

3401

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: MIYANAGA Yoshihiko

HOME ADDRESS: 2nd Rd and 28th Ave., Whonnock, B. C.

REGISTRATION NUMBER 13531 SEX: Male AGE: 39

OCCUPATION: Boom man - farmer.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: P. Pain, Lumber Co., Whonnock, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kii

ADDRESS OF WIFE OR HUSBAND: 2nd Rd., and 28th Ave., Whonnock, B.C.

NAMES OF ANY LIVING CHILDREN: Yoshiharu (M), Kanzi (M), Junichi (M).

ADDRESS OF CHILDREN: 2nd Rd., and 28th Ave., Whonnock, B.C.

AGE OF CHILDREN: 5, 3, 1.

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

- R 1. LOCATION AND DESCRIPTION: Block 4 S.E. 1/4 Section 6, Township 15,
Municipality of Maple Ridge, B.C. 2nd Rd., and 28th Ave.,
Whonnock, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 6 room house- frame construction,
wood shed, barn, chicken house.

EXHIBIT No. 698-6

DATE Sept. 21/48

FILED BY

3. INSURANCE (Give particulars; state where policies are) Michigan Fire and Marine

Insurance - \$500.00 Furniture, \$1,000.00 house. Policy no. unknown
Policy \$1,500.00, paid to 1944. Policy in owner's possession.

4. TAXES (Amount and where payable) \$20.00 paid to the municipality of Maple
Ridge, B.C. Declarant has owned land only 6 mo

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owners

4. INSURANCE CARRIED ON ABOVE PROPERTY: Michigan Fire and Marine Insurance Co., household furnishings \$500.00 - Policy no. unknown.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Sun Life Assurance Co., for \$1,000.00 - Policy No. unknown
Beneficiary - wife- Kii, Amount of policy \$45.00 annual premium.
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 13th day of April 1942.

(Signature)

G. H. H. H.

J. T. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Mar. 24/43

Our File No. 3401

Full Name Yoshihiko MIYANAGA
(Surname in block Letters)

Registration No. 13531

Male - Female
(check)

Age Dec. 20, 1902

Former Address

P.O. Box 202, Glenora, B.C.

Date Evacuated

April 16/42

Naturalized - Canadian-Born - National
(check)

Present Address

9 H Wyman Drive, Spruce Glen
c/o Ed. Anderson
R.R.#1, Nobleford, Alta.

Married - Single
(check)

Name of Wife

nee SAMURAZONO Kii #13530

Name of Husband

Name of Mother

MIYANAGA Yuni

Name of Father

Kajiro (In Japan)

Names of Children under 16

(In Japan) Yoshidane (M) 14/9/36
Kazuo (M) 31/8/38
Junichi (M) 1/6/41

Requested by Nell Donaghy

Registered with Custodian

Yes
(Yes or No)

Additional Information

Boom Man, at P. Bain Lbr
Mills, Glenora.

REAL PROPERTY SUMMARY

Files 3401, 3403

V.L.A. B.C. 87-P

JAPANESE NAMES: Yoshihiko MIYANAGA - - Reg. No. 13531
Kii MIYANAGA - - Reg. No. 13530

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

PROPERTY ADDRESS: 2nd Road and 28th Ave., Whonnock, B. C.

LEGAL DESCRIPTION: Part 5.25 acres more or less of the South East quarter of Section 6 Township 15 shown and coloured Red on Sketch deposited No. 1716 and part 0.16 of an acre more or less being the North 18 links of a 7.2 acre portion of the South East quarter of Section 6 Township 15, said 7.2 acre portion is shown and coloured Red on Sketch deposited No. 1740 Municipality of Maple Ridge, D.N.W.

TITLE: In the names of Yoshihiko MIYANAGA and Kii MIYANAGA. 698-5

ENCUMBRANCE: Vesting in Custodian 25705, 12th April 1943. *APR 21/48*

ASSESSED VALUE: 1942 -
Land \$400.00
Improvements \$450.00 Total \$850.00 Taxes \$18.34.

CLASSIFICATION: Farm of 5.41 acres with 1 acre oats and 1½ acres potatoes, with 1½ storey frame house 22 x 26, 3 rooms, fair condition, and woodshed, barn, chicken house. The farm is accessible only through private property.

HISTORY OF ADMINISTRATION: Property was leased by the Custodian on the 14th August, 1942, to Mrs. Lorna BENSON at a rental of \$6.00 per month. The joint account of the owners was credited with \$30.00 as rent from the 14th January 1943. On the 9th March 1943, this lease was extended by the Custodian as from the 15th January, 1943 to the end of 1943, at a rental of \$69.00 of which rental \$48.00 was paid to the Custodian and allowed as accrued rental to The Director The Veterans' Land Act.
Buildings and contents were insured for \$1000.00 and \$500.00 respectively in the Michigan Fire and Marine Insurance Co, the policy number 16050 expiring on the 28th January 1945 and not renewed by the Custodian.

SOLD: To The Director The Veterans' Land Act for \$751.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the joint credit of Yoshihiko MIYANAGA and Kii MIYANAGA, sale price \$751.00 plus rental received from Mrs. Benson \$30.00, total \$781.00, less taxes \$20.17 Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$39.17. Net amount released \$741.83.

TITLE: Included in C. of T. 169429-E and payment of consideration included in cheque to Custodian dated March 14th, 1944.

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

DATED January 30th, 1946.

John Macpherson

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 3401

MUNICIPALITY: Maple Ridge.

Date: May 22nd. 1942.

NAME: MIYANAGA. Yoshihiko,

REGISTRATION NO. 13531

ADDRESS: No 8. 2nd. Road & 28th. Ave. Whonnock, B.C.

PROPERTY:

ACREAGE: 5 $\frac{1}{2}$.

KIND OF CROPS: Oats Potatoes.

APPROXIMATE ACREAGE OF EACH: 1. $\frac{1}{2}$.

HOUSE: VACANT: Yes. OCCUPIED

DESCRIPTION 1 $\frac{1}{2}$ Story wooden frame house. ROOF: Shingle.

SIZE: 22 x 26.

NO. OF ROOMS 3. down stairs.
none in attic.

CONDITION: Fair.

OTHER BUILDINGS: Woodshed. Barn. Chicken house.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: Well.

ON:

OFF:

LIGHT: None.

ON:

OFF:

REMARKS:

INVENTORY OF CHATELS LEFT ON PROPERTY
Stored in the house.

Kitchen range.

4 Kitchen chairs.

2 Bedscomplete.

Sanitary couch.

Heater.

EXHIBIT NO. 698-7
DATE Sept 21/48
FILED BY G. S. A. Rice

See schedule of chattels

Signed:

I. C. Randall.

BC-87-P

BC/87-P

Page 1

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

COPY

Farm Appraisal Report

Land Description Parts of the S.F. 1 Sec. 6, Tp. 15, Sketch 1740 & 1716, N.W.D. File No. J.L. 580

Owner's Name Y. & K. Miyahara Containing 5.41 more or less Acres

Nearest Rail Point Whonnock on C.P.R. Post Office Address Whonnock, B.C.

Market Town Whonnock 1 mile or New Westminster Distance 1 mile

Church (give denomination) Presbyterian & Anglican, Whonnock Distance 27 "

Nearest School Whonnock School, 1 mile; Honey High School Distance 7 "

State how property was identified: Registered plan, roads and adjoining owner.

Roads: State whether property has access to main road, the kind of road and its condition.
Poor access by a 12' private lane, in 600' from a narrow hilly municipal gravel road.

Is this district a good one? Only fair

Employment opportunity Very limited

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

Describe Fencing and its condition: Wire fencing at boundaries - only fair Value \$

Water supply: Adequate for domestic use from a seepage well in clay. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE FRAM	24 x 24	Lumber	14'	Shingle	15 yr.	Post	Fair	\$ 700.00
Woodshed	12 x 20	"	8	"	1 "	"	Good	40.00
Shed	9 x 10	"	8	"	1 "	"	"	10.00
Old shed	16 x 22	Old lumber	10	Shingle	15 "	"	Poor	"
BARN	x	x	x	x	x	x	x	x
GRANARY	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x
	x	x	x	x	x	x	x	x

No electric power available or within a mile of the property

Total Value Buildings add to farm Total present day value \$ 750.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? Dwelling reconditioned and roof reshingled in the last year.

Describe the basement and chimneys: No basement; brick chimney to ground.

No. rooms downstairs? 3 Upstairs? 2 (attic) How finished Y. Joint

Are buildings painted? 1st coat only Condition of paint Only fair

Distance from nearest bush Dwelling about 50' from bush at west, but no great fire risk.

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.75	Slight slope or sidehill to south.	Clay loam 0" - 10"	Clay	Oats and old seeding or seed.	\$60	\$ 165.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, 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, UNULATING, 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	
2.66	Banks or sidehills too steep for cultivation.			Scrub bush and stumps	nil.	

Total value of Land \$ 165.00

Total added by buildings to value of farm \$ 800.00

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

Total value of farm \$ 765.00

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

Farm in overgrown condition and poor tillage. Vacant, and an informed the Japanese owners bought it about a year ago for \$850.00.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Subsistence farm, with a cow, small fruit and poultry.

Noxious weeds: Thistles and couch grass pretty bad in places.

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

Municipality of Maple Ridge.
1942 land and school taxes - \$18.34

Date: June 18th, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 17th day of June 1942.

Inspector's Signature

"J. D. PATTERSON"

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

BC/87-P
Farm Appraisal Report

Page 3

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

Remarks: Homestead or subsistence farm situated about 1 mile north of the Fraser River and Whonnook, at an elevation of about 400'. Access somewhat poor by a steep public road; then in 600' by a 12' private lane belonging to the property. Has an attractive outlook over the river and Glen Valley.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation. South slope or sidehill land overlooking the Fraser River at an elevation of about 400'. Fairly fertile soil with fairly good natural drainage and outlets down slope.

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 \$

200' = 1 inch

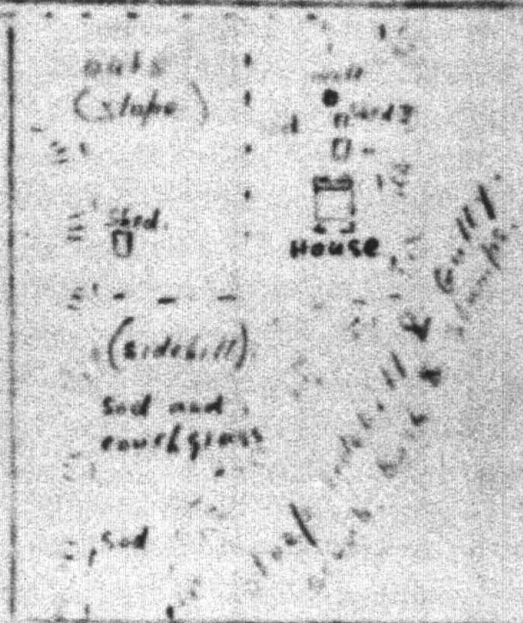
Diagram of Property - In Red

Y. & K. Miyanaqa

Parts of the S E section 15 sketch 1740 & 1716 N.W.D

Gravel - Red - Gravel

^
N



No 2 Rd.

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

value is \$ 500

Date 22nd June 19 42.

"I.T. BARNET"

District Superintendent.

File #3401

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Croft
October 27th, 1942.

Name: Yoshihiko Miyanaga

Reg. No. 13531

RECEIVED
NOV 9 1942

INVENTORY OF CHATTELS LEFT ON PROPERTY
AT
2nd Rd. & 28th Ave., Whonnock, B. C.

- 1 Table (desk)
- 2 Tables (homemade)
- 1 Bench
- 1 Sanitary couch
- 2 Bedstead & springs (good)
- 1 Beach kitchen range
- 4 Kitchen chairs
- 1 Fire Extinguisher (soda)
- 2 Window screens (1's)
- 1 Box Christmas decorations
- Pail containing 1 brace, 1 wooden plane,
- 2 flat wrenches & small cut nails.
- 3 Axes (doubles)
- 2 Potato drags
- 1 7' dew saw
- 1 Large funnel
- 2 Mattocks
- 1 Hoe
- 1 Sledge hammer
- 1 Logging chain
- 1 pr. logging boots
- 1 pr. rubber thigh boots
- 1 Sickle
- 1 Heater
- Approx. 1 1/2 cords split firewood.

This represents all my chattels remaining in any protected area in British Columbia.

Confirmed:

Date . . . Nov. 4th . . . 1942 . . . Signed . . . *Y. Miyanaga* . . .

● Please sign and return one copy to the Custodian.

filed here

MEMORANDUM.

File #3401.

27th June, 1942.

re: Yoshihiko MIYANAGA (#13531).

This farm is quite a distance back off the road and accessible only through the Shin farm. The house is fairly good. The farm has been vacant for some time and the potatoes planted are valueless, as they were never hilled and are badly overgrown.

However, there is approximately 1 acre of oats which look good. Mr. Telford, on the Jap farm down the road a short distance, states he thinks he would find a purchaser for it.

I put the proposition up to him that if he could sell the oats for \$25.00 covering the taxes of \$18.34, we would give him a bill of sale on the firewood 1½-2 cords for his trouble.

Wt.

WEA:GF

3401
3403

14th August, 1942.

Mrs. L. Benson,
Whonock, B.C.

Dear Madam:

We have for acknowledgment your letter of the 6th instant, applying to rent the farm property of Y. & K. Miyahara, Whonock, B.C.

We wish to advise that the Custodian is willing to rent this property to you for the sum of \$6.00 per month, payable monthly in advance for a period of six months commencing August 15th, on the express understanding that you will enter into a lease agreement on terms satisfactory to the Custodian.

If you agree to this arrangement, please advise us by letter, enclosing payment of first month's rent, and it will then be in order for you to take possession.

We ask, that, if you should find any personal property in the house or farm implements lying about, to please be good enough to have them put in a safe place and send us a list of same.

Yours truly,

Manager,
Farm Department.

RDR:GT

cc: Mr. McKay,
Soldier Settlement of Canada,
Vancouver, B.C.

This matter discussed with Mr. McKay of the Soldier Settlement of Canada, and he agreed to this arrangement.

Whomack.

Refer to/ August 19⁴⁷

To/ File no. 3401.
3403.

Mr. A.D. Richardson.

Manapa Farm Dept.
OFFICE OF THE CUSTOMS.
JAPANESE SECTION

Dear Sir.

RECEIVED

Please find enclosed
JUL 24 1942

\$6.00 rental for Myanapa
Farm.

I should be glad if
you could manage to
send someone to take a
inventory of the tools
furniture etc. - as I
don't quite know what

Mrs A. H. Benson.
Crescent Island.

Is put away or what
I say use - my I must
take the form on a for
six months' leave
or may have it by the
month I have the key.
(The way I have truly
R. H. Benson

<u>File No.</u>	<u>Name</u>	<u>Address</u>	<u>Amount</u>
3401	Yoshihiko Miyanaga	Whonnock, B. C.	4.72

Page No.
13531

Refund of 1% wage deductions for first six
months of 1941 from Provincial Collector
Vancouver.

18

✓
3401, 3403

February 23rd, 1943.

Mrs. A. H. Benson,
High Trail,
Whonook, B. C.

Dear Madam:

Re: Y. & K. MIYANAGA

Enclosed herewith please find your rental receipt covering period from February 15th to March 14th, 1943.

We wish to advise that as to the liquidation of Japanese farms, we have had no official information whatsoever regarding this but if you would care to place an offer at this office we shall hold it on file.

We are having a lease executed in your favor at the present rate on this property for the balance of this year and upon completion of same will be forwarded to you.

Trusting you will find this satisfactory, we are

Yours truly,

R. D. Richardson,
Farm Department.

WLA/EM

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. YOSHIHIKO MIYANAGA

File No. 3401

Reg. No.

Company Sun Life Insurance Co.

Agency Vancouver

Policy No. 2186881

Premium - \$ 45.70

Payable: ^X Annually, Semi-annually or monthly

Month August Day 1st

REMARKS:

Myanmar 1943
Sales 34019 34020
Reg 13531 & 13530
Sent Mar 14 to

High Trail ✓
Shannon
\$100 apr. 18/43

Re File no.
3457, 3453.

March 16th

EVACUATION SECTION	
Rec'd	MAR 12 1943
File No.	
App.	
Referred	

Dear Mr. Richardson
I thank you for your letter. I had a letter from

Mr. Miyawaga - questioning
his price for this property,
including furniture, as
\$1300 - This firm. honored
dollars, - we consider this
quite out of the question
as you know - it is all
a matter of repairing being

an old house. doors just
us coffee, windows in room
no sink, no light, telephone
of water in room. no paper
road. not big enough for
any thing in the way of
furniture + not good looking
land. the small piece that
could be cleared.

changed hands, in
must be the reason that
it is now for around \$1700.
we might think about

that the price if we
may have that offer paid
on file -

General \$6.00 real for
March 13th 1934
Hans Smith

Extract from Lease.

Lease No. 356.

Files Nos. 3401 & 3403.

Lessor: The Secretary of State. (Yoshihiko & Kail MIYANAGA)

Lessee: Mrs. Lorna BENSON.

Date: 9th March, 1943.

Term: 11½ months from 15th January, 1943 to 31st December, 1943.

Consideration: \$69.00 - payable \$6.00 monthly on 15th day every month commencing 15th January, 1943. No Taxes.

Property:

Lands: Part 5.25 acres more or less of S.E.¼ of Section 6 Tp.15, shown red on Sketch 1716, and Part 0.16 of an acre (more or less) being the N.18 links of a 7.2 acre portion of S.E.¼ of Section 6 Tp.15, said 7.2 acre portion shown red on Sketch 1740. C. of T. 146987 E. Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.E. 9/8/43.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 3402 & 3403
Reg. No. 13531 & 13530

506 Royal Bank Building,
Vancouver, B. C.

Mr. Yoshitane MIYAHARA, & Mrs. Eiko MIYAHARA
c/o Mr. Anderson,
R.R. No. 1,
Hohlford, Alberta.

MAY 16 1944

Dear Sir:

Re: Part 5.25 acres more or less of the south east quarter of Section 6, Township 15, as shown and coloured red on sketch dep. No. 1716 and part 0.16 of an acre more or less being the north 16 links of a 7.2 acre portion of the S.E. 1/4 of Sec. 6, Tp. 15, said 7.2 acre portion is shown and coloured red on sketch dep. 1740, Dis. of New Westminster, C. of B. 52617.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 751.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 751.00
Less:	
Tax arrears to December 31st, 1942	\$
Registration fee	3.00
Encumbrance—Principal	
—Interest	\$ 3.00
Net proceeds of sale	\$ 748.00

joint

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

W

MEMORANDUM

File: 3401

September 30, 1944.

To: Mr. Moryson

From: Mr. Iverson

Re: MIYANAGA, Ioshibiko
2nd & 28th Ave., Woonock

The above named, on August 23, 1943 asked for shipment of practically all his effects left at the given address. But there is nothing on file to indicate that they were shipped.

Attached is the inventory, and from correspondence it appears that the firewood mentioned might have been traded for services rendered by Mr. Telford (June 27, 1942).

Mrs. Laura Benson was the last tenant.

Will you please report if shipment was made, or goods sold at auction so that files can be completed.

WJI/pls

File #3401

October 27th, 1942.

Name: Yoshihiko Miyanaga

Reg. No. 13531

INVENTORY OF CHATTELS LEFT ON PROPERTY
AT
2nd Rd. & 28th Ave., Whonnock, B. C.

1 Table (desk)	\$ 25.00
2 Tables (homemade)	10.00
1 Bench	10.00
1 Sanitary couch	10.00
2 Bedstead & springs (good)	75.00
1 Beach kitchen range	80.00
4 Kitchen chairs	8.00
1 Fire Extinguisher (soda)	10.00
2 Window screens (1's)	2.00
1 Box Christmas decorations	
Pail containing 1 brace, 1 wooden plane, 2 flat wrenches & small cut nails.	15.00
3 Axes (doubles)	9.00
2 Potato drags	6.00
1 7' dew saw	12.00
1 Large funnel	1.00
2 Mattocks	3.00
1 Hoe	1.00
1 Sledge hammer	3.00
1 Logging chain	6.00
1 pr. logging boots	8.00
1 pr. rubber thigh boots	2.00
1 Sickle	1.00
1 Heater	10.00
Approx. 1 1/2 cords split firewood.	5.00

\$310.00

This represents all my chattels remaining in any protected area in British Columbia.

Confirmed:

Date Signed

Please sign and return one copy to the Custodian.

JAPANESE PROPERTY CLAIMS COMMISSION

Claim No. **60**

SUMMARY OF EVIDENCE IN SUPPORT OF CLAIM

The Following are Particulars of the Claim:

1. Claimant's Name In Full: **MIYANAGA, Yoshihiko and MIYANAGA, K11**

2. Registration Number: **13531** **13530**

3. Present Address: **c/o T.H. Wyman Iron Springs, Alberta**

4. Address Prior To Evacuation: **Whanoek B. C.**

*Offered & sell to Mrs Benson for \$1300 = land & chattels
included at hand 2068
Chattels 300 =*

EXHIBIT No. **698-1**
DATE **Sept 21/48**
FILED BY **W. A. Russell**

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)

Part Five Decimal Twenty-five (5.25) acres more or less of the South East Quarter of Section Six (6) Township Fifteen (15) as shown and colored Red on sketch deposited No. One Thousand Seven Hundred and Sixteen (1716).

And Part Sixteen One Hundredths (0.16) of an acre more or less being the North Eighteen (18) links of a Seven Decimal Two (7.2) acre portion of the South East Quarter of Section Six (6) Township Fifteen (15) said Seven Decimal Two (7.2) acre portion is shown and colored Red on sketch deposited No. One Thousand Seven Hundred and Forty (1740) in the District of New Westminster.

- (a) Nearest Post Office adjacent to land. **Whonook**
- (b) Number of acres: **5.41**
- (c) When purchased: **November 17, 1941**
- (d) Condition when purchased: Give improvements and values in detail as of date of purchase)

Land	Bushland
	20 x 26 barn in rundown condition
Buildings	24 x 38 house in rundown condition

(e) Purchase Price \$ **1000.00**

6. IMPROVEMENTS:

- (a) Clearing.....**2**.....acres at \$ **150.00**...per acre \$ **300.00**
- (b) Fencing \$
- (d) Drainage) \$
- (c) Tillage \$ **50.00**
- (e) Weed Eradication **1 acre** \$ **25.00**
- (f) Planting **Vegetables 1 acre** \$ **63.00**
Oats and clover 1 acre \$ **30.00**
- (g) Graveling of private road \$ **50.00**
- (h) \$

Total	\$ 518.00	\$ 518.00
Carried Forward	\$	\$ 1518.00

Brought forward

\$ 1519.00

(i) Buildings:

ITEM	SIZE	YEAR BUILT	MATERIAL COST	LABOR COST	COST (TOTAL)
Repairs to house	24 x 32		\$	\$	\$
Foundation		1941	115.00	85.00	200.00
Painting		1941			50.00
Shingling roof		1941	50.00	50.00	100.00
Woodshed	14 x 20	1941	92.00	40.00	132.00
Bathroom	10 x 12	1941	50.00	18.00	68.00

Total Cost of ~~Buildings~~ ^{Repairs} \$ 550.00 550.00

Total Cost of Land and All Improvements \$ 2068.00

Fair Market Value \$ 2068.00

Sold by Custodian for \$ 951.00

Loss Claimed on Parcel 1 \$ 1517.00

8. Assessment for 1942:

Land \$ 400.00
 Improvements \$ 450.00
 Total \$ 850.00

9. Appraisal or Valuation (by Custodian):

Lands	\$ 185.00
Improvements	\$ 800.00
Total	\$ 985.00

10. Rental Value per Year:

\$ 800.00

rented for 6th per mo

11. Fire Insurance on Buildings:

(List amount on each building):

Dwelling	\$ 1000.00
.....	\$
.....	\$
.....	\$

12. Documents in Support:

(a) Photographs:

(b) Deeds **No. 140987 E**

(c) Agreements to Purchase

(d) Leases

(e) Insurance Policies
Michigan Fire & Marine Insurance Co. Policy # 10000

(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\$ 1317.00

Parcel 2\$

Parcel 3\$

Parcel 4\$

TOTAL:

\$ 1317.00

PERSONAL PROPERTY:

ITEM	YEAR PURCHASED	PRICE PAID	VALUE	REMARKS
1 table (desk)	1941	\$ 30.00	\$ 25.00 ✓	Good
2 tables	1941	15.00	10.00 ✓	"
1 bench	1941	10.00	5 15.00 ✓	" 5.00
1 sanitary couch	1940	15.00	10.00 ✓	"
2 bedsteads 7 springs	1940	100.00	75.00 ✓	"
1 beach kitchen range	1941	100.00	80.00 ✓	"
4 kitchen chairs	1940	10.00	10 10.00 ✓	" 10.00
1 fire extinguisher (soda)	1940	12.00	10.00 ✓	"
2 window screens	1941	5.00	2.00 ✓	"
1 box christmas decorations pail containing brace, plane flat wrenches & nails			7 25.00 x ✓	" 7.00
3 double axes	1941	12.00	9.00 ✓	"
2 potato drags	1941	8.00	6.00 ✓	"
1 7-ft. saw	1941	15.00	15.00 ✓	"
1 large funnel	1941	2.00	1.00 ✓	"
2 mattocks	1941	4.00	4 3.00 } 4.00 ✓	"
1 hoe	1941	1.50	1.00 ✓	"
1 sledge hammer	1941	3.50	3.00 ✓	"
1 logging chain	1941	8.00	6.00 ✓	"
1 pr. logging boots	1940	15.00	8.00 ✓	"
1 pr. rubber thigh boots	1940	5.00	3 3.00 ✓	" Old
1 sickle	1941	1.50	1.00 ✓	Good
1 heater 1941	1941	12.00	10.00 ✓	"
1 1/2 cords split firewood	1941			
			\$ 300.00	

(ADD ADDITIONAL PAGE IF NECESSARY)

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

claim 377 - these figures might be put out?

PAYMENTS RECEIVED FROM CUSTODIAN ON
PERSONAL PROPERTY

Item:

Year:

Month:

Amount.

Total: \$ NIL

Total Claim for Personal Property \$ **320.00**

Deduct Payments from Custodian \$ **NIL**

Net Loss on Personal Property \$ **320.00**

I Certify the above to be True and Correct.

.....
Witness

G. Mijaraga
Signature of Claimant.

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 L. H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
September 21st, 1946.

IN THE MATTER OF THE CLAIM OF
YOSHINAKO MIYANAGA and KII MIYANAGA.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

G.E.A. RICE, Esq.,

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.

30

2
Y. Miyanaga,
In Chief.

THE SECRETARY: Case No. 698, Yoshihiko Miyanaga and
Kii Miyanaga.

YOSHIHIKO MIYANAGA, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. RUSSELL:

Q Mr. Miyanaga, I am showing you a summary of evidence
in support of claim. You are apparently claiming
jointly with your wife for this property?

10 A Yes.

Q This is a summary of evidence upon which you are
relying in support of your claim?

A Yes.

Q And it was prepared from information supplied by
you and under your direction?

A Yes.

Q That is your signature at the end of that claim?

A Yes.

Q And you believe this to be true so near as you can
ascertain?

A: Yes.

Q Yes. I will offer that as the first exhibit.

(SUMMARY MARKED EXHIBIT NO. 1).

Q Dealing with this real property, you placed insurance
on the buildings on this land, is that correct?

A Yes.

Q How much was the house insured for?

A \$1000.00.

Q And the household furniture? A: \$500.00.
\$1500.00 altogether.

30 MR. RUSSELL: I wonder if my learned friend will let me
have the assessment for 1943.

Y. Miyahagi,
In Chief.

MR. RICE: Yes.

MR. RUSSELL: I will just put this in. This is an assessment from the Corporation of the District of Maple Ridge.

(NOTICE MARKED EXHIBIT NO. 2).

MR. RICE: It is \$900.00? No, \$650.00, excuse me.

MR. RUSSELL: \$650.00, yes.

Q Where was this personal property you are claiming left?

A: It was

10 all left in the house.

Q Was the house locked? A: Yes.

Q Did you tell anybody that you were leaving the property and that the house was locked?

A Yes, I left the key and told my neighbour that I was leaving. He was not evacuated until later.

Q How much did you pay for this land?

A \$1000.00.

Q How did you pay for it?

20 A I paid \$700.00 in cash and turned over a Graham Paige car valued at \$300.00 to make up the \$1000.00.

Q How long had you had the property before you were evacuated?

A About five and a half months.

Q Did you take off any crop? A: No, I did not.

Q In the five and a half months what improvements did you make on that land? Are they all listed in your summary of evidence?

30 A Fixed the foundations of the house and also the roof of the house and built a woodshed and built

Y. Miyazawa,
In Chief.

a bath-room, and then did some clearing.

Q Did you do any painting? A: Yes,
painting too.

Q That is all, thank you.

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

10 I am submitting that the chattels sold for their
fair market value, or, no, in this case the chattels
were not sold. I am also submitting that the
Custodian asked the claimant for an itemized and
detailed description of personal property in claim,
showing amount claimed for each item, and this
information has not been received to date. It is
in the form that he has completed and submitted
here today.

I am further submitting that if the Custodian
is responsible in any manner for the loss or
values of the claimant's goods, the claim made to
the same is exorbitant.

20 I tender as an exhibit, your honour, a farm
appraisal report respecting the real estate.

(APPRAISAL REPORT MARKED EXHIBIT NO. 3).

I tender as an exhibit an analysis of personal
property claim.

(ANALYSIS MARKED EXHIBIT No. 4).

I tender as one exhibit a summary respecting
real property and also chattels.

(SUMMARIES MARKED EXHIBIT NO. 5).

5
Y. Miyama,
Cross-Exam.

CROSS EXAMINATION BY MR. RICE:

Q I show you a J.P. form dated the 13th of April, 1942 (indicating); is that your signature on that document?

A: Yes.

Q It is?

A: Yes.

Q And do you know your wife's signature?

A Yes, that is right.

Q And that is your wife's signature to this other document bearing the same date, 13th of April, 1942?

A: Yes.

Q That is right?

A: Yes.

MR. RICE: I tender both of these as the J.P. forms of the claimant and his wife, your Honour.

THE SUB-COMMISSIONER: As one exhibit?

MR. RICE: As one exhibit.

(J.P. FORMS MARKED EXHIBIT NO. 6).

MR. RICE: Q: Did you lease your property before leaving there, before you left the evacuated area?

A No.

Q Did you make a lease to Mrs. Benson?

A That was after I came here and it was between the Custodian and the tenant.

Q What day were you evacuated? A: I think it was April 16th. We arrived here on the 16th.

Q And the chattels set forth in your summary of evidence, where did you leave them?

A These were all left in the house.

Q Was the house locked? A: Yes.

Q Who did you give the key to? A: The neighbour next door.

6
Y. Miyahara,
Cross-Exam.

Q Did the neighbour undertake to look after the place and your chattels for you?

A I asked him to look after it.

Q What was his name? A: S. Z. Shin.

Q S. Z. Shin? A: Yes.

THE SUB-COMMISSIONER: Q: Was he a Japanese?

A Yes.

Q Where is he now? A: He is at Toronto now.

10 MR. RICE: Q: Have you heard from him since you left there? A: Nothing in connection with the house.

Q Have you heard anything in connection with the chattels from him? A: No, just personal affairs; nothing to do with the house or chattels, just personal affairs.

Q Well, did you speak or write to Shin since you left there? A: After I came here I received a list of all the chattels from the Custodian and, therefore, I thought that everything would be all right.

20

Q And the list doesn't compare with your list, does it?

A It agreed practically in nearly all points.

Q Have you got it with you? A: I think I handed it to my lawyer.

MR. RICE: Will my learned friend produce it? (Document to Mr. Rice).

Q Were all the chattels left in your house?

A Yes.

30 MR. RICE: For the purpose of the record, I may say that

7
Y. Miyasaka,
Cross-Examination

I have a report apparently completed by one
I. G. Bardwell, dated May 22nd, 1942, in which he
gives an inventory of the chattels left on the
property stored in the house, a kitchen range, 4
kitchen chairs, 2 beds, complete, sanitary couch,
and a heater.

MR. RUSSELL: Here is the list here. Possibly they should
both go in.

10 MR. RICE: It might be well for both schedules to go in
together as an exhibit, one produced from my learned
friend's file, an inventory of chattels left on the
property, and the other one from the Custodian's
file.

THE SUB-COMMISSIONER: All right.

(INVENTORIES MARKED AS EXHIBIT NO. 7).

THE SUB-COMMISSIONER: What is the real explanation of
the disappearance of the chattels? Were they stolen?

20 MR. RUSSELL: It is hard to say, sir. I am, quite frankly,
not in a position to say what happened to them, but
it is rather peculiar in that the earlier inventory
doesn't list nearly the items that are claimed for
and which are listed in the inventory made October
27th, 1942.

THE SUB-COMMISSIONER: Well, they evidently at some
time came under the control of the Custodian.

MR. RUSSELL: Yes.

MR. RICE: The only ones that came under his care or
attention was the list supplied by Mr. Bardwell.

30 MR. RUSSELL: No, this particular list is from the
Custodian and asking him to sign it. Here is
the one that Mr. Rice filed, sir, showing these
items and that was made apparently by Mr. Bardwell
on the 22nd of May, 1942. Now, later on in

Y. Miyahara,
Cross Exam.

that year this list here was sent to Mr. Miyahara
and he was asked to sign saying that that list
included all his chattels.

THE SUB-COMMISSIONER: And that is also from the Custodian?

MR. RUSSELL: And that is also from the Custodian, sir.

THE SUB-COMMISSIONER: I think it will help to clarify the
situation.

MR. RICE: The claimant says that he received that list
from the Custodian's office.

THE SUB-COMMISSIONER: Yes.

MR. RICE: Q: Did you ever write and authorize the sale
of your chattels and land?

A: In 1943 I received, I think it was in 1943 I received
a letter saying that somebody wished to purchase
my land.

Q: Yes. You were told that Mrs. Benson, the tenant,
wanted to buy your land, isn't that right?

A: Yes.

Q: And you wrote and told them that Mrs. Benson could
have both the land and chattels for \$1300.00, is
that correct?

A: Yes.

Q: And Mrs. Benson offered you \$700.00, isn't that
correct?

A: Yes.

Q: And you didn't take that offer? A: No. I
was very hard up but I didn't want to sell at that
price.

Q: At that time you knew Mrs. Benson was renting the
property for \$6.00 a month?

A: No, I didn't know.

9
Y. Miyazaki,
Cross-Exam.

Q You didn't know? A: No.

Q Did you try to rent your property before you left there, or before you were evacuated?

A No.

Q Why did you not try to rent it? A: I didn't expect to evacuate; I expected to be able to stay in B.C., and in the end I had no time to do anything.

Q Did you ever try to rent your property?

A No.

Q Well, how do you know the rental value is \$500.00 then that you have sworn to?

A It was new land, only just been cleared, and it was in good condition for growing crops.

Q Yes, land that you valued at \$2068.00 and you say the annual rental is worth \$500.00, and yet the Custodian was compelled to rent the place for \$6.00 a month, \$72.00 a year, \$69.00 a year to be exact. You bought 4 kitchen chairs in 1940, did you?

A: Yes.

Q For \$10.00?

A: Yes.

Q And after using them two years you say they are still worth \$10.00?

A: They were

still in good shape; they hadn't been used very much.

Q And you didn't sit down on them? A: Yes, we used them a little.

Q You say you bought a seven-foot saw for \$18.00?

A Yes, a Royal Chinooka; that must be a name. I didn't quite get it.

10

20

30

Y. Miyanaga,
Cross-Exam.
Re Direct.

Q A Royal Chinese?

THE SUB-COMMISSIONER: It is a very well known make of saw.

A It is a very good saw, the best make you can buy.

MR. RICE: Q: You say you paid \$15.00 for it?

A Yes.

Q Where did you buy it?

A: At McMillan

Wholesale House in Vancouver.

10

Q And that is the wholesale price of that saw was \$15.00?

A: Yes.

Q A seven-foot saw?

A: Yes.

RE DIRECT EXAMINATION BY MR. RUSSELL:

Q I am showing you, Mr. Miyanaga, Exhibit 7, which contains a list of chattels, and it is dated October 27th, 1942. Have you ever seen this document before?

A: Yes. I

received two copies of this from the Custodian; one I signed and sent back and this is the other one.

20

Q Thank you, that is all.

MR. RICE: Q: Is everything on that list, the large inventory of Exhibit 7 your property or somebody else's property?

A: Yes.

THE SUB-COMMISSIONER: Where was the claimant previous to moving to this property?

A I was renting a house from Mr. Shin, my neighbour.

MR. RICE: Q: Who put the figures in pencil opposite that list dated October 27th, 1942?

30

A I wrote these.

Y. Miyahara,
Re Direct.

Q You put in all these pencilled figures, did you?

A Yes; that is the total cost of cash.

Q No, but who wrote that, or who put down those figures in pencil?

A: He just said, I did.

Q You did?

A: Yes.

Q Or did someone else on your instructions?

A Yes, I wrote those with my own hand.

10 Q Well, how is it today that you have got an itemised statement here of chattels \$300.00?

A Yes. The actual total is \$310.00, but I figured \$300.00, a round figure, would be enough.

Q So that you doctored up the values today to make it \$300.00, is that it?

A The total here is \$310.00.

Q Yes.

A: Yes, I figured that \$300.00 would be all right.

Q When did you put those figures on that sheet, part of Exhibit 8?

20 A: Oh, about four months ago when I made out my claim.

Q Four months ago when you made out your claim?

A Yes.

Q Why didn't you make out your claim for \$310.00 instead of \$300.00?

THE SUB-COMMISSIONER: I think that is explained in the evidence, Mr. Rice.

MR. RICE: Just a minute, your Honour.

30 A I thought it wouldn't do any harm if it were \$10.00 cheaper; if it were more it might give trouble.

Y. MIYAHARA,
Re Direct.

THE SUB-COMMISSIONER: I see where he reduces some items in the summary of evidence. One bench which was \$10.00 he reduces to \$5.00; and one box of Christmas decorations he reduces from \$15.00 to \$7.00.

MR. RICE: That is the point that I am making, that he swears one thing and then he fixes the figures to fit in with it.

MR. RUSSELL: Actually, all of these things are as far as he can say.

MR. RICE: Why do they go on oath here and say that these are the fair and true values and one thing and another. I don't see why he couldn't use different language and say it is a fair estimate.

THE SUB-COMMISSIONER: Is that all?

MR. RICE: Yes, your Honour.

THE SUB-COMMISSIONER: That is all, thanks.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S. R. Howard
"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.

Defence Brief

Yoshihiko MIYANAGA
and
Kii MIYANAGA

File No. 3401

Case No. 678

LETHBRIDGE
21 September 1948
V.L.A.
Sheet A 10 - 7

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Part of SE 1/4 of Sec. 6 Twp. 15. Sketch 1740 & 1716.

Amended Claim

\$2068.

Appraised at

\$765.

Sale Price

\$751.

Witness: Appraiser, J.D. Patterson.

This is a joint claim made by husband and wife, the husband giving evidence.

The original claim for this property was \$1900.

Appraiser (Patterson) reports - House 15 years old. Dwelling reconditioned and roof reshingled in the last year. Farm in overgrown condition and poor tillage.

Appraiser (~~James~~) reports - Fairly fertile soil and fairly good natural drainage.

In March 1943 claimant offered to sell the property, together with the chattels, to his tenant, Mrs. L. Benson, for \$1300. Mrs. Benson offered \$700. which he refused.

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

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Furniture & Farm Equipment

Amended Claim

\$300.

No account.

No goods of any value found.
Claimant stated that he left all
his goods in his house which he
locked and he gave the key to a
neighbour, Mr. S.Z. SHIP and asked
him to look after his goods for
him.

It is submitted that the Custodian asked the claimant
for an itemized and detailed description of personal
property in claim showing amount claimed for each item
and the information has not been received to date.

It is further submitted that if the Custodian is
responsible in any manner for the loss or values of
the claimant's goods, the claim made for the same
is exorbitant.

Summary of Defence Witnesses

Where required

J. D. Patterson

1

Appraiser

W. E. Anderson

2

Staff

BMP/mw

Name of Claimant **MIYANAGA, Yoshikiko**

Case

Custodian File

3402

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)		Charges 12.50 & Comm.	V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there- of		Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					751.00	589.93			589.93	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	300.00	138.00		138.00			
TOTAL RECOMMENDATION										667.93