Name of Claimant MIYAGAWA, Hikojiro Case 697

Custodian File 5441

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	
					137.50		83.35	334.00		417.50	650.00 83.35 417.50

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	
255.	58.75							58.75

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	
319.00	152.70	45.81	47.86	80.00	38.29			84.10

TOTAL RECOMMENDATION 1293.70

Miyagawa

CASE NO: 697

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA, 1927, CHAPTER 99.

THE JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H. I. BIRD, COMMISSIONER.)

Vancouver, B.C.,

October 4, 1949.

IN THE MATTER OF THE CLAIM OF

HIKOJIRO MIYAGAWA

PROCEEDINGS AT HEARING.

APPEARANCES:

D. T. B. BRAIDWOOD, Esq., and J. C. CAMPBELL, Esq.,	appearing for the Dominion Government.
R. J. McMASTER, Esq.,	appearing for the Claimant.
A. WATSON, Esq.,	Secretary.
D. F. CHRISTIAN, Esq.,	Official Reporter.

DAVID WILLIAM STRACHAN, sworn:

DIRECT EXAMINATION BY MR. BRAIDWOOD:

Q This is in the southeast quarter of Section 21, Block 3, Lots 1 to 11. I take it that would be right in the heart of Mission, actually.

A I find it hard to determine where three is. This also includes this swamp land down here. It might be all of this one here, (indicating).

Q But the southeast quarter is, I take it, in a well developed area. A: Yes, these are. Generally speaking, it is the most important part of Mission.

Q That is bounded on the north by 7th Street, apparently, and on the west by Alder Avenue.

A You are not quite right, but approximately so. 7th Street is a little south. It doesn't take in all the northerly part of the southwest quarter.

Q Then Alder Street. A: Well, Alder is west of Grand.

Q That would be a residential proposition, I take it.

A Yes. There are one or two places there might be a very precipitous incline; otherwise, it might be all right. You would have to know exactly where that is. It may be it couldn't be built on.

Q That is by the Japanese Buddhist Temple.

A Yes. Well, I think you would be safe in calling that fairly good residential property. I know exactly where it is, but I couldn't describe it on the map. It is between 6th and 7th, if I remember right.

MR. BRAIDWOOD: I think that is correct. I take it, my lord,

this is definitely in a residential area.

THE COMMISSIONER: So I gather from Mr.Strachan. In this instance, Mr. McMaster, I applied the 125% over all and added $450.00 on account of the land being a potential building section.

MR.McMASTER: Unless your lordship has changed your view by virtue of the evidence, I have no questions.

THE COMMISSIONER: I think from what Mr. Strachan tells me, it rather serves to confirm my conclusion.

Q Perhaps you could tell me what you consider the value of the lots in that area would be. There were eleven lots there near the Buddhist Temple.

A You mean today?

Q No, in 1943. A: Well, they would not be worth, in the open market, as much as what I told you I had sold these other lots for -- $200.00 and $250.00 -- so that I would be giving them all they were worth if I say $200.00 a lot.

Q And that would be the present day?

A Oh, at the present time it is all built up there and the value has risen. Those lots could be worth, at the present time, if they are good building lots, with not too much excavation, they should be worth $400.00 to $500.00 a lot in there today.

Q But there has been a very rapid increase since 1943?

A Oh yes, distinctly, because that is in the heart of the town.

Q Would it be fair to put a value of $100.00 a lot on them in 1943? A: Well, yes, that might be all right, but I think you ought to give the

owner the benefit of the doubt. I don't think $150.00 to $200.00 would be out of the way. Of course, that is for good building lots. There are some places there that the cost of making them into building lots would be terrific. The excavation -- it might be on a hillside, and I couldn't say unless I saw the actual lot. If on level ground, it might be very reasonable, that would be a good reasonable price, $150.00 to $200.00 a lot. There is also a canyon goes over there, and we don't know exactly where these lots are.

Q Here is the description in the farm appraisal report made by the Soldiers Settlement Board appraiser. (Reading) There is nothing to indicate there that the land is precipitous just at that point.

MR.McMASTER: On the page before that it states the land is level.

THE COMMISSIONER: Yes, (reading).

THE WITNESS: It is all level land?

THE COMMISSIONER: Yes. And it was assessed at--?

MR. BRAIDWOOD: It was assessed at $2100.00.

THE COMMISSIONER: It was assessed at $2100.00 in 1942. But there was $1,000.00 improvements.

MR. BRAIDWOOD: That is right, my lord.

THE COMMISSIONER: Assessed at $1100.00 in 1942.

MR. BRAIDWOOD: $100.00 a lot.

THE COMMISSIONER: Q: Assessed at $100.00 a lot in 1942. That would pretty well conform to your idea of $150.00.

A I think so.

MR.McMASTER: In those circumstances, my lord, on behalf of

Mr.Virtue, I think I should urge your lordship to give further consideration to this matter and increase the award.

THE COMMISSIONER: What have you to say, Mr. Braidwood?

MR. BRAIDWOOD: Well, my lord, on the evidence submitted to your lordship, if your lordship finds on the $150.00 basis, based on the 50%, I haven't much to say. I do think this property was in an area which was not conducive to sale at that time. It was a Japanese area entirely, my lord, as appears from the transcript. Your lordship has already given an award, and not only that, but I can't see what makes this such an unusual matter.

THE COMMISSIONER: Well, we have to treat it as an unsual matter because of the fact it lies right in the village, and the very fact that it was assessed at $100.00 a lot, I would say, makes it unusual in terms of the price paid by the Soldiers Settlement Board.

MR.BRAIDWOOD: I think, my lord,one must relate the assessment to the area in which it is made, even within municipalities, and that is the assessor must have made some distinguishing valuation betw en these so-called Japanese area properties and Japanese properties intermixed with white properties, and we have evidence which I think your lordship can take cognizance of, that this was definitely a Japanese area.

THE COMMISSIONER: Q: Would that factor influence you in your determination of value, Mr. Strachan?

A The fact it was a Japanese area?

Q The fact it was a Japanese area, and the Japanese in

the meantime, had been evacuated.

A Oh yes, it affects the value from a subdivision point of view; no doubt about that. Your lordship, it is rather embarrassing to me. I am valuating acreage. I am giving values of areas, not of individual properties.

THE COMMISSIONER: Q: I appreciate that.

A And if I went to look at that property, I could say I consider that is worth so much and that is not worth so much. Right in that area you are speaking of, the street raises up and one block is up above the street and then it drops quite fast down to the next street, and then that is level property, and you go further over and a part of it goes into a gully. So that I don't know exactly what I am speaking about.

Q It is putting you in a rather embarrassing position, I can appreciate, because your evidence is liable to be taken as specific valuation of a ~~xxx~~ specific property, and obviously you can't do that without seeing it.

A No. If I had a copy of this, I would have had it with me, but I knew nothing about the evidence I was going to give until I arrived here today.

THE COMMISSIONER: The recommendation I have made, or indicated I would make brings this property to an overall value of about $1200.00. It still is substantially less than the assessed value. I must take into account the fact that the buildings were apparently very dilapidated at that time. I think I would be justified, in view of Mr. Strachan's

evidence, in increasing this by $200.00 and making it an additional $650.00.

MR. BRAIDWOOD: That is in addition to what your lordship gave last week?

THE COMMISSIONER: Yes. The total additional recommendation, then, is $650.00. Therefore, the overall value would be $1,401.00.

I hereby certify the foregoing be a true and accurate report of the said proceedings.

Deputy Official Stenographer

CASE NO. 697.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lethbridge, Alberta,

September 21st, 1948.

IN THE MATTER OF THE CLAIM OF

HIKOJIRO MIYAGAWA.

PROCEEDINGS AT HEARING.

Original

CASE NO. 697.

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 L. H. STACK, SUB-COMMISSIONER).

Lethbridge, Alberta,

September 21st, 1948

IN THE MATTER OF THE CLAIM OF

HIKOJIRO MIYAGAWA

PROCEEDINGS AT HEARING.

APPEARANCES:

G.E.A. Rice, Esq.,K.C.,	appearing for the Dominion Government.
W.S. Russell, Esq.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
D. J. HANDFORD, Esq.,	Official Interpreter.
S. R. HOWARD, Esq.,	Official Reporter.

THE SECRETARY: Case No. 697, Hikojiro Miyagawa.

MR. RUSSELL: Your Honour, in this case also there is an amendment to bring the proof of claim in line with the summary of evidence. The real property claim is amended from $5520.00 to $6520.00, and the personal property claim is now $489.00.

There is a matter of some dispute as to the payments made and received by the Custodian to Mr. Miyagawa. Apparently, the Custodian mailed cheques amounting to $69.34 on January 28th, 1946, and $20.00 on March 14th, 1946, neither of which cheques were received.

HIKOJIRO MIYAGAWA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q That is right, Mr. Miyagawa, you did not receive the cheques I mentioned? You didn't receive either cheque for $69.34 or for $20.00 from the Custodian?

A No, I didn't receive them.

Q Mr. Miyagawa, I am showing you a summary of evidence here. This is the evidence upon which you are relying insofar as your claim is concerned, is that correct? A: Yes.

Q Now, this summary was prepared under your directions and on your information and is correct to the best of your information, knowledge and belief, is that correct? A: Yes.

Q There is something here that we are not quite

on with respect to your personal property. On the bottom of page 13 you show a vehicle, a 1936 one-half ton Fargo truck for which you paid $675.00? A: Yes.

Q And which you value at $450.00? A: Yes.

Q And there is this note here, "Sold by Custodian for $235.00. $207.79 credited to claimant account, but nothing actually received."

A I didn't receive it. I haven't received any cheques from the Custodian.

Q Well, do you wish to claim $450.00 for this truck?

A Yes, I want to claim $450.00 because I haven't received any cheques from the Custodian.

Q Well, then, you claim also $489.00 for this list of items on page 13? A: Yes.

Q And an additional $450.00 for your truck?

A Yes.

Q Your total claim for personal property then is $939.00? A: Yes.

MR. RUSSELL: I will put that in as an exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

MR. RUSSELL: Q: Here is a tax receipt from the Corporation of the District of Mission for taxes in 1939?

A Yes.

Q It shows the value of the land and improvements to be $984.00.

MR. RICE: What parcel of land is that, please?

MR. RUSSELL: That would be parcel 1, Lots 3 and 4.

A Yes.

MR. RICE: What is the assessment on that piece, please?

MR. RUSSELL: $984.00.

MR. RICE: Those are my figures.

MR. RUSSELL: I will put this in.

(RECEIPT IN QUESTION MARKED EXHIBIT NO. 2).

MR. RUSSELL: You have an assessment that perhaps might go in with this other one.

MR. RICE: That is the tax statement; at least, it shows the assessed value of the property. What is that, Lots 3 and 4?

MR. RUSSELL: Yes.

MR. RICE: And I have a tax statement for the year 1942 respecting Lots 1 to 11.

MR. RUSSELL: One is a different parcel, so that I was going to deal with that separately. I will put those in.

THE SECRETARY: Would those go in as one exhibit or two?

THE SUB-COMMISSIONER: You had better put them in as two; one is from the Custodian's file.

(DOCUMENTS MARKED EXHIBIT NOS. 3) [illegible].

MR. RUSSELL: Q: You are claiming for three separate pieces of land? A: Yes.

Q Parcel 2 is Lots 1 to 11, Block 3, Section 21, Township 14, Map 332?

A Yes.

Q I am showing you a tax receipt respecting Parcel 2? A: Yes.

Q For the year 1940 taxes? A: Yes.

Q And it shows the assessed value of the land and improvements at $2100.00? A: Yes.

MR. RUSSELL: I will put that in.

(RECEIPT MARKED EXHIBIT NO. 4).

MR. RICE: That is 1939, is it?

MR. RUSSELL: 1940.

Q I am now showing you a picture, and there is a building in that picture. Is that the building that you are claiming for on Parcel 2?

A Yes.

Q What is this big building in the background here?

A This is my dwelling house (indicating).

Q Dwelling house? A: Yes. And on the left hand side in the background is the pickers' cabin.

Q When was this picture taken? A; '40.

Q 1940? A: Yes, in the Autumn of 1940.

MR. RUSSELL: I will put that in.

(PHOTOGRAPH MARKED EXHIBIT NO. 5).

MR. RUSSELL: Q: Did you insure the buildings on Parcel 2? A: Yes.

Q What was the insurance you carried? How much was the insurance you carried? A: $1000.00.

Q That was on the one building, is that correct? On the house? A: Yes.

Q I don't think it is necessary to put this policy in.

MR. RICE: No. For the purpose of the record, I understood my learned friend to say that the assessed value of Lots 1 to 11 was $2200.00 for the year?

MR. RUSSELL: $2100.00.

MR. RICE: $2100.00 is what I think it is.

MR. RUSSELL: Yes.

THE SUB-COMMISSIONER: $2100.00.

MR. RUSSELL: By the way, at this time perhaps my learned friend would give me the assessment on Parcel 2 for 1942, which is given as $2100.00. I will put that in as an exhibit.

(RECEIPT MARKED EXHIBIT NO. 6).

MR. RUSSELL: Q: Now, I believe your claim for Parcel No. 3 is by virtue of a lease which you had from Charles T. Mynors, is that correct?

A Yes.

Q And I am showing you a lease here dated the 22nd of April, 1940 (indicating); is that your signature?

A Yes.

Q And is that a copy of the lease under which you are claiming? A: Yes.

MR. RUSSELL: I will put that in.

(LEASE MARKED EXHIBIT NO. 7).

MR. RUSSELL: Q: Now, I am showing you an agreement for sale of growing crop? A: Yes.

Q It is dated the 15th day of April, 1942, and it is made between yourself and one I. Kimura and one Masuo Yahiro, as vendors, to Mr. Charles T. Mynors, as purchaser?

A Yes.

Q And the effect of the document was to sell to Mr. Mynors the strawberry crop on Parcel 3, the crop for 1942, for $520.00? A: $540.00?

Q $520.00? A: Yes.

Q This is your signature (indicating) on this agreement here? A: Yes.

Q And this agreement was made with Mr. Mynors?

A Yes.

MR. RUSSELL: I will put that in as an exhibit.

(AGREEMENT MARKED EXHIBIT NO. 8).

MR. RUSSELL: Q: Are you claiming on behalf of yourself or on behalf of these other two men as well?

A Just on my own behalf.

Q Well, is this $520.00 entirely coming to you?

A No.

Q. I see. Just one-third? A: Yes.

Q Will you answer Mr. Rice, please.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting the chattels were sold for their fair market value. I am submitting if there are any chattels for which the Custodian maybe in any way responsible, whether lost or abandoned, the claim made to the same is exorbitant.

I submit as an exhibit, your Honour, a farm appraisal report.

(APPRAISAL REPORT MARKED EXHIBIT NO. 9).

MR. RICE: I submit a summary relative to the claim on the land showing the assessed value, Soldiers' Settlement Board appraisal, the claimant's valuation and sale price.

(SUMMARY MARKED EXHIBIT NO. 10).

MR. RICE: Perhaps I had better attach to that the other real property summary and they can go in as one exhibit.

MR. RUSSELL: What is that?

MR. RICE: It is a summary showing the sale and the disposition.

MR. RUSSELL: Is this one document?

MR. RICE: Put them all in as one. They are summaries dealing with the real estate.

THE SUB-COMMISSIONER: And they are to be attached to Exhibit 10?

MR. RICE: Yes, your Honour.

(DOCUMENTS MADE PART OF EXHIBIT NO. 10).

MR. RICE: I tender an analysis of personal property claim as an exhibit.

(ANALYSIS MARKED AS EXHIBIT NO. 11).

MR.RICE: I tender as one exhibit, your honour, a memorandum respecting the sale and appraisal, and the police report of the truck. The police report is that the truck was received in fair condition, speedometer reading 67340 miles. The truck was appraised at $245.00 and was sold for $235.00.

MR. RUSSELL: When was that police report made?

MR. RICE: The police report is dated March 19th, 1942.

CROSS-EXAMINATION BY MR. RICE:

Q I show you a police report respecting your car; is that your signature (indicating)?

A Yes.

Q It is? A: Yes.

MR. RICE: I will tender those documents I mentioned.

(DOCUMENTS MARKED EXHIBIT NO. 12).

MR. RICE: Q: I show you a J.P. form, dated the 21st of April, 1942. Is that your signature (indicating)

to that document? A: Yes.

MR. RICE: I tender that as an exhibit, your Honour.

(J.P. FORM MARKED EXHIBIT NO. 13)

MR. RICE: Q: I refer to your summary of evidence dealing with Lots 3 and 4. You say on page 4 that the rental value of this property is $500;00?

A Yes.

Q Is that true and correct? A: That is what I estimate the rental value.

Q That is what you estimate the rental value at; and in the same statement you swear that the value of this land is only worth $840.00?

A That is in connection with No. 3?

Q That is in connection with, as I told you at the start, Lots 3 and 4?

MR. RUSSELL: Pardon me, your Honour. I wonder about it, and it is possible that this man does not know the land by the legal description.

MR. RICE: I don't know how else I can describe it.

MR. RUSSELL: Mr. Aoki suggests that we mention the parcel as the twenty acre parcel.

MR. RICE: I am referring to it as it has been described here, Lots 3 and 4.

MR. RUSSELL: Yes.

THE SUB-COMMISSIONER: That is parcel No. 1?

MR. RUSSELL: Parcel No. 1, the twenty acre parcel.

MR. RICE: Q: Parcel No. 1 is the twenty acre parcel. That is what you value it at, $840.00, and you say the rental value of it for a year is $500.00?

A That includes the use of the house and the crop.

The crop is not so good on that particular lot.

Q The crop wasn't so good. Well, the house must be exceptionally good then when a $840.00 property will rent for $500.00 a year. It pays to rent property out there, does it not?

A Yes.

Q I will say it does. In your claim which youswore on the 13th of November, 1947, you valued your truck at $400.00 and in the claim which you have sworn today, or your summary of evidence which you have sworn to today, you value the truck at $450.00. How did it go up in price $50.00 since last November? A: After I made out my original claim in November my son, who had most to do with the truck, drew my attention to the fact that the claim was very low, that it was really worth $450.00.

Q Well, then, you don't put a very high value on your oath, do you?

MR. RUSSELL: I might point out, your Honour, that this proof of claim is not under oath by any means.

MR. RICE: If you will look at it you will find an oath was taken at the back of it.

THE SUB-COMMISSIONER: There is a declaration attached.

MR. RICE: Yes, sir. He says it is true and correct. Perhaps nobody read it but the declaration attached to that statement certainly puts it under oath.

Q You rented your place, you say, to Charles T. Mynors? A: Yes.

Q And you turned over part of your chattels to him,

did you not? A: Yes.

Q The berry picking stands were all turned over to Mynors, were they not? A: Some of them were handed to Mr. Mynors.

Q And there were other articles that you left in the house of your son, did you not? A washing machine and heater?

MR. RUSSELL: I think the claim for the washing machine and the heater has been dropped. That is the explanation why the personal property is lower now.

MR. RICE: All right, we will drop it.

THE SUB-COMMISSIONER: All right.

MR. RICE: Q: Did Mr. Mynors move into your house?

A No.

Q Who did you leave the key to your house with?

A Gave it to the Custodian.

Q Gave it to the Custodian? A: Yes.

Q Where did you leave your furniture?

A Those were left in my own house.

Q Left in your own house? A; Yes.

Q Locked and the key turned over to the Custodian?

A Yes.

Q All right.

THE SUB-COMMISSIONER: Is that all, Mr. Russell?

MR. RUSSELL: Yes, that is all, sir.

THE SUB-COMMISSIONER: All right, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and correct transcript.
"S.R.HOWARD" Official Reporter

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

SUB-COMMISSIONER.

5-441

ACKNOWLEDGED
Re Case No. 697

NOV 27 1947

Proof of Claim

Leth

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapter 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

---

1. Name of Claimant in full:
   Hikojiro Miyagawa

   Registration No.
   13245

2. Claimant's address at the time of his evacuation from the protected area:
   Box 77, Mission City, B.C.

3. Claimant's present address:
   Picture Butte, Alberta.

4. Claim relating to real property:

   (a) Street address of real property:
   7th Str., Mission City, B.C.

   (b) Legal description of property:
   Village of Mission Lots (1) one to (11) eleven inclusive, Block 3, S-W quarter, Section 21 Township 17, Map 332 in the District of New Westminster, B.C.

   Joint Ownership - Hikojiro Miyagawa and Toyoki Moriyama

   Lots three(3) and Four (4) of the South E ast Quarter of Section Thirty (30) Township Seventeen (17) Map Two Thousand Seven Hundred and Seven (2707) , in the District of New Westminster, B.C.

VIRTUE & RUSSELL, Barristers, Lethbridge.

(c) Type of real property, i.e., farm, residence, commercial, etc., and short description of it:

Farm

(d) Title or interest held by Claimant in the real property:

Title 80583E T. Moriyama & H. Miyagawa Joint Owned Title 110618E

(e) Fair market value of real property at date of sale:

(I) Land— $2395.00 lots 1 - 11 $2200.00 Joint owned - $390.00 ½ Share - $195.00

(II) Buildings— $3125.00

Living House 24' X 32' $1800.00
Rhubarb Hot House 24' X 20' $300.00
Picker ~~Ab~~ Cabin 24~~8~~ ' X 32' $200.00
Cabin 20' X 34' $300.00
Chicken Broodery 12' X 12' $100.00
Wood Shed 24' X 24' $50.00
Garage 10' X 18' $100.00
Barn 12' X 20' $50.00
Building 24' X 28' on the land of H. Miyagawa and T. Moriyama - $450.00 - our Share $225.00

(f) Amount of loss alleged to have been sustained by the Claimant under the terms of reference:

$ 5520.00

5. Claims relating to personal property, etc.

(a) Location at which property was left by Claimant at date of evacuation:

7th Str., Mission City, B.C.

(b) Type of premises in which property was left by Claimant and manner in which that property was stored or packed at time of evacuation:

In living house and Picker Cabin all boardes up and locked . Keys handed to Custodian.

Living House

Down Stairs

11 dining chairs $10.00
1 big table $ 3.00
2 small tables $1.50
2 double bed with mattress $4.00
1 single bed with mattress $3.00
6 roast pans $4.00
10 pots $15.00
2 cupboards $4.00
3 frying pans $2.00
3 cake pans $1.00
4 other pans $5.00
7 buckets $5.00
3 pie plates $ .50
1 book shelf $4.00
1 shoe repair stand $1.00
1 wash tub $1.00
20ft. stove pipe $3.00
1 ax $3.00
1 hatchet $1.00
1 lantern $ .50
3 wedges - hammer $2.00
2, 10 gal. crockery barrel $4.00
2 bamboo baskets $1.50
1 kitchen range $25.00

Picker's Cabin

9 hoes $5.00
5 shovels $5.00
4 potato forks $4
Pee Pee $2.50
Big Scythe $2.00
2 hay forks $3.00
7 bucking saws $35.
Spring Harrow $10
2 Wheel Barrows $4
100 Berry Picking stands $25.00
1 Kitchen Range $6.0
1 Hand spraying pump $4.00
2 Barrels $1.00
1 Rake $1.00
2 Claw Bars $1.00
1 Sledge Hammer $2

Upstairs

6 trays $4.00
5 doz. fruit jars $3.00
½ doz. glasses & jug set $2.00
2 milk jugs $1.00
2 Big tables $5.00
9 small scythes $5.00
2 tea sets $5.00
1 hammer $1.00
1 clock $3.00
1 tub-bench $1.00
1 coal-oil lamp $.50
2 closets $10.00
1 bookcase with mirror $3.00
2 double bed&mattress $15.00
2 single bed with mattress $10.00
1 Singer's sewing machine $55.00
1 Church bell $10.00

1 arm chair $10
5 silk cushions $5
1 ironing board $1.50
150 ft. of ½ inch rubber hose $12
1 talbe electric stove $2.00
Sunday School Flag & 1 suit case $45
1 roll of white paper 50 lb. $6
2 scales $25
2 carpenters' sawa $5
1 horse rein $1.50

(c) In whose care was property left by the Claimant at date of evacuation?

Dept. of the Secretary of State Office of the Custodian
Heater and Electric Washing Machine at Jack Hudson's
Cultivator at Charles Mynor's

(d) Itemized and detailed description of the property which is the subject of the claim, and itemized value thereof at the time of sale, loss or destruction:

Express Truck "Fargo" ½ ton	$400.00	
Articles left in the living house , Picker Cabin		$461.00
1 cultivator at Charles Mynor's	$25.00	
Heater at Jack Hudson's	$45.00	
Washing Machine at Jack ~~Mynor~~/ Hudson's	$120.00	

(e) Amount of loss alleged to have been sustained by Claimant under the terms of reference:

$1051.00

6. I desire that my claim be heard at the City of Lethbridge in the Province of Alberta.

7. An Interpreter will ..... be required. yes

DATED this Nov. 13, 1947. day of ~~October~~, A.D. 1947.

Tatsuo Kajioshi
.....
Witness to Signature of Claimant.

.....
Signature of Claimant.

Hikoji Nakayama

VIRTUE & RUSSELL, Barristers, Lethbridge.

STATUTORY DECLARATION

I, Hikojiro Miyagawa
(Full Name of Claimant)

of Picture Butte, Alberta. Beet/ Laborer
(Present Address) *(Occupation)*

DO SOLEMNLY DECLARE:

1. I am the above named Claimant.

2. I have a personal and full knowledge of the circumstances and facts relating to the Claim above referred to.

3. The above Claim is true and correct.

4. I have not received any payment upon the above Claim other than the following:
No cash received

And I make this declaration conscientiously believing the same to be true, and knowing it is of the same force and effect as if made under oath, and by virtue of The Canada Evidence Act.

DECLARED at Picture Butte
in the Province of Alberta,
this 13th day of November
A.D. 1947.

Ronnie D. Crabb
A Commissioner for Oaths in and for the Province of Alberta.

Hikojiro Miyagawa

VIRTUE & RUSSELL, Barristers, Lethbridge.

IN THE MATTER OF Order-in-Council P.C. 1810, as amended by Order-in-Council P.C. 3737; and

IN THE MATTER OF "THE INQUIRIES ACT" being Chapted 99 of the Revised Statutes of Canada, 1927, and

IN THE MATTER OF a Commission appointed to inquire into and report upon the claims of persons of the Japanese Race under said Orders-in-Council.

Proof of Claim

Mr. Copeland
Calgary St.
Mission City, B.C.

VIRTUE & RUSSELL
Barristers & Solicitors,
Lethbridge, Alberta.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. 59

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: Hikojiro MIYAGAWA

2. Registration Number: 13245

EXHIBIT No. 697-1
DATE Sept 21/48
FILED BY W. S. Russell

3. Present Address: Picture Butte, Alberta

4. Address Prior To Evacuation: Box 77, Mission City, B. C.

Parcel 1

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Land owned Jointly by Hikojiro Miyagawa & T. Moriyama.

Lots three (3) & four (4) of the S.E. Quarter of section thirty (30) Township Seventeen (17) map 2707, in the District of New Westminster. Municipality of Mission.

(a) Nearest Post Office adjacent to land. Mission

(b) Number of acres: 20 acres

(c) When purchased: 1932

(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Bushland

One building 24 x 28 in need of repairs

(e) Purchase Price (purchased at tax sale) ..... $ 200.00

6. IMPROVEMENTS:

(a)	Clearing 3 acres at $ 200 per acre	$	600.00	
(b)	Fencing	$		
(c)	Tillage	$		
(d)	Drainage	$		
(e)	Weed Eradication	$		
(f)	Planting 1½ ac. strawberries $300.00	$	300.00	
(g)		$		
(h)		$		
	Total	$	900.00	$ 900.00
	Carried Forward	$		$ 1100.00

Parcel 1

Brought forward $ 1100.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
Repairs to dwelling		1933			50.00

Total Cost of Buildings 50.00

Total Cost of Land and All Improvements ..... $ 1150.00

Fair Market Value ..... $ 840.00

Sold by Custodian for $275 (nothing received by Claimant) ..... $ NIL

Loss Claimed on Parcel 1 ½ share of $840 ..... $ 420.00

8. Assessment for 1942:

Land $84.00

Improvements $100.00

Total $184.00

Parcel 1

9. Appraisal or Valuation (by Custodian):

Lands	$ 280.00
Improvements	$ NIL
Total	$ 280.00

10. Rental Value per Year: $ 500.00

11. Fire Insurance on Buildings:

(List amount on each building):

.....$

.....$

.....$

.....$

12. Documents in Support:

(a) Photographs:

(b) Deeds Certificate of Title # 110618 E

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies

(f) Correspondence

(g) Tax Assissment papers-/Mission City B. C. Statemtne of Sale Price of Property from Custodian dated May 27, 1944 ✓

(h)

Parcel 2

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Lots One (1) to Twelve (12) inclusive BLOCK THREE(3) of South West Quarter Section Twenty-one (21) Township Seventeen (17) Map 332, in the District of New Westminster. Village of Mission

(a) Nearest Post Office adjacent to land. Mission B. C.

(b) Number of acres: 11 lots

(c) When purchased: 1919

(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

Approximately eight (8) lots cleared with some raspberries and blackberries planted
three (3) lots bushland
one building 24 x 32 in fair condition

(e) Purchase Price ..... $ 2800.00

6. IMPROVEMENTS:

(a)	Clearing 2 ~~lots acres~~ at $ 50 per ~~acre~~ lot		$ 100.00	
(b)	Fencing 1200' of fencing		$ 50.00	
(c)	Tillage		$	
(d)	Drainage		$	
(e)	Weed Eradication		$	
(f)	Planting Fruit trees		$	
	8 bearing	80.00		
(g)	30 young trees	60.00	$	
	12 newly planted	24.00		
(h)	4000 Rhubarb plants	200.00	$ ~~448.00~~	
	840 Blackberry "	84.00		
	Total		$ 598.00	$ 598.00
	Carried Forward		$	$ 3398.00

Brought forward $ 3398.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
Chicken Broodery	12 x 12	1937	50.00	75.00	125.00
Garage	10 x 18	1939	50.00	60.00	110.00
Living house	24 x 32	1933	1100.00	800.00	1900.00
Hot house	24 x 20	1933	150.00	225.00	375.00
Picker Cabin	24 x 32	----	150.00	100.00	250.00
Cabin	20 x 34	1935	150.00	225.00	375.00
Woodshed	24 x 24	1934	25.00	35.00	60.00
Barn	12 x 20	1940	25.00	35.00	60.00
					$3255.00

Total Cost of Buildings 3255.00

Total Cost of Land and All Improvements ..... $ 6653.00

Fair Market Value (Land 2200.00 Bldg. 2900.00) ..... $ 5100.00

Sold by Custodian for ...$334.00(nothing received by Claimant ..... $ NIL

Loss Claimed on Parcel 1 ..... $ 5100.00

8. Assessment for 1942:

Land ..... $ 100.00

Improvements .... $ 1000.00

Total ..... $ 1100.00

Parcel 2

9. Appraisal or Valuation (by Custodian):

Lands	$ 140.00
Improvements	$ 200.00
Total	$ 340.00

10. Rental Value per Year: $ 420.00

11. Fire Insurance on Buildings:

(List amount on each building):

on dwelling	$ 1000.00	with New England Fire Insurance Co. # 6255351
	$	
	$	
	$	

12. Documents in Support:

(a) Photographs: one showing dwelling & pickers

(b) Deeds Certificate of Title # 80583 E

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies with New England Fire Insurance # 6255351

(f) Correspondence Statement from Custodian, giving sale price of property

(g) Tax Assessment--Village of Mission

(h)

5. LEGAL DESCRIPTION OF PROPERTY: Parcel 1.

(If more than one parcel, list each separately, beginning as Parcel 1, Parcel 2, etc. with following particulars covering each parcel separately on individual sheets)

Leased Land

Three (3) acres more or less in District lot 410, section seventeen (17) Municipality of Mission, situated East of Mandate Road, joining the C.P.R. tracks running N&S leased from Charles T. Mynois for five (5) years term commencing the 25th of October 1939.

(a) Nearest Post Office adjacent to land. Mission City B.C.

(b) Number of acres: 3 acres

(c) When ~~purchased~~ leased: October 25th 1939 for five (5) years

(d) Condition when purchased: (Give improvements and values in detail as of date of purchase)

(e) ~~Purchase Price~~ Rental Paid ..... $ 50.00 per yr.
Value of lease hold 200.00

6. IMPROVEMENTS:

(a)	Clearing.....acres at $.....per acre		$		
(b)	Fencing		$		
(c)	Tillage labour		$	50.00	
(d)	Drainage		$		
(e)	Weed Eradication labour		$	30.00	
(f)	Planting 2 acres Strawberries		$		
	14000 plants	280.00			
(g)	labour	120.00	$		
	1½ acres Rhubarb				
(h)	3500 plants	350.00	$	800.00	
	labour	50.00			
	Total		$	880.00	$ 880.00
	Carried Forward		$		$ 1080.00

Brought forward $ 1080.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
			$	$	$
Cabin	12 x 13	1940	30.00	15.00	45.00
Packing house		1940	20.00	10.00	30.00

Total Cost of Buildings 75.00 75.00

Total Cost of Land and All Improvements ..... $ 1155.00

Fair Market Value ..... $ 1000.00

Sold by Custodian for ..... $ NIL

Loss Claimed on Parcel 1 ..... $ 1000.00

8. Assessment for 1942:

Land ..... $

Improvements .... $

Total ..... $

Parcel 3

9. Appraisal or Valuation (by Custodian):

Lands .....$

Improvements .....$

Total $

10. Rental Value per Year: $ 50.00

11. Fire Insurance on Buildings:

(List amount on each building):

.....$

.....$

.....$

.....$

12. Documents in Support:

(a) Photographs:

(b) Deeds

(c) Agreements to Purchase

(d) Leases Charles T. Mynors to H. Miyagawa

(e) Insurance Policies

(f) Correspondence

(g)

(h)

Parcel 2:- (Add additional sheets if necessary)
(Give exactly the same information as in paragraphs 5 to 12 above)

13. SUMMARY OF LOSSES ON REAL PROPERTY:

Parcel 1 ..... $ 420.00

Parcel 2 ..... $ 5100.00

Parcel 3 ..... $ 1000.00

Parcel 4 ..... $

TOTAL: $6520.00

PERSONAL PROPERTY:

STORED ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
Downstairs				
11 Dining Chair		$ 13.00	$ 10.00	1940 to 1941
1 big table	1938	3.50	3.00	4 by 8 home made
2 small table	1940/41	2.50	1.50	one is made
2 double bed and mattress	1931/33	36.00	4.00	
1 single bed with mattress	1937	7.00	3.00	
6 roast pans	1939/40	6.00	4.00	large and small
10 pots	1940	23.00	15.00	2 10 inches pot
2 cupboards	1938/41	5.00	4.00	one is made
3 frying pans	1940	3.50	2.00	
3 cake pans	"	1.50	1.00	
4 other pans	1938/41	8.50	5.00	
7 buckets	"	8.40	5.00	
3 pie plates	1940	.75	.50	
1 book shelf	1939	4.00	4.00	hand made price of board 4.00
1 shoe repair stand	1938	1.25	1.00	
1 wash tub		1.50	1.00	
20 fit. stove pie	1940	5.00	3.00	
1 ax	1941	3.75	3.00	
1 hatchet	1941	1.50	1.00	
1 lantern		1.50	.50	
3 wedges hammers		3.50	2.00	
2, 10 gal. crockery barrels		7.00	4.00	
2 bamboo baskets		3.00	1.50	
1 kitchen stove	1941	35.00	25.00	
STORED Upstairs				
6 trays	new	4.00	4.00	never used
5 doz. fruit jars		n5.75	3.00	
6 glasses and jug set	new	2.00	2.00	never used
2 milk jugs		1.50	1.00	
2 big tables		6.00	5.00	made
9 small scythes		8.50	5.00	
2 tea sets		8.00	5.00	
1 ~~y~~ hammer		1.50	1.00	
1 clock	1940	5.50	3.00	
1 tub bench	1 941	1.50	1.00	
1 lamp (coal oil)		1.00	.50	
2 closet (clothes)	1941	12.00	10.00	
1 book case with mirror	1940	3.50	3.00	
2 double bed with mattress	1935	25.00	15.00	
2 single bed with mattress	1940	15.00	10.00	
1 Singer sewing machine	1938	85.00	55.00	
1 church bell	1935	12.00	10.00	
1 arm chair	1940	17.00	10.00	
5 silk cushion	1940	7.50	5.00	hand made
1 ironing board	1941	2.00	1.50	
150 fit of ½ inch rubber hose	1940	22.50	12.00	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
Upstairs				
Electric hot plate		$ 4.50	$ 2.00	
Sunday School Flag's Case (Leather) & Stand		20.00	15.00	Flag Case & all was claimed at $45.00 Flag value $30.00 therefore case & stand $15.00
1 Rool of white paper 50lb.	1942	8.00	6.00	
2 scales	1935/41	32.00	25.00	
2 Carpenter's saws	1935/42	6.50	5.00	
1 Horse rein	1942	2.50	2.50	
Picker's Cabin				
9 hoes	1940/40	11.25	5.00	
5 shovels	1939/41	7.50	5.00	
4 potato forks	" "	6.00	4.00	
2 hay forks	1938/40	5.00	3.00	
7 bucking saw	1930/40	84.00	35.00	each 7⅛~~fit~~ ft.
1 spring harrow	1939	16.50	10.00	
1 peepee	1942	2.50	2.50	
1 big scythe	1941	3 .50	2.00	
2 wheel barrows	1938/41	13.00	10.00	one is made home made
100 berry picking stands	1941	25.00	25.00	
1 kitchen stove	1941	8.00	6.00	
1 spray pump	1941	6.00	4.00	
2 barrels (40 gal)	1941	2.50	1.00	
1 rake	1940	1.80	1.00	
2 claw bar.	1930	3.00	1.00	
1 sledge hammer 10 lb.	1941	2.00	2.00	
1 cultivator at Mr. Mynors	1941	30.00	25.00	
1 dust sprayer	1942	16.00	16.00	
			$489.00	
VEHICLE				
1936 ½ ton Fargo truck. license # (41) cx677 with five tires	1940	$675.00	$450.00	sold by Cust. for $235.00. $207.79 credited to Claimar account, but nothir actually received.
		234.00	235.00	
		441.00	215.07	
			489.00	
			704.00	

(ADD ADDITIONAL PAGE IF NECESSARY)

(IF CLAIM FOR VESSEL DESCRIBE ON SEPARATE SHEET NUMBERED 6 A)

PAYMENTS RECEIVED FROM CUSTODIAN ON PERSONAL PROPERTY

Item:	Year:	Month:	Amount.
			NIL

Total: $ NIL

Total Claim for Personal Property ~~(not including truck.)~~ ..... $ 489.00

Deduct Payments from Custodian ..... $ NIL

Net Loss on Personal Property ..... $ 489.00

Truck 215.00

704.00

I Certify the above to be True and Correct.

Chas. M. Vorhies
Witness

Hikojiro Miyagawa
Signature of Claimant.

489.00
215.00
274.00
704.00

No. on Roll 29/16

TAX RECEIPT

The Corporation of the District of Mission

No. 1447

Quarter	Section	Township	District Lot	Sub-Div. or Block	Lot No.	Acres or Lots	Wild Land Value	Improved Land Value	Improvements	Municipal Tax	School	TOTAL
S E	30	17		3-4		19.44		584.	400.			
				Arrs 1939.						14 50	8 16	22 66

EXHIBIT No. 697-2
DATE Sept. 21/45
FILED BY W. S. Runnels

Mission City, B. C., July 22nd *19*41

RECEIVED from Mr H. T. Miyagawa

the sum of Twenty-two 66/100 **DOLLARS**

being amount of taxes on the property described above to Dec. 31st, 1939 *J. S. HAIGH, Collector.*

A. Parker

Wild Land Rate, 40 Mills on the $
Improved Land Rate 16 Mills on the $
School Rate, 10 Mills on the $

30/16.

[redacted] Roll.....

STATEMENT OF TAXES, 1942

NOTICE THE PENALTY CLAUSE

Address all Mail to:
THE CLERK, Corporation of the
DISTRICT OF MISSION
Mission City, B. C.

Corporation of the District of Mission

3504

To Mr. H. Miyagawa & T. Moriyama

SIR OR MADAM: Take notice that the amount of Taxes on the several lands mentioned for the payment of which you are liable for Real Property and School Taxes, are as follows, and are now due and payable:

Quarter or District Lot	Group	Section	Tp.	Sub-Div. or Block	Lot No.	No. Acres or Lots	LAND VALUE Wild	LAND VALUE Improved	Assessed Value of IMPROVEMENTS 60 per cent. taxable	RATE Mills on $	If paid on or before Aug. 31 1942
S.E		30	17	3-4-		19.44		584.	400.		
										40	
								697-3			
										16	13 56
										10	8 24

EXHIBIT No. 1 Sept. 21/42
DATE
FILED BY W. J. Runnels

Real Property Tax for 1942 on .....

School Tax for 1942 on .....

NOTICE: A Penalty of 10 per cent must be added to all 1942 Taxes not paid on or before August 31st, 1942.

Taxes In Arrears 1941

This Property will be sold for taxes on the 30th day of September 1943, the year following this notice unless the Taxes be paid sooner.

Interest must be added at 6 per-cent per annum from 31st December 1941 until paid.

14 50
9 06

Delinquent Taxes 1940

This Property will be sold for taxes on the 30th day of September 1942, or on such other date as may be fixed by the Council in this year, unless the taxes be paid sooner.

Interest must be added at 6 per-cent per annum from 31st December 1940.

14 50
8 16

Cheques not drawn on Bank in Mission City, B. C., must have exchange added.
Please bring or send this notice when paying or making enquiry about same.
All Cheques must bear Excise Stamp of Three Cents; over $100, Six Cents.
Office Hours: 9 a.m. to 4 p.m.; Saturday, 9 a.m. to 12:30 Noon.
Only Registered Owners can have their names placed on the Voters' List.

TOTAL $ 67 64

J. S. HAIGH, Clerk and Collector

No. on Roll 1/6

TAX RECEIPT

No. 161

Corporation of the Village of Mission

Quarter	Section	Township	District Lot	Sub-Div. or Block	Lot No.	Acres or Lots	Improved Land Value	Improvements	Municipal Tax		Street Light		Library	TOTAL	
~~1939~~	21	17	✓	3	14 11	11	1100.00	1000.00	28	16	—		1.65	29	81
				~~1939~~			1940		28	16	—		1.65	29	81
									56	32	—		3.30	59	62
					EXHIBIT No. 697-4										
					DATE Sept 21/48										
					FILED BY W. J. Purnell										

Mission City, B. C. 1941 July 1941

RECEIVED from Mr H. Miyazawa 62

the sum of Fifty-nine and 62/100 **DOLLARS**

being amount of taxes on the property described above to Dec. 31st, 1940

H. W. MARSH, Clerk and Collector.



EXHIBIT NO. 697-S
DATE Sept 21 '48
FILED BY A. J. Russell

Wild Land Rate, 40 Mills on the $
Improved Land Rate 16 Mills on the $
School Rate, 10 Mills on the $

STATEMENT OF TAXES, 1942

NOTICE THE PENALTY CLAUSE

Address all Mail to:
THE CLERK, Corporation of the
DISTRICT OF MISSION
Mission City, B. C.

[redacted] on Roll 76/61

Corporation of the District of Mission

File 5441

To Mr. H. Miyagawa
P.O. Box 77.
Mission City B.C.

SIR OR MADAM: Take notice that the amount of Taxes on the several lands mentioned for the payment of which you are liable for Real Property and School Taxes, are as follows, and are now due and payable:

Quarter or District Lot	Group	Section	Tp.	Sub-Div. or Block	Lot No.	No. Acres or Lots	LAND VALUE Wild	LAND VALUE Improved	Assessed Value of IMPROVEMENTS 60 per cent. taxable	RATE Mills on $	If paid on or before Aug. 31 1942
	21	17	3	15 11	11			1.100.	1.000.		
										40	
							EXHIBIT No.	697-b			
							DATE	Sept 21/48		16	
							FILED BY	W. J. Parnell		10	17 00

Real Property Tax for 1942 on .....

School Tax for 1942 on .....

NOTICE: A Penalty of 10 per cent must be added to all 1942 Taxes not paid on or before August 31st, 1942.

Taxes In Arrears 1941

This Property will be sold for taxes on the 30th day of September 1943, the year following this notice unless the Taxes be paid sooner.

Interest must be added at 6 per-cent per annum from 31st December 1941 until paid.

1870

Delinquent Taxes 1940

This Property will be sold for taxes on the 30th day of September 1942, or on such other date as may be fixed by the Council in this year, unless the taxes be paid sooner.

Interest must be added at 6 per-cent per annum from 31st December 1940.

✓

Cheques not drawn on Bank in Mission City, B. C., must have exchange added.
Please bring or send this notice when paying or making enquiry about same.
All Cheques must bear Excise Stamp of Three Cents; over $100, Six Cents.
Office Hours: 9 a.m. to 4 p.m.; Saturday, 9 a.m. to 12:30 Noon.
Only Registered Owners can have their names placed on the Voters' List.

TOTAL $ 35 70

J. S. HAIGH, Clerk and Collector

Form No. 19. Statutory Lease. Victoria Printing and Publishing Co., 521 Yates St., Victoria, B.C.

This Indenture

Made the Twenty-second day of April in the year of Our Lord one thousand nine hundred and Forty

In Pursuance of the "Short Form of Leases Act"

Between

CHARLES T. MYNORS of Mission City in the Province of British Columbia, Farmer,

hereinafter called the Lessor of the First Part·

And

H. MIYAGAWA of the above named place, Farmer,

EXHIBIT No. 697-7
DATE Sept 21/48
FILED BY W. J. Russell

hereinafter called the Lessee of the Second Part:

Witnesseth, that in consideration of the yearly rents, covenants and conditions hereinafter respectively reserved and contained the said Lessor doth demise and lease unto the said Lessee executors, administrators and assigns **All and Singular** THREE (3) acres, more or less in District Lot 410, Section 17, Municipality of Mission, situated East of Mandale Road, joining the C. P. R. track, running North and South. For the purpose of growing fruit.

Together with all erections and buildings thereupon erected, standing and being or hereafter during the said time to be erected, standing and being and together also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the same premises belonging or otherwise appertaining.

To Have and to Hold the same unto the said Lessee , his executors, administrators and assigns for the term of Five (5) years to be computed from the 25th. day of October in the year of Our Lord 19 39, yielding and paying therefor yearly and every year during the said term unto the said Lessor the clear yearly rent or sum of $ 50.00 of lawful money of Canada, payable as follows:

TWENTY-FIVE DOLLARS ($25.00) on the 25th. day of October and April in each year

during the said time without any deduction, defalcation or abatement throughout on any account whatsoever; the first of such payments to become due and to be made on the 25th. day of October, 1939.

The said Lessee covenant with the said Lessor to pay rent; ~~AND to pay taxes~~; AND to repair; AND that the said Lessor may enter into and view state of repair; AND the said Lessee will not carry on any business that shall be deemed a nuisance on the said premises; AND that he will leave the premises in good repair; AND will not cut down timber without leave

The Lessee hereby agrees to do all the fencing and keep the same in good repair.

And also that if the terms hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or assigns, or if the said Lessee or assigns shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is Hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire so as to render the same unfit for the purpose of the said Lessee then the rent hereby reserved or proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been repaired or made fit for the purpose of the said Lessee

Provided always that if the Lessee shall affix or erect on the premises any fixture or building, then such fixture or building so erected shall belong to and be removable by the Lessee at any time during the term hereby granted or within twenty-one days after the termination thereof;

Provided always that the said Lessee his executors, administrators and assigns shall make good any damage to the said premises hereby demised or any part thereof by such removal and shall give one month's notice in writing to the Lessor his executors, administrators or assigns of his intention to remove such fixture; AND at any time before the expiration of the notice of removal the Lessor by notice in writing to the Lessee may elect to purchase such fixtures at a fair value; AND thereupon the same shall be left by the Lessee and become property of the Lessor .

Proviso for re-entry by the said Lessor on non-payment of rent whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

The said Lessor covenants with the said Lessee for quiet enjoyment.

In Witness Whereof, the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

H. Miyagawa

Affidavit for Witness

To Wit:

I,....., of the.....

of ....., in the Province of British Columbia, make oath and say:—

1. I was personally present and did see the within instrument duly signed and executed by .....

the part thereto, for the purpose named therein.

2. The said instrument was executed at.....

3. I know the said part , and that.....of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at.....
in the Province of British Columbia, this.....
day of.....19.....

.....

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

Dated APRIL 22ND. 1930

CHARLES T. MYNORS

—TO—

H. MIYAGAWA

Statutory Lease

SHORT FORM

3 acres (more or less) of District Lot 410 Sec. 17, Municipality of Mission.

Victoria Printing and Publishing Co., Victoria, B.C.

Acknowledgment for Maker of a Deed

I HEREBY CERTIFY that, on the.....day of....., 19....., at....., in the..... of..... .....[whose identity has been proved by the evidence on oath of..... who is] personally known to me, appeared before me and acknowledged to me that..... the person..... mentioned in the annexed instrument as the maker..... thereof, and whose name .....subscribed thereto as part....., that..... knows the contents thereof, and that .....executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at ....., this.....day of ....., in the year of our Lord one thousand nine hundred and.....

.....

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AGREEMENT FOR SALE OF GROWING CROP

THIS AGREEMENT made in duplicate this fifteenth day of April A. D. 1942

BETWEEN :

HIKOJIRO MIYAGAWA - Farmer

ISSO KIMURA - Farmer

MASUO YAHIRO - Farmer

All of Mission City in the Province of British Columbia

(hereinafter called the Vendors)

EXHIBIT No. 697-E
DATE Sept. 21/48
FILED BY W. S. Runnels

Of the First Part

- and -

CHARLES T. MYNORS of Mission City in the Province of British Columbia

(hereinafter called the Purchaser)

Of the Second Part

WITNESSETH THAT :

1. The Vendors agree to sell and hereby sell and the Purchaser agrees to buy and hereby buys, all that certain crop of strawberries now growing on the cultivated portion of the following lands, namely :-

Seven (7) acres of land in District Lot 410 Section Seventeen (17)

the said crop consisting of approximately -

Four and one quarter (4¼) acres of strawberries

2. The purchase price shall be the sum of Five hundred and Twenty ($520.00) Dollars of lawful money of Canada payable on the execution of this agreement (the receipt whereof is hereby acknowledged)

3. It is understood and agreed by and between the parties hereto that the Purchaser shall have the right to the free use and occupation of

any of the buildings on the aforesaid lands during the cultivation, harvesting or marketing of the said crops.

4. It is understood and agreed that the Purchaser is purchasing the 1942 crop only and if the Vendor does not return to the land in the Spring of the year A.D. 1943, he hereby appoints Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City in the said Province) his Agent to deal with the said land and premises and the said crops in the year 1943 and in each year thereafter in whatsoever manner it shall deem advisable on behalf of the Vendor.

5. The Purchaser further covenants with the Vendor to market all of the 1943 crop aforesaid through the said Pacific Co-operative Union.

6. The Purchaser further covenants with the Vendor to cultivate the said crops properly and to harvest and market same at his own expense and for that purpose shall have full license and authority to enter upon the said lands with workmen and implements until all of the said crops have been marketed during the season of the year A.D. 1942.

6. And it is understood and agreed that in the event of a crop failure by Vis Major or an Act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A?D. 1943 without any further payment.

7. And it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered by HIKOJIRO MIYAGAWA-ISSO KIMURA MASUO YAHIRO and CHARLES T.MYNORS in the presence of

H. Miyagawa

I. Kimura

M. Yahiro

C. S. Clemons

M. M. Fletcher.

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath and Say:-

1. That I was personally present and did see HIKOJIRO MIYAGAWA, ISSO KIMURA and MASUO YAHIRO and CHARLES T. MYNORS, the parties thereto, duly sign and execute the with instrument, for the purposes therein named.

2. That the said instrument was executed at Mission City aforesaid.

3. That I know the said parties and that they are each, in my belief of the full age of twenty-one years.

4. That I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Mission City in the Province of British Columbia this fifteenth day of April A.D. 1942

M M Fletcher

A Commissioner for taking affidavits within British Columbia.

Dated April 15th A.D. 1942

HIKOJIRO MIYAGAWA

ISSO KIMURA

MASUO YAHIKO

- to -

CHARLES T. MYHORS

****

AGREEMENT FOR SALE OF GROWING CROP

****

Lease

James M.Campbell
Barrister Solicitor
Mission City B.C.

BC 320-P.

S.S. Form No. 43 (Sheet 1)

Farm Appraisal Report

JZ-179

File No. 1/7.

Land Description Lots 1 to 11 inclusive, in Block 3 of S.W ¼-21. Tp.17.

Containing 2.34 acres Acres

Owner's Name Hikojro Miyagawa Post Office Address Mission .B.C.

Nearest Rail Point The property is within the Village. Distance

Market Town Distance

Church (give denomination) Distance

Nearest School Consolidated Distance ½mile

State how property was identified: Map location and enquiry.

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

It is on the corner of 7th street and Alder avenue.

Is this district a good one? not especially.

Employment opportunity seasonal only.

Predominating Nationality and religion: Various in the village

Describe Fencing and its condition: no fences. Value $

Water supply: Village supply, there is also electric light in the house. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 32	frame	1½ story.	shing	old	cement	poor	
The above is outside measurement. I could not get into the building.								350.00
	x							
BARN	x							
old shed	12 x 16	frame	7	no value				
old shed	21 x 24	frame	8	shing	old	none	poor.	25.00
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

EXHIBIT NO. 697-9
DATE Sept 27 48
FILED BY U.S.A. Keep

Total present day value $ $ 375.00

Total Value Buildings add to farm $ 200.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? If the inside of the house is in as poor shape as are the out buildings then possibly some money would have to be spent on it before it could be used. It has however been occupied up until just lately by the Japanese. $

Describe the basement and chimneys: Brick chimney, no basement, possibly a dugout cellar but there is no evidence of one from the outside.

No. rooms downstairs? Upstairs? How finished

Are buildings painted? no Condition of paint N.A.

Distance from nearst bush No bush near.

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
2.34	level	6in loam	8in . granular loam	half a dozen rowsof blackberry canes. the balance gone to weeds,some old rhubarb crowns.	60.00	$140.00

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 $ 140.00

Total added by buildings to value of farm $ 200.00

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

Total value of farm $ 340.00

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

The property is in bad shape, weedy, and run down appearance to both the land and buildings. Just recently vacated by the Japanese owner and not being attended to by anyone as far as I could learn.

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

Small fruits

Noxious weeds:

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Mission Village Taxes $26.85

Date: May 30th 1942
Place: Abbotsford B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 29th day of May 1942 19

Inspector's Signature F. J. McKay

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

S.S. Form No. 43
(Sheet 2)

Farm Appraisal Report

Remarks: The property here referred to is within the Village of Mission. It contains just 2. 34 acres. Apart from a few rows of blackberries, there is no crop. The acreage has been seeded to asparagus and rhubarb, but the weeds have taken over and except for the canes and a couple of rows of garden, there is nothing to be harvested.

There are a number of Japanese places along the same street as this one, and it is not attractive.

The house is securely fastened, and I could not gain an entrance to it. The other buildings have no value. Just a lot of tumble down old sheds.

The soil is in itself fair quality, but it appears to have been poorly handled for some time. The existing growth does not indicate that there is a great deal of life left in the land

A Japanese Buddist Temple stands on the south west corner of the same village block, the ground, containing .21 of an acre is taken out of this holding.

(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.

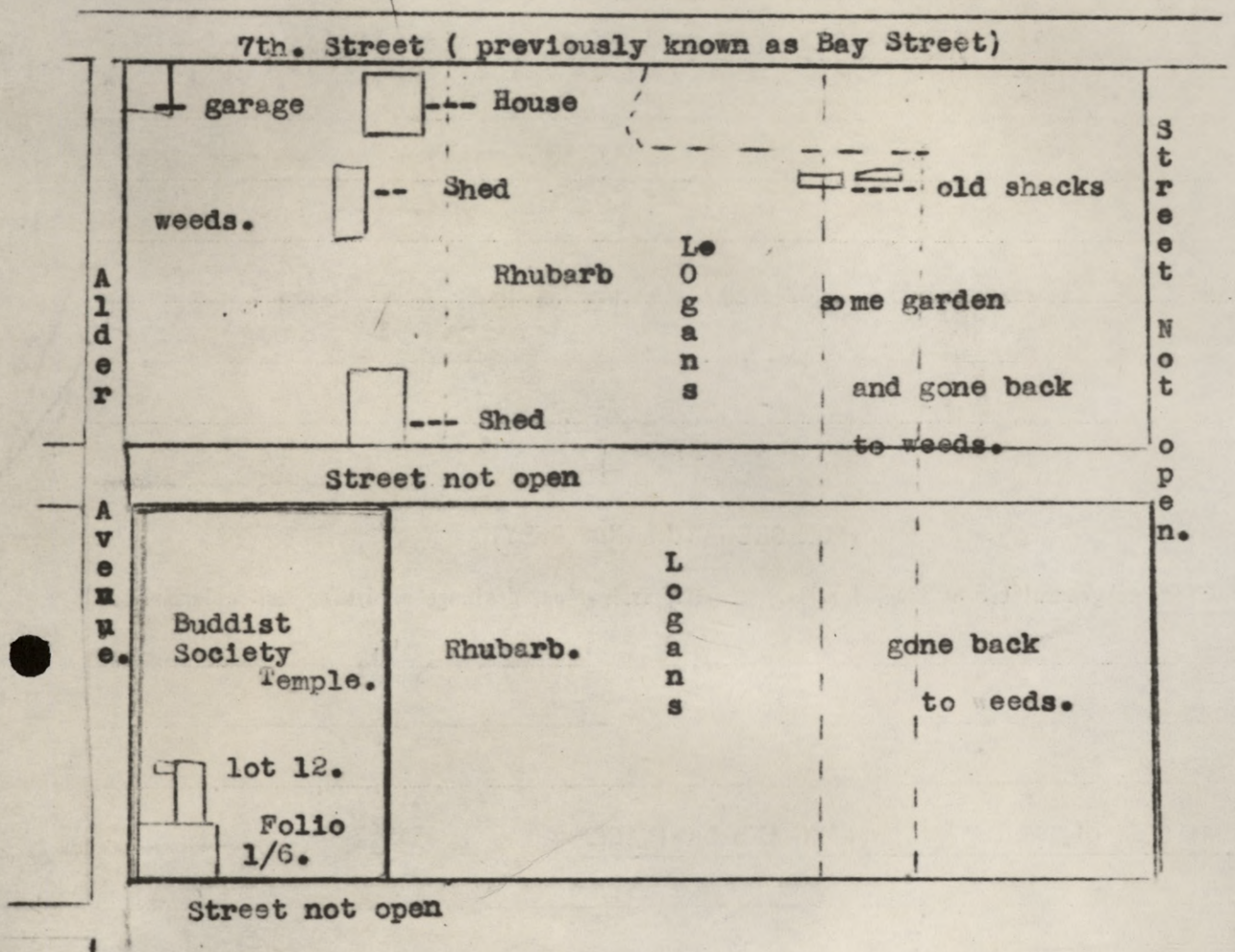
ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	Present Value
	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property

Roll 1/7. Hikojro Miyagawa.
Lots 1-to 11- inclusive Blk. 3 .
of S.E. 21- Tp. 17. Map. 332.



Following careful review of this appraisal report, it is my opinion that the present value is $ 400.00

Date 2nd June, 1942.

"I.T. BARNET"
District Superintendent.

697 - 10
EXHIBIT No.
DATE Sept. 21/48
FILED BY G.E.A.Rice

File No. 5441

SUMMARY RELATIVE TO CLAIM OF
Hikojiro MIYAGAWA - Regn. No. 13245

April 21/48

REAL PROPERTY: "A" Lots 1 to 11 inclusive, Block 3 of SW¼ of Sec. 21, Tp. 17, Map 332, Village of Mission, D.N.W.

	Assessed Value	S.S. Bd. Appraisal	V.L.A. Purchase	Claimants Valuation	
Land	$1100.00	$140.00		$2200.00	2.34 acs.
Improvements	1000.00	200.00		2900.00	(12 lots)
	$1100.00	$340.00	$334.00	$5100.00	
			Less sale price	334.00	
				$4766.00	

"B" Half Interest in Lots 3 & 4 of SE½ of Sec. 30, Tp. 17, Map 2707 Mun. of Mission, D.N.W.

	Assessed Value	S.S.Bd. Appraisal	V.L.A. Purchase	Claimants Valuation
Land	$584.00			$390.00
Improvements	400.00			450.00
	$984.00	$280.00	$275.00	$840.00
			Less sale price	275.00
				$565.00
			Claimant's ½ share	$282.50

The other Joint Claimant of "B" property is Toyoki MORIYAMA, Regn. No. 13475, File 2861, whose claim was heard at Lethbridge, on March 25/48.

The S.S. Board Appraisal indicates that this property comprises 18.03 acres, of which 10 acres are undulating to level, and uncleared. 8.03 acres are in a deep ravine and appraised at $10.00 per acre. The 10 acres are valued at $20.00 per acre, a total of $280.00. This place can in no way be described as a farming unit. The only building is a 12' x 12' single ply lumber on stud construction set on blocks, is old in very poor repair. None of the land is under cultivation."

I hereby certify that the foregoin
words are a true copy of the
original whereof they purport to
be a copy.
Oct. 27/48 [signature]
BP

Attached to Exhibit 697-10

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B. (B.C. 320P) File No.: 5441

MIYAGAWA, Hikojiro

Civic Address: Mission, B. C.

Legal Description: Lots 1 to 11 incl., Block 3 of SW quarter, Section 21, Township 17, Map 332, Village of Mission.

Classification: Small farm holding of 12 city lots, poorly cultivated. 8 room house, garage, cabin, woodshed, forcing rhubarb house in fair condition, and picker house in poor condition

Registered Owner: Hikojiro MIYAGAWA

State of Title: Clear

Administration & Revenue: Rented by Custodian @ $8.00 per month from June 20/42. (Revenue from Jan. 1/43 accrued to V.L.A.)

Sold to The Director, Veterans' Land Act for $334.00 (cash) as at January 1, 1943.

Title delivered April, 1944.

Payment received May 4, 1944 and credited May 10, 1944 Net amount of $265.70 - after paying in Tax arrears $76.59, Reg. Fees $3.00, and receiving $11.29 refund Fire Ins.

Chattels: Not involved in sale of property

Insurance: Transferred to V. L. A.

Certified Correct

"W. Anderson"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Oct. 27/48 L. May
BP.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5441 EXHIBIT No.

NAME Hikojiro MIYAGAWA REG. No. 13245

DATE
DECLARATION Apr. 21/42
EVACUATION May 2/42

INVENTORY
TAKEN BY R.M. Anderson
DATE June 16/43

	DETAILS OF CLAIM		SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Dining room furniture	1.11 Dining chairs	$10 00	2 00			
Beds	2. 1 big table	3 00				
Tables	3. 2 sml. tables	1 50				
Chairs	4. double beds with mattress (2)	4 00				
Kitchen utensils	5. Single bed with mattress	3 00				
Axe	6. 6 Roast pans	4 00 K				
Hatchet	7. 10 pots	15 00 K				
Wedge	8. 2 cupboards	4 00	50			
Lantern	9. 3 frying pans	2 00 K				
Barrels	10. 3 cake pans	1 00 K				
Preserving jars	11. 4 other pans	5 00 K				
Tables	12. Buckets	5 00 K				
Clock	13. 3 pie plates	50 K				
Beds	14. 1 book shelf	4 00				
Singer treadle machine	15. 1 shoe repair stand	1 00				
Book case	16. 1 wash tub	1 00	1 50			
9 sml. scythes	17. 20 ft. stove pipe	3 00				
Hammer	18. 1 axe	3 00 T				
Coal oil lamp	19. 1 hatchet	1 00 T				
2 closets	20. 1 lantern	50	25			
Church bell	21. 3 wedges - hammer	2 00 T				
Arm chair	22. 2 10 gal. crockery barrel	4 00 K				
1 table elec. stove	23. 2 bamboo baskets	1 50				
2 scales	24. 1 kitchen range	25 00	18 00			
2 carpenters saws	25. 6 trays	4 00 K				
Church flag in suit case	26. 5 doz. fruit jars	3 00 K				
Rubber hose	27. 1 doz. glasses & jug set	2 00 K				
Hoes	28. 2 milk jugs	1.00 K				
Shovels	29. 2 big tables	5 00				
Potato hook	30. 9 small scythes	5 00 T				
hay fork	31. 2 tea sets	5 00 K				
buck saw	32. 1 hammer	1 00 T				
peavey	33. 1 clock	3 00	3 00			
scythe	34. 1 tub-bench	1 00	1 50			
harrow	35. 1 coal-oil lamp	50 K				
kitchen stove	36. 2 closets	10 00	1 00			
hand spraying pump	37. 1 bookcase with mirror	3 00				
2 barrels	38. 2 double bed & mattress	15 00				
rake	39. 2 single bed with mattress	10 00	3 00			
claw bar	40. Singer sewing machine	55 00	65 00			
sledge hammer	41. 1 Church bell	10 00				
	42. 1 arm chair	10 00	1 75			
1 cultivator at Mr.Mynors	43. 5 silk cushions	5 00				
Washing machine &	44. 1 ironing board	1 50				
Living room stove at Mrs.	45. 150 ft. ½" rubber hose	12 00	2 75			
Hudson's, Mission.	46. 1 table electric stove	2 00				
	47. Sunday school flag & 1 suit case	45.00				
	48. 1 roll white paper 50 lbs.	6 00				
	49. 2 scales	25 00	15 00			
	50. 2 carpenters saws	5 00 T				
	51. 1 horse rein	1 50				
	52. 9 hoes	5 00 T				
	53. 5 shovels	5 00 T				
	54. 4 potato forks	4 00 T				
	55. Peavey	2 50 T				
	56. Big scyther	2 00 T				
	57. 2 hay forks	3 00 T				
	58. 7 bucking saws	35 00	2 60			
	59. Spring harrow	10 00	20 00			
	60. 2 wheelbarrows	4 00 (1)	2 00			
	61. 100 berry picking stands	25 00				
	62. 1 kitchen range	6 00				
	63. 1 hand spraying pump	4 00	1 00			
	64. 2 barrels	1 00	1 50			
	65. 1 rake	1 00 T				
	66. 2 crow bars	1 00 T				
	67 1 sledge hammer	2 00 T				
	Carried forward:	$461 00	$142.35			

5441

13245

EXHIBIT No._____

CASE No._____

VENUE Lethbridge

SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
00				3 00				
				1 50				
				4 00				
				3 00				
50								
					4 00			
					1 00			
50								
					3 00			
25								
			1 50					
00								
				5 00				
00								
50								
00					3 00			
				15 00				
00								
00								
75							10 00	Removed to storage
			5 00					
					1 50			
75								
				2 00				
							45 00	" " "
			6 00					
00								
					1 50			
60								
00								
00					2 00			
			25 00					
				6 00				
00								
50								
35			$37 50	$39.50	$16 00		$55 00	

EXHIBIT No. 697-11

DATE Sept. 21/48

FILED BY Gra Rice

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 5441 EXHIBIT No.

NAME MIYAGAWA, Hikojiro - 2 - REG. No. 13245

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration	Taken by			Auction	Tender &c		
Evacuation	Date						
	Brought forward:		$461 00	142 35			
				T 8 00			
				K 1 85			
				Misc. 50			
				152 70			
		1 cultivator at Charles Mynor's	25 00				
		1 heater &	45 00	25 00			
		1 Washing machine at Jack Hudson's	120 00	100 00			
			$651 00	$277.70			
		Claim for loss on sale of Truck	$400 00				
		A 1936 Fargo Express. Appraisal by H. Grone at $245.00 and sold to Campbell Motors, Dec. 28/42 for $235.00 Proceeds credited to claimant's account.					

No 5441 EXHIBIT No. CASE No.

No. 13245 VENUE Lethbridge

SALES: ction	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
42 35				37 50	39 50	16 00		55 00	
8 00									
1 85									
50									
52 70									
								25 00	Not taken over by Custodian, ~~still in their cars~~.
25 00								~~65 00~~	Credited to a/c of Toshihiko MIYAGAWA in whose house they were found.
00 00								120 00	
77.70								$25 00	

Goods for which Japanese claims $313.00 sold at auction for $152.70

"	"	"	"	"	37.50	no record at any time
"	"	"	"	"	39.50	abandoned
"	"	"	"	"	55.00	moved to storage
"	"	"	"	"	25.00	not taken over by Custodian.
"	"	"	"	"	16.00	no account, theft, etc.
					165.00	sold at auction, credited to son, $125.00
					$651.00	

The heater and washing machine were left at the home of Toshihiko MIYAGAWA, son of the claimant. Toshihiko's property was leased to Mr. Jack Hudson, who admitted responsibility for said heater and washing machine, see letter of 27th April, 1948.

The washer and heater were sold at auction on 16th Feb. 1944 and credited to the account of Toshihiko MIYAGAWA, who had also declared these items in his JP Form of April 21/42.

When Toshihiko was advised of the credit derived from the auction, he asked for particulars "as the bulk of the articles sold belonged to my father". See letter of Aug. 14/44. These particulars were given to him and have been used by him as a basis for his claim for loss on chattels. Hikojiro values the heater at $45.00 and washer at $120.00, while his son, Toshihiko, values these same articles at $45.00 and $145.00 respectively.

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B. (B.C.253P) File No: 2861 & 5441

Names: MORIYAMA, Toyoki Reg. No. 13475
MIYAGAWA, Hikojiro Reg. No. 13245

Civic Address: Mission, B. C.

Legal Description: Lots 3 & 4 of SE¼, Section 30, Township 17, Map 2707, Municipality of Mission.

Classification: 19.44 acres not cultivated. 3 room shack in ppor condition.

Registered Owners: Hikojiro MIYAGAWA & Toyoki MORIYAMA

State of Title: Clear

Administration & Revenue: Rented by owners @ $2.00 per month. Vacated Oct. 31st and not re-rented.

Sold to The Director, Veterans' Land Act for $275.00 (cash) as at January 1, 1943.

Title delivered March, 1944.

Payment received May 12, 1944 and credited May 20/44 Net amount of $196.67 after paying Tax arrears of $75.33 and Reg. Fees $3.00. Proceeds, less legal fees, divided equally between reg. owners.

Chattels: Not involved in sale of property.

Insurance: None carried.

Certified Correct

"W. Anderson"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Oct. 27/48 J. May
13P

6972
EXHIBIT No. 12.
DATE Sept. 21/48
FILED BY
G. E. A. Rice

MEMORANDUM

To: File 5441 April 10, 1944.

From: Specified Articles Department

Re: MIYAGAWA, Hikojiro - Reg. 13245

ARTICLE	DESCRIPTION	APPRAISED VALUE
TRUCK	1936 Fargo Express No. T227 License No. (41) CX 677	$245.00

Sold to: Campbell Motors Date: September 9, 1942.

Selling Price: $235.00
Net Proceeds of $207.79 credited to account Dec. 28/42.

"K. Corker"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Oct. 27/48 [signature]
BJ

Attached to Exhibit 697-12

USED CAR APPRAISAL RECORD

NAME T 227

ADDRESS

Paint	$ 25.00	Make
Tires 6 fair		Fargo
Body & Fender	$ 18.00	FD 116
Glass	$ 10.00	Body Style
Top		Pickup
Nickelling		Year
Radiator		36
Running Boards		License
Mats & Kick Pads	$ 4.50	CX677
Upholstery		41
Hardware	$ 6.00	Serial
Motor Expense	$ 20.00	9551036
Transmission		
Rear Axle		Mileage
Universal Joints		67340
Clutch		
Steering		
Brakes	$ 18.00	Remarks
Tighten Up	$ 6.00	
Muffler		
Sundries generator, etc	$ 12.00	
Wash & Clean Motor	$ ~~2.50~~	
Clean Interior	$ ~~2.00~~	
Oil & Grease, Change)		
Oil & Check Over)	$ ~~4.50~~	
TOTAL	$119.50	

Mod. interested in

Selling Price 245.14

Salesman

Less Repairs

Date

Appraised by "H. [illegible] Grone"

Allowance

For immediate acceptance only.

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

Oct. 27/48 L. May

BP

Attached to Exhibit697-12

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment
Seizure No. T227

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No. E269-G-13-3

Detachment
Sub-Division
Division
Date (e) March 19 1942

RE:- Hikojiro MIYAGAWA Seventh St Box 77 Mission B C

On March 19 1942 I Goodfellow K E

Came into possession of the following goods by:-

SURRENDERED UNDER O.I.C. PC 1486

State briefly authority, etc. whether by search warrant, etc.

No. of Pkgs.	Capacity or Size	Description of Contents Details to be given in full

LICENSE NO. (41) CX677
MAKE & MODEL Fargo Express 36
SERIAL NO. 9551036
ENGINE NO. 1235024
SPEEDOMETER READING 67340
CONDITION Poor

TIRE NUMBERS 5

EXTRA EQUIPMENT
Nil

DESCRIPTION & CONDITION VERIFIED
Right Door Glass missing
Poor Condition

"T. Miyagawa"
Signature of Owner
Japanese Registration No. 13317

Handed over to representative of Custodian whose signature in receipt thereof appears hereunder

"Jas. J. Eakins"

DATE: March 19/42

"K. E. Goodfellow"
Signature of Member submitting report.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Oct. 27/48 J. J. May
12

FORM "JP"

MISSION

FILE No. 5441
697-13

EXHIBIT No.

DATE Sept. 21/48

FILED BY G. E. A. Rice

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 INFORMATION

NAME: MIYAGAWA, Hikojiro

HOME ADDRESS: P. O. Box 77, Mission City, B. C. (Silverdale, Rd.)

REGISTRATION NUMBER 13245 SEX: Male AGE: 58

OCCUPATION: Strawberry Grower

(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: Himself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hisae

ADDRESS OF WIFE OR HUSBAND: Same

NAMES OF ANY LIVING CHILDREN: Jiro (M) May (F) Osamu (M) Satoru (M) Noriko (F)

ADDRESS OF CHILDREN: same

AGE OF CHILDREN: 14, 12, 11, 19, 8 yrs.

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

1. LOCATION AND DESCRIPTION: "a" lots 1 to 12 inclusive Block 3 of SW quarter section 21, Twp. 17, Map 332. in district of New Westminster, B. C. "b" - Joint title -- Hikojiro Miyagawa & Toyoki Moriyama. Lots 3 & 4 of SE quarter of sec. 30 Twp. 17 Map 2707 in the dist. of New Westminster

2. BUILDINGS AND OTHER IMPROVEMENTS: "a" 9 roomed 3 storeyed dwelling house. 1 cabin, 1 pickers house, 1 bath house, 1 barn, 1 woodshed, rhubarb hot house 1 shack 1 garage. "b" 1 cabin, 3 roomed.

3. INSURANCE (Give particulars; state where policies are) New England Fire Ins. Co. #6255351 $1000.00 Policy in owner's possession. (On dwelling house.)

4. TAXES (Amount and where payable) "a" $46.64 1940 paid at Village of Mission
"b" $22.66 1939 paid at Corp. Dist. Mission

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Toyoki Moriyama - Joint deed.

9. IF FARM LAND STATE CROPS SOWN Rhubarb, bramble, Italian plumb tree, 12 assorted apple trees, cherry trees, 1 peach tree, 3 pear trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1.

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

IN DWELLING HOUSE: dining room furniture, beds, tables, chairs, kitchen utensils, axe, hatchet, wedge, lantern, barrels, (all down stairs): preserving jars, tables, clock, beds, 1 Singer treadle sewing machine, bookcase, 9 sm. scythes, hamerr, coal oil ~~stove~~ lamp, 2 closet, church bell, arm-chair, 1 table electric stove, 2 scales. 2 carpenter saws, church flag in suti case, robber hose.

IN PICKERS CABIN: hoes, shovels, potatoe hook, hay fork, buck saw, peeve, scythe, harrow, kitchen stove, hand spraying pump, 2 barrels, rake, claw bar, sledge hammer.

1 cultivator at Mr. Mynors. Mission

Washing machine & Living room stove at Mrs. Hudsons. Mission

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None

FORM "JP

FILE No.

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)
60 $10.00 shares in Pacific Co-op Union, Mission.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Mututal Benefit Association, $2500.00
Beneficiary, wife, Misaye. 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

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

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

Dated this 21st day of April 194 2.

(Signature) "H. Miyagawa"

"T. Williams"
Witness

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Oct. 27/48

FOR DEPARTMENTAL USE