereon at 6% per annum from December 6, 1961 to the date of settlement.

Dated at Washington, D. C.,
and entered as the Proposed
Decision of the Commission

OCT 18 1967

Edward D. Re
Edward D. Re, Chairman

Theodore Jaffe
Theodore Jaffe, Commissioner

LaVern R. Dilweg
LaVern R. Dilweg, Commissioner

THIS IS A TRUE COPY OF THE COMMISSION'S DECISION AS ENTERED AS THE FINAL DECISION OF THE COMMISSION
OCT 18 1967
Wanda Mackinnon
Clerk of the Commission

The statute does not provide for the payment of claims against the Government of Cuba. Provision is only made for the determination by the Commission of the validity and amounts of such claims. Section 501 of the statute specifically precludes any authorization for appropriations for payment of these claims. The Commission is required to certify its findings to the Secretary of State for possible use in future negotiations with the Government of Cuba.

NOTICE: Pursuant to the Regulations of the Commission, if no objections are filed within 15 days after service or receipt of notice of this Proposed Decision, the decision will be entered as the Final Decision of the Commission upon the expiration of 30 days after such service or receipt of notice, unless the Commission otherwise orders. (FCSC Reg., 45 C.F.R. 531.5(e) and (g) as amended, 32 Fed. Reg. 412-13 (1967).)