Name of Claimant MIYAZAWA, Hatsu Case 87

Custodian File 2135

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
1600.	12.50 80.00										92.50

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 92.50

CASE NO: 87

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF

HATSU MIYAZAWA

PROCEEDINGS AT HEARING

Original

CASE NO: 87

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

Kamloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF

HATSU MIYAZAWA

PROCEEDINGS AT HEARING

APPEARANCES:

R.W. KENNEDY, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.
J.R. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
G.N.R. UPTON, Esq.,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter

MR. McMASTER: Hatsu Miyazawa, No. 97 on the original list.

HATSU MIYAZAWA, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. McMASTER: In this case, your honour, the claim as to the value remains the same. The Custodian, however, should be credited with $1600.00 on the sale, and the net claim is $900.00.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did you instruct Mr. Leckie to prepare this statement with regard to your real property with respect to which you are claiming and is that your signature on it? A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I ask to file that statement as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I file on behalf of my learned friend what purports to be an appraisal by J.R. Reid and Company with respect to these premises dated November 5, 1943 as the next exhibit.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. McMASTER: I might refer to Exhibit No. 1, your honour. This property was situated at 620 East 16th Avenue in Vancouver. It was a dwelling house,

bungalow, and garage -- five rooms with a full three piece bathroom. It was a fram house with shingled sides, shingle roof, cement foundation, full cellar, cement walls, lathed and plastered inside and papered, fir floors, and there was a frame two car garage on the premises. The premises were purchased in 1929 for $2200.00 and the claimant states that a number of repairs were done to the premises after purchase as set out in the statement filed. The claimant also states that all necessary repairs were looked after as required. The claimant states that the rooms in the basement were finished as noted in the improvements shown on her statement, that she left the house in A-1 condition in every respect, and states that if it had not been well looked after, as the appraisor alleged in November, 1943, it was the Custodian's responsibility. She rented the property to a Mr. Weir, whom she knew, for $18.00 per month. The rent was fixed below the actual rental value as she wanted to have someone in possession who would take reasonable care of the property. She believes the property was worth $2500.00 at the date of sale in November, 1943.

I would ask my friend if he would admit that this property was insured with the New England Fire Insurance Company for $2000.00.

Q: Witness, did you have this property insured before you left Vancouver? A: Yes.

Q: How much was it insured for, do you know?

A: I can't recall.

Q: You can't recall how much? A: No.

Q: Did the Custodian have the policy, do you know?

A: I am not quite certain with regard to the insurance policy.

Q: As to whether the Custodian had it?

A: I don't think so.

MR. McMASTER: Can my friend advise me as to the assessed value of this property?

MR. KENNEDY: I could answer your first question, Mr. McMaster, about the insurance. It does appear that the Dominion Fire Insurance policy for $2000.00 was in effect up to March, 1945.

MR. McMASTER: Now can my friend advise me as to the assessed value of the property?

MR. KENNEDY: I am sorry, there doesn't appear to be anything on the file about assessed values. There is a reference to payment of some taxes, but that doesn't help us.

MR. McMASTER: Your witness.

MR. KENNEDY: I am sorry.

CROSS EXAMINATION BY MR. KENNEDY:

Q: Witness, have you had any experience in assessing the values of real estate?

A: No.

MR. KENNEDY: The defence in connection with this claim, your honour, will be that the property was sold at a fair valuation considering the times and conditions of sale.

MR. McMASTER: No further questions.

THE COMMISSIONER: That is all, witness.

(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.

J.R. Archibald

J.R. Archibald
Sub-Commissioner

CASE No. 87 MAY 6 1948

DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

2135 NOTIFIED APR 1 5 1948

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

(1) NAME MIYAZAWA, Hatsu (RCMP) Reg. No. 06095
(Print) Surname Given Name

(2) Pre-Evacuation Address 620 East 16th Ave., Vancouver, B. C.

(3) Present Address P. O. Box 237, Kamloops, B. C.

(4) REAL ESTATE

(a) Street Address (if any) 620 East 16th Ave., Vancouver, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot B of Lots 2 & 3, Blk. 92, D.L. 301

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

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

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

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

(i) Land - - - - - - - - - - - - - - - - $
(ii) Buildings -residence- - - - - - - - - $ 2500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $
(v) Amount at which Custodian sold property and credited your account - - $ 1520.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 980.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(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") Custodian's Care

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. NONE Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 980.00

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

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

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

DOMINION OF CANADA)
Province of B. C.)
TO WIT:)

I, Hatsu Miyazawa of the
of Kamloops 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 Kamloops)
in the Prov of B.C.) H. Miyazawa
this 17th day of Nov)
A.D. 1947. R. J. Freeman) 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.

Claim Received

Mrs H Miyazawa
(Claimant's Name)

REAL ESTATE
(Other than farm)

06094
Reg. No.

Type of Premises (e.g.House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
#620 East 16th Ave Vancouver BC dwelling (bungalow) and garage	5 rooms and bath 3 piece bathroom	7 ogee shingle sides. shingle roof. cement foundation. full cellar. cement walls. lath & plaster walls papered - fir floors. 1 one car garage - 20x20 shingle roof	dwelling	33x122 to a lane	1929	May

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
good residential district	$2200.00	(1) Built two rooms in the basement. finished with one 20'x16' & one 10'x10' plaster and fir floors painted and varnished. — about 1936 & 1938 — hired labour and bought materials - cost about $250.00	$2500.00 (land & improvements)	
		(2) Erected garage - (see above) - in 1940 - hired labour and bought materials - garage painted same color as house - double doors and sliding doors — cost about $300.00		
		(3) Built wooden fence on 3 sides - steel netting in front & iron gate - Edmonds — cost. — about 1938 $		
		(4) Built wooden sidewalks from front of house to garage and from side of house to front — est cost		
				$50.00

Comments re upkeep of premises:
all necessary repairs were heard when required

Comments re Appraiser's report not covered above:
The rooms in the basement were finished as noted in improvements shown opposite. I left the house in A1 condition in every respect and "if it had not been well looked after" as the appraisal made in Nov 1943 states, then the responsibility as he called it rests with the tenants who were in charge of the property.

Comment: I rented this property to a man over whom we had no control. Rent was based at about actual rental value as we wanted to have someone in possession who would be responsible and care for the property. In my absence I believe this property would be worth at least $1100.00 when sold in Nov 1943

Mrs H. Miyazawa
SIGNATURE

TELEPHONE: PACIFIC 6433

"Homes a Specialty" FOR OVER 20 YEARS

2

REAL ESTATE
J.R. REID & Co
LOANS
VALUATIONS

J. R. REID
NOTARY PUBLIC

GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

November 5th, 1943.

EXHIBIT No. 87-2
DATE MAY 6 1943
FILED BY

#386 House #620 East 16th Avenue.

This property comprises a 33 ft. Lot on which is erected a 4 room bungalow with wooden exterior and 2 car garage at lane.

There is a full basement with wooden floor, and no furnace.

2 small semi-finished rooms in the basement.

The main rooms have 1 x 4 fir floors and the house has not been well looked after.

Valuation - $1,500.00