

2135

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: MIYAZAWA, Hatsu Mrs. Hachiro

HOME ADDRESS: 620 E. Sixteenth Ave., Vancouver, B.C.

REGISTRATION NUMBER 06090⁵ SEX: Female AGE: 47

OCCUPATION: Housewife

(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: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hatsu¹³⁶⁵

ADDRESS OF WIFE OR HUSBAND: 620 E. 16th Avenue

NAMES OF ANY LIVING CHILDREN: Ichiro - male - 22¹¹¹⁶Jiro " 19¹¹¹⁶

Jean female 9

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Lot B of Lots 2 and 3, Block 92, D.L.
301, Group 1, New Westminster District, Plan 4916.

Deed in owner's possession.

2. BUILDINGS AND OTHER IMPROVEMENTS: House, frames on above property
size about 22 x 45 ft. and garage

3. INSURANCE (Give particulars; state where policies are) Policy No. 6251712 of New
England Fire Ins. Co. for \$2000.00, expires 26th March 1945, Reed,
Phipps & Davies Ltd. Agents. In own possession.

4. TAXES (Amount and where payable) 53.57 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
none

6. OCCUPANCY AND LEASES (If vacant so state)
none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of owner
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: No. 620 E. 16th Ave.
2. LANDLORD'S NAME AND ADDRESS: none
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:

List attached

See Pemberton's letter of June 26/42
re chattels left by Mizogawa

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$500 included on policy on house

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)
Victory bonds - 5 of \$1000. each, 1940 issue - 5000.00
18 W.S.C. of \$10. each and 2 of \$5.00 each 190.00
all in owner's possession

8. BANK ACCOUNTS: Royal Bank Kingsway - \$477.91

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: Royal Bank, Kingsway

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 9th day of April 1942.

(Signature)

Hatsu Miyazawa

San Hasegawa
Witness

FOR DEPARTMENTAL USE

2135
INFORMATION FROM R.C.M.P.

March 31/44
 DATE November 27, 1942

Our File No. 2135

Full Name MIYAZAWA, Hatsu (Mrs. Hachiro)
 (Surname in Block Letters)

Registration No. 06095

Male - Female
 (Check)

Age Feb. 25, 1894

Former Address 620 East 16th Avenue, Vancouver, B.C.

Date Evacuated 29/5/42 Naturalized - Canadian-Born - National
 (Check)

Present Address e/o Geo. Oishi, Battle St., Kamloops, B.C.
Box 237, Kamloops, B. C.

Married - Single
 (Check)

Name of Wife _____

Name of Husband MIYAZAWA, Hachiro #06096

Name of Mother Nee' SHIRAI, Teru (dec'd) Name of Father SATO, Kakichi (Deceased)

Names of Children under 16 _____
 (see husband's file)

Requested by Mrs. Burraston

Registered with Custodian Yes
 (Yes or No)

Additional Information _____

34 / 18 / 5

REAL PROPERTY SUMMARY

Catalogue No. 386

NAME: MIYAZAWA, Hatsu (Mrs. Hachiro) Reg. No.: 06095 File No.: 2135

Civic Address: 620 East 16th Avenue, Vancouver, B. C.

Legal Description: Lot "B", of Lots 2 & 3, Blk. 92, D. L. 301, Group 1,
N. W. D., Plan 4916.

Classification: Dwelling.

----- SOLD -----

Registered in the name of: Hatsu MIYAZAWA.

State of Title : Clear.

Sold to : Turner's Dairy Limited, 666 East 16th Avenue, Vancouver.

For : \$1600.00 cash.

As at : November 30th, 1943.

Title delivered to the Registered Owner on February 28th, 1944.

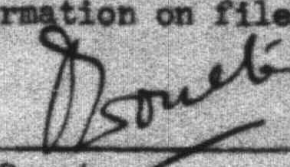
Net Funds from above sale in amount of \$1519.17 released to the open credit of
this Evacuee's account as at February 23, 1944.

Insurance: New England Fire Insurance Company Policy No. 6251712 for \$2000.00, ex-
piring March 26, 1945, was transferred to the new owner as at January
18, 1944.

Administration:

This real property consisted of a 5-room, one-storey, frame bungalow with
two additional semi-finished small rooms in the basement; no furnace, two-car garage
---in fair condition only. The Lot was 33' x 122'. Pemberton Realty Corporation Ltd.
was appointed agent by us and on June 1, 1942 reported that Mrs. Miyazawa informed
them she had rented the premises to a Mr. C. T. Weir for \$18.00 per month, water to
be for the account of the owner and occupancy to commence on June 1st, 1942. In
September 1942 it was found that the front steps were in a dangerous condition and
same were replaced at a cost of \$24.75. Apart from this, only minor repairs were
effected, the total figure for all repairs being only \$44.25 including those mentioned
above. Rentals were paid regularly and the property was sold through the agency of
Pemberton Realty Corporation as of November 30, 1943, for \$1600.00 cash, to Turner's
Dairy Limited. This figure was \$100.00 in excess of the independent valuation by
J. R. Reid & Company, namely \$1500.00. The net proceeds from the sale were \$1519.17
after all adjustments were made. The administration of this property was straight-
forward and presented no difficulties during the period under our control.

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

*file records
about title 7/27/44*

P. Douet.

PD/ER
March 11, 1946

PERSONAL PROPERTY SUMMARY

File No. 2135

Hatsuo MIYAZAWA (Mrs. Hachiro)

Reg. No. 06095

Chattels:

At the time the property was inspected by the agents, Pemberton Realty Corporation Limited, they went over the inventory of personal effects with the owner who was in possession at that time but who stated that the personal effects would not be left when they vacated. In their letter of June 22, 1942, Pemberton's informed us that they therefore marked on their report that no personal effects would be left on the premises. They subsequently informed us on June 26, 1942 that they had received a letter from the tenant, Mr. C. F. Weir, who stated that the only articles left by the Evacuees were a steel cot and an end table. Numerous letters were written to Mrs. Miyazawa in an effort to confirm the above but no reply was ever received. It was therefore assumed that no chattels other than those mentioned by the tenant were left by the Evacuees.

On March 2, 1944 the cot and table, together with a box of dishes and a lamp, were sold at Vancouver Auction No. 12 and the net proceeds in the amount of \$9.84 credited to Mrs. Miyazawa's account. Chattels considered closed. (Signed acknowledgement by Evacuee re chattels on file, dated March 4/46).

Specified

Articles:

No specified articles are revealed on this file.

Bonds:

The above Evacuee declared the following securities in her JP form dated April 9, 1942:

5 - Victory Bonds @ \$1000.00, 1940 issue: \$5000.00

10 - War Savings Certificates @ \$10.00 - 180.00

2 - " " " " @ 5.00 - 10.00 \$ 190.00

These were stated to be in the owner's possession. No action regarding these securities was taken by the Custodian.

Bank Account:

Declared to be at Royal Bank of Canada (Kingsway) - \$477.91. No action taken by Custodian in regard to this account.

Safety De-

posit Box:

Above Evacuee declared a Safety Deposit Box at Royal Bank, Kingsway.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

PD/ER

March 11/46

P. Douet.

REG. NO.		NAME			FILE NO.	
06095		MIYAKAWA, Netou (Mrs. Hachiro)			2135.	
ASSURED						
THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN.						
COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
New England Fire Insurance Co.	6251712	\$2,000.	\$13.03	.65	3 yrs.	March 20, 1945.
PROPERTY INSURED			LOCATION			
\$2,000. on the 1-story frame bldg., shingle roof, Private Dwelling.			Lt. 3, Blk. 92, D.L. 301, being No. 620 on the E. side of E. 16th Ave., Vancouver, B. C.			
LOSS PAYABLE		INSURANCE AGENT		RENTAL AGENT		
Assured.		Reed, Phipps & Davies Ltd.		Rental Dep't. Penberton's.		
ENDORSEMENTS						
<i>Transferred to New Owners - Turner's Dining Ltd 18-1-44</i>						

SUMMARY of LIABILITIES

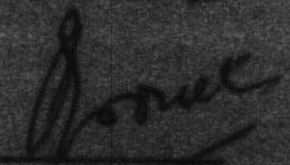
File No. 2135

March 11th, 1946

Re: Hatsu MIYAZAWA (Mrs. Hachiro)
Registration No. 06095.

This file reveals no claims against the above
Japanese person.

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



P. Douglass

PD/ER

No claims on file or declared.

W. B. Hunter.

File No. 2135

November 22, 1944.

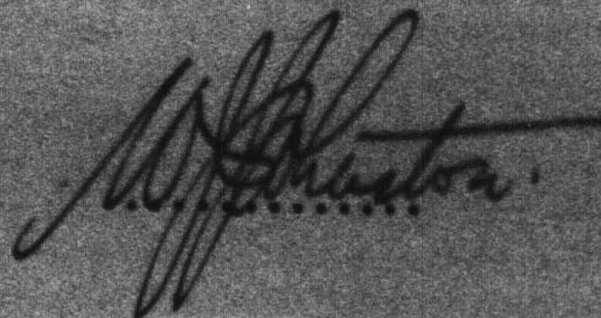
MEMORANDUM

TO: File

FROM: Mr. W. J. Johnston

Re: Hatsu MIYAZAWA
(Mrs. Hachiro)
620 East 16th Avenue
Vancouver, B. C.
Catalogue No. 386

All chattels relating to the property covered
by this file have been liquidated.



WJJ/HMS

NAME MIYAZAWA, Hatsu (Mrs. Hashiro)

REGISTRATION NO. 06095

FILE NO. 2135

The following chattels were sold by public
auction at 992 Powell St., Van.B.C. on March 2, 1944.

Box dishes	\$ 1.50
Lamp & odd lot	.50
Folding cot	9.25
Table	.50

Total:		\$ 11.75
Less Expenses:	(Auctioneer's Fee: \$ 1.18 Advertising: 0.18 Moving: 0.55)	\$ 1.91
Net Proceeds Credited:		\$ 9.84

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering list No.

Vancouver 12.

Remarks.

*Original
sent
Mar 4/46.*

Catalogue No. 386.
File No. 2135.

December 29th, 1943.

MEMORANDUM

To: Mr. C.B. Wright

From: Mr. D.J. Greer

Water HYALINA - Reg. No. 06095
City of Vancouver
Lot "B" of Lots 2 & 3, Blk. 92,
D.L. 302, Sp. 1, N.W.B., Pl. 4716.
Certificate of Vesting No. 35626.

We enclose herewith the following documents in
connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Deed in duplicate.....Turner's Dairy Ltd.
(Please note Deed is not dated)
3. Copy of letter showing to whom sold and price
paid for the property.
4. Memorandum from the Administration Department
confirming valuation, and approval of Advisory
Committee.

Certificate of Indefeasible Title Number 1016-1 is in
the owner's possession and has been written for.

D. J. Greer

RECEIVED
DEC 31 1943

Inventory at 620 E. 16th Avenue

- Chesterfield set (3 pc.)
- 2 - couches
- piano
- 2 - lamp stands
- 2 - large rugs
- 2 - medium rugs
- 6 - small rugs
- 6 - small bookcases
- 4 - beds
- 2 - dressers
- 2 - drawers
- 5 - ~~tables~~ / 5
- 2 - end tables
- sewing machine
- cedar chest
- magazine rack
- mantel clock
- 7 - pictures
- 7 - chairs
- Westinghouse refrigerator
- washing machine
- Hoover vacuum cleaner
- Kitchen stove with oil burner
- 2 - heating stoves
- 50 pc. 1847 Rogers Bros. Silverware set
- ~~5 pc. china tea set~~
- 2 - electric clocks
- Garden tool
- ~~5 Miscellaneous silver, china and kitchen ware~~
- 1 - typewriter.

S sold by auction Mar 3/44 Van Nostrand 12.

FILE 2135

Miyazawa

620 E. 16th Avenue

10th Feb. 1943



C
O
P
Y

J. R. REID & COMPANY

515 Granville Street,
Vancouver, Canada.

November 5th, 1943.

#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.

File No. 2135.
Catalogue No. 386.

February 18th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Hatsu MIYAZAWA
Lot "B" of Lots 2 and 3,
Blk. 92, D.L. 301, Gp. 1,
N. W. D., Plan 4916.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, February 8th, 1944, we
enclose herewith the following documents in connection therewith.

1. Copy of application number 97105-L dated February 8th,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 97106-L dated February 8th,
1944, registering the property in the name of Turner's
Dairy Limited (Deed).
3. Duplicate of Transmission dated January 24th, 1944.
4. Duplicate of Deed dated January 5th, 1944 - Secretary
of State to Turner's Dairy Limited.
5. Certificate of Indefeasible Title number 97106-L dated
February 15th, 1944, covering the above property in
the name of Turner's Dairy Limited.

D. A. Gramer

DAG:JS
Encls.

Catalogue No. 386
File No. 2135
620 East 16th Avenue

Receipt of Certificate of Title No. 97106-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with property covered by the said certificate have been settled.

Receipt is also acknowledged of New England Fire Insurance Company policy No. 6251712 together with assignment thereof in quadruplicate. Also receipt of cheque for \$31.88 representing closing of adjustments on sale to me of 620 East 16th Avenue.

Dated at Vancouver, B. C., this 28 day of February 1944.

TURNER'S DAIRY LIMITED

per P. C. Jamieson

Catalogue No. 386

File No. 2135

Re: Hatsu MIYAZAWA, Reg. #06095
Lot "B", of Lots 2 and 3, Blk. 92,
D.L. 301, Group 1, N.W.D., Plan 4916.
620 E. 16th Ave., Vancouver, B.C.

Catalogue No. 386. (Tenders closed October 4, 1943).

Appraisal - \$1500.00 - November 5th, 1943. J. R. Reid & Co. (Original docu-
(1 only) ment on claim file.)

Tenders - \$1500.00 - R. Shanoffer, Oct. 2, 1943. Rejected. (Original docu-
ment on claim file.)
\$1600.00 - H.J. Routley, Sept. 29/43. (Original document on claim
(of Turner's Dairy Ltd.) file.)
Approved by Advisory Committee - November 11, 1943.
Custodian acceptance letters of November 13 & 30, 1943
on Claim File.

Sold by
Custodian - \$1600.00 to H. J. Routley. Date of Adjustments November 30, 1943.
Statement of Adjustments on Claim File.

Actual net credit from sale \$1519.17 as per Statement of Sale on
Claim File.

NOTE: Estimated value of property
• given by Japanese \$2500.00
Less amount (net) which he
states property sold for 1520.00
(Statement of Sale gives
figure of \$1519.17)

AMOUNT CLAIMED - - - - - \$ 980.00

Condition of
Property

According to J.R. Reid & Co.'s appraisal report (on Claim File)
of November 5, 1943 this property has not been well looked after.
Wooden floor in basement, and no furnace.
Repairs to front steps, sidewalk and toilet tank were effected.

/ER
December 5, 1947.

STATEMENT RE SALE OF:

Catalogue No: 386

Street Address: 620 E. 16th Avenue,
Vancouver, B.C.

Legal Description: B/283/301.

Name: MIYAZAWA, Hatsu

File No: 2135

Reg. No: 06095

Date of Sale and Adjustments November 30th, 1943

Sale Price

1600.00

Real Estate Agents Commission

\$ 80.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other charges

Adjustments:

Fire Insurance

5.81

Taxes

4.68

Water

1.18

92.50

1611.67

Net Proceeds credited to your account

1519.17

February 20, 1946

Date:.....

George Peters.

Compiled by:.....

Catalogue No. 386

File No. 2135

620 East 16th Avenue

11/28/301

ADJUSTMENTS

As of November 30, 1943.
31 days to go.

Debit purchaser

31/365 x \$ 55.10	taxes for 1943	\$ 4.68
31/184 x \$ 7.00	water July to Dec.	1.18
31/72 x \$ 13.50	insurance premium (ex. 26/3/45)	5.81
Registration fees on Deed. \$1,600.00		7.45
Total debits		\$ 19.12

Credit purchaser

Rents collected for months of December, January & February @ \$17.00	\$ 51.00
Total credits	\$ 51.00
Less Total debits	19.12
Net credit due to purchaser	\$ 31.88

cc to Pemberton Realty Corp.

December 29th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 2135
NAME: Hatsu MIYAZAWA
CATALOGUE NO: 386
RE: 620 E. 16th Avenue, Vancouver, B. C.
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot "B" of Lots 2 & 3,
Block 92, District Lot 301, Group 1, New
Westminster District, Plan 4916.

Encumbrances: None
Taxes: 1943 taxes of \$55.10 paid. No arrears.
Vested: No. 35686

VALUATION BY APPRAISER: \$1500.00
AMOUNT OF BID: \$1600.00
APPROVED BY ADVISORY COMMITTEE: November 10th, 1943.
AMOUNT RECEIVED BY CUSTODIAN: \$1600.00
NAME OF PURCHASER: Turner's Dairy Limited.

KWW/W

K. W. WRIGHT

File No. 2135
Reg. No. 06095

RAJEEV MIYAZAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1964 March 17	Balance as per statement sent	0	\$1,552.32	
March 30	Proceeds Auction Sale		9.84	
	Cheque to you	1,552.32		
	Advertising property	4.00		
		<u>1,556.32</u>	<u>\$1,562.16</u>	

CR \$ 5.84

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 November 26	Rent collected Commission - Pemberton	\$.90	\$ 18.00	
December 29	Rent collected Commission	.90	18.00	
January 26	Rent collected Commission	.90	18.00	
February 8	Registration of Transmission & Deed	10.95		
February 12	Rent collected Commission	.90	18.00	
February 24	City of Vancouver - Water rates Jan. - June/44	7.00		
February 25	Turner Dairy Ltd. - closing adjustments 620 E. 16th Ave. Pemberton's commission - sale of 620 E. 16th, Cat. # 386	31.88 80.00		
February 26	Sale of 620 E. 16th Ave., - Cat. # 386		1,600.00	
March 17	Turners Dairy Ltd. - payment of water rates re purchase of property		7.00	

CR \$ 1,552.32

File No. 2135
Reg. No. 06095

Mrs. H. MIYAZAWA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 27	Balance brought forward	\$	\$ 30.95	
February 25	Rent collected		18.00	
	Commission / Pemberton	.90		
	Sundry	7.00		
March 10	Ck 2139 - Certificate of Encumbrance - Vancouver	1.00		
March 24	Rent collected		18.00	
	Commission	.90		
May 3	Rent collected		18.00	
	Commission	.90		
May 28	Rent collected		18.00	
	Commission	.90		
June 25	Rent collected		18.00	
	Commission	.90		
July 3	Ck - City of Vancouver - 1943 taxes	55.10		
July 17	Ck - Mrs. H. Miyazawa	50.00		
July 24	Rent collected		18.00	
	Commission	.90		
	Repairs	2.50		
August 27	Rent collected		18.00	
	Commission	.90		
	Repairs	10.50		
	Sundry	7.00		
September 27	Rent collected		18.00	
	Commission	.90		
October 26	Rent collected		18.00	
	Commission	.90		
November 12	J. R. Reid & Co. - appraisal fee, Cat. # 386	5.00		
November 25	Ck - Mrs. H. Miyazawa	40.00		

File 2135
Reg. 06095

Mrs. H. MIYAZAWA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 3	Rent June C. F. Weir City of Vancouver taxes Commission	\$ 17.10 .90	\$ 18.00	
July 22	Rent July C. F. Weir Commission	.90	18.00	
August 1	City of Vancouver Ck 173	17.00		
August 13	Rent Aug. C. F. Weir Funds held for water rates Commission	7.00 .90	18.00	
September 28	Rent Sept. C. F. Weir Water rates Commission	7.00 .90	18.00	
September 30	Funds held for water rates sent in		7.00	
October 23	Rent Oct. C. F. Weir Central Carpenters on a/c bill Commission to Pembertons	14.75 .90	18.00	
November 28	Rent collected Commission Repairs	.90 10.00	18.00	
December 8	Ck 1121 - Mrs. H. Miyazawa	25.00		
December 23	Rent collected Commission	.90	18.00	
1943 January 26	Rent collected Commission	.90	18.00	
January 27	Ck 1594 - Mrs. H. Miyazawa	15.00		

CR \$ 30.95

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 5131

PLEASE REFER TO

FILE NO. 2135

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

March 4th, 1946.

Mrs. Hatsu MIYAZAWA,
Reg. No. 06095,
P. O. Box 237,
Kamloops, B. C.

Dear Madam: Re: Catalogue No. 386
620 E. 16th Ave., Vancouver, B. C.
B/243/301.

EVACUATION SECTION	
DATE	MAR 8 1946
FILE NO.	2135
<i>P. Douet</i>	

With reference to the sale of the above property in November, 1943, about which you have been fully advised, we enclose a revised statement showing the net proceeds of this sale, namely \$1519.17. This statement is merely sent to you for your records.

We also enclose a statement of your account which is a continuation of the statement sent to you with our letter of March 29th, 1944. You will observe that there is standing to your credit the sum of \$5.84, which is arrived at as follows:

Sale of odd chattels found at 620 E. 16th Avenue as per auction list attached	-	\$ 9.84
Less: advertising charge on above property	-	\$ 4.00
Balance	-	\$ 5.84

In order to complete our files, please confirm that the chattels sold were yours and that they represent all the chattels you left behind at 620 E. 16th Avenue, Vancouver. We will forward you a cheque for the above amount on receipt of your reply. Our file indicates that although we wrote you many times on the matter of chattels, no reply was received from you. We are enclosing an extra copy of this letter which if you will sign will be sufficient to close this matter. A stamped and addressed envelope is also enclosed.

Yours truly,

P. Douet
P. Douet,
Administration Department

PD/ER
Encs. 4

Confirmed:

Hatsu Miyazawa
Hatsu MIYAZAWA, #06095.

March 11th, 1946.

REGISTERED MAIL

Mrs. Hatsu MIYAZAKI,
Registration No. 06095,
P. O. Box 237,
Kamloops, B. C.

Dear Madam:

With reference to our letter of March 4th we enclose cheque for \$5.84, being the total amount standing to your credit in our books.

From time to time you have been advised in regard to the administration of your affairs and this now being completed it is felt that you would now appreciate being supplied with a brief summary.

As you are aware, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out these policies in as careful and fair a manner as possible.

It will be recalled that in June, 1942, you informed our agents for this property, Pemberton Realty Corporation Limited, that you had rented your five-room bungalow at 630 East 16th Avenue, Vancouver, to a Mr. C. T. Weir at \$18.00 per month. This arrangement was confirmed by us and rentals were paid regularly during the period of tenancy. In September, 1942, it was found that the front steps were in a dangerous condition and same were replaced at a cost of \$24.75. Total repairs, including the above, amounted to \$44.25. As you are aware, this property was sold as of November 30th, 1943 for \$1600.00 cash, a figure in excess of the independent valuation made. After all adjustments were made the net proceeds were \$1519.17 as per statement sent to you recently.

Respecting chattels, although a considerable quantity was originally listed by you, all but two or three items were removed or disposed of by you prior to evacuation. By your signature on copy of our letter of March 4, 1946 you have confirmed that the few chattels left in our care have been accounted for as per copy of auction list sent you and dated March 2, 1944.

Mrs. Hatsu MIYABARA

- 2 -

March 11th, 1946.

The 1940 Victory Bonds for \$5000.00 and War Savings Certificates in the amount of \$190.00, plus your bank account at The Royal Bank of Canada, Kingsway, were not brought under the control of the Custodian, and no life insurance policies were declared by you.

In our letter of March 4, 1944 we forwarded you a statement of your account, together with a cheque for \$1552.32, this being the total funds then standing to your credit. On March 4th, 1946 we sent you a further statement of your account showing how the credit of \$5.84 had come into your account and for which amount a cheque is enclosed, leaving nothing in your account, which is now being closed together with your file.

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

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc. 2

2135

February 23, 1944.

Mrs. Hatsu MIYAZAWA,
Registration No. 06095,
P. O. Box 237,
Kauiloa, B. C.

Dear Madam:

Re: Catalogue No. 386
620 East 16th Avenue
B/283/101

Please be informed that 620 East 16th Avenue has been sold as of November 30, 1943 for the sum of \$1,600.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$ 1,600.00
Less Real Estate Agent's Commission @ 5%	<u>80.00</u>
Net credit to your account	<u><u>\$ 1,520.00</u></u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to B. C. Security Commission

2135

April 13th, 1944.

Mrs. Hatsu MIYAZAWA,
Registration No. 06095,
P. O. Box 237,
Kamloops, B. C.

Dear Madam:

We are in receipt of your letter of the 10th instant and wish to advise you that we wrote you on the 29th ultimo and enclosed our cheque for the sum of \$1,552.32, which we trust you have received by this time.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

EVACUATION SECTION	
APR 17 1944	
Rec'd	
File No.	2135
Ans.	W. J. Johnston
Referred	Johnston

P. O. Box 237,
Kamloops, B. C.,
April 15, 1944.

Mr. W. J. Johnston,
Administration Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Gentlemen:

Re: File 2135

This will acknowledge
yours of March 29, containing a cheque for
\$1,552.32, together with a statement of
account.

Thanking you.

Yours truly,

Mrs. Miyazawa

(Mrs.) Hatsu MIYAZAWA, 06095

2135

November 13th, 1943

H.J. Routley, Esq.,
666 East 16th Avenue,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 386,
620 East 16th Avenue

Your letter of the 29th instant enclosing cheque for \$150.00 and offer to purchase 620 East 16th Avenue for the sum of \$1600.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$1450.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be in a position to assume control of this property.

Yours truly,

F.O. Shears,
Director.

3
FOS/AN

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

10

Kamloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF
HATSU MIYAZAWA

PROCEEDINGS AT HEARING

20 APPEARANCES:

R.W. KENNEDY, Esq.,

appearing for the
 Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
 Claimant.

J.H. COLLEY, Esq.,

Secretary to Kamloops
 Sub-Commission.

G.M.R. UPTON, Esq.,

Official Interpreter

G. RAMBLETON, Esq.,

Official Reporter

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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,

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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 appraiser alleged in November, 1943, it was the Custodian's responsibility. She rented the property to a Mr. Wein, 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.

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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.

30 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?

10 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.

20 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 SINCE HERE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

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

J.R. Archibald
Sub-Commissioner

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Name of Claimant

MIYAZAKI, Etsu

Case 47

Custodian File

2135

REAL PROPERTY										Total
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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
1600.	12.50 80.00									92.50
PERSONAL PROPERTY										Total
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 & Recorded Now Missing	45% of amount in next preceding column			
NETS										Total
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										Total
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

November 21st, 1950.

Mrs. Hatsu MIYAZAWA,
12 Yew Street,
North Kanloops, B. C.

Dear ~~Sixxx~~ Madam:

Re: Japanese Property Claims Commission

Case No. 87

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... **\$92.50.**

Cheque in your favour is enclosed for **\$92.50**
and we have paid the Co-Operative Committee .. **\$11**
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

DEFENCE BRIEF

Kamloops
May 6, 1948

Hatsu MIYAZAWA

File No. 2135

Case No. 87

REAL PROPERTY CLAIM

City of Vancouver, Lot "B" of
Lots 2 and 3 Block 92 District
Lot 301. Group 1, New Westminster
District, Plan 4916.

Claim is stated by counsel to remain at \$2500.00.

<u>Claim</u>	<u>Appraisal</u>	<u>Sale Price</u>
\$2500.00	\$1500.00	\$1643.00

Witness: J. R. Reid & Co.
Appraisers.

This will be a question
of valuation. Property
was sold by tender to
Turner's Dairy. Tender
was submitted a week
before tenders closed.
Only one other tender
was received. It was for
\$1463.

Summary of Witnesses

J. R. Reid & Co.

FRS/mw