4831

FORM "JP"

FILE No. 4831

HANEY

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: MIYAKE, ~~Xxx Tamekuni~~ Takaji

HOME ADDRESS: R.R. No.1, Haney, BC

REGISTRATION NUMBER 13730 SEX: Male AGE: 53

OCCUPATION: 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: Myself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Namie

ADDRESS OF WIFE OR HUSBAND: R.R. No.1, Haney, BC

NAMES OF ANY LIVING CHILDREN: George (M)

ADDRESS OF CHILDREN: R.R. No.1, Haney, BC

AGE OF CHILDREN: 14 years

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

1. LOCATION AND DESCRIPTION: 10 acres, 14th Ave., R.R. No.1, Haney

2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room dwelling house, chicken house, woodshed, dog house, pig house,

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) $18 per year, Haney Municipal Hall

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) $400 mortgage on land to Mr. R. Taniguchi, Haney, BC

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, New Westminster

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: My wife has a half interest

9. IF FARM LAND STATE CROPS SOWN 1 acre planted with berries, fruit trees

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS: Myself

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Kitchen utensils, Household furniture, chinaware, farm implements, carpenter tools, in the house on 14th Ave., R.R. No.1, Hope, BC Key will be left in care of the Custodian.

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. 4531

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)

None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

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 20th, day of April 1942.

(Signature) J. Maguire

F. T. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Oct. 22/43.

Our File No. 4831

Full Name MIYAKE, Takaharu
(Surname in Block Letters)

Registration No. 13730 Male - Female (check) Age Oct. 7, 1889

Former Address R.R #1, Haney, B.C.

Date Evacuated May 19/42 Naturalized - Canadian-Born - National (check)

Present Address ~~c/o Geo. F. Jordan,~~ ~~Portage La. Prairie, Man.~~
28/6/46 HIGH BLUFF MANITOBA. #1407.

Married - Single (check)

Name of Wife (nee YAMASAKI) Namiye

Name of Husbend —

Name of Mother (nee MIYAKE) Natsu Name of Father YOKOYAMA, Tayakichi
(Japan) (Died)

Names of Children under 16 KOSIMA, Jorie. a (M) Sept 16/27 #16154
(wife's first marriage).

Requested by EG. Registered with Custodian
(Yes or No)

Additional Information Farmer. Owner of 10 acres, house, 30 hogs. at above address.

3

PERSONAL PROPERTY SUMMARY

File No. 4831

30th July, 1947.

Re: Takaharu MIYAKE - Reg. No. 13730

CHATTELS: The above Japanese registered with this office on the 20th April, 1942 and at that time he declared leaving household furniture, kitchen utensils, farm implements, and carpenter's tools in his house at 14th Avenue, Haney.

This property was inventoried in a general way on the 29th May, 1942, and a copy of the inventory was sent to MIYAKE on the 15th July, 1942. He returned it unsigned, stating that there were many goods missing. At our further request a more detailed statement of his chattels was sent by him on the 13th August, 1942. The property was then re-checked 24th August, and a copy of this inventory went 26th August, 1942, which MIYAKE signed and returned 31st August, as correct with the exception of a model boat 3 ft. long, with a gas engine, which was missing, and which he "valued greatly". The police were notified of this theft on the 5th Sept. 1942, but no recovery was made.

In March 1945, our fieldmen visited this property and removed goods to auction. It would appear however that when they visited the property they had no copy of the inventory to go by, and the goods which were sold were comparatively few. Chattels were auctioned 17th & 24th March, and 5th April, 1945, at Haney, for the net sum of $26.43.

A mail box was sold for $2.00 in October, 1943, and was credited to the joint account of Mr. & Mrs. MIYAKE, but as chattels were sold under Mr. MIYAKE's file, this was transferred to his account on the 29th July, 1947.

SPECIFIED ARTICLES: This file reveals no specified articles.

ACCOUNTS RECEIVABLE: All monies received from rents were credited to the joint account of Mr. & Mrs. MIYAKE, and together with sale price of property, were used to cover mortgage claim on property by Rokusuaburo TANIGUCHI.

No other personal property assets were declared by MIYAKE, and the file reveals none.

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

HA

.....J. Allan.....

REAL PROPERTY SUMMARY

Files 4830, 4831

V.L.A. B.C. 85-P

JAPANESE NAMES: Namie MIYAKE - Reg. No. 14007
Takaharu MIYAKE - Reg.No. 13730.

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

PROPERTY ADDRESS: 204 - 14th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Block 5 of the South West quarter of Section 28 Township 12 Map 1105 Municipality of Maple Ridge in the District of New Westminster.

TITLE: In the names of Takaji MIYAKE and Namiye MIYAKE Joint Tenants.

ENCUMBRANCE: Subject to mortgage filed as 83685-C dated 26th May 1941, to Rokusasuro TANIGUCHI for the sum of $400.00 with interest at 6%.

Vesting 24260 - 7th July 1942.

ASSESSED VALUE: 1942 -
Land $500.00
Improvements $300.00 Total $800.00 Taxes $19.85

CLASSIFICATION: Inspector reported May 29, 1942, a farm of 10 acres of which 1 acre was in strawberries and with some fruit trees. On the property is a one storey house 26 x 30, 4 rooms, fair condition; chicken house, 6 pig styes and woodshed.

HISTORY OF ADMINISTRATION; The crop on this farm was sold by the Custodian to Mrs. Blonde S. BLACKSTOCK in 1942 on a rental basis of 50% of the net proceeds of the crop. The gross crop amounted to $131.66, less expenses of $26.15, net returns $105.41. The Custodian's 50% share - $52.71. This was not paid by Mrs. BLACKSTOCK to this office but was applied by the Maple Ridge Co-operative Produce Exchange on MIYAKES' account there.

Property was leased by the Secretary of State on the 18th December 1942 to Monty FORGIE for a period of 1 year to the 30th September 1943 with storage reserved, rental $60.00 which has been paid of which $45.00 has been allowed to The Director The Veterans' Land Act, leaving $15.00 to the credit of the account. R. TANIGUCHI holder of the mortgage on this property, reported on the 19th January 1944, that no payment on the principal of $400.00 had been made, but that interest to the 26th May 1942 had been paid, leaving the amount owing as $400.00 and interest for 3 years $72.00 as owing on the 26th May 1945. There was to the credit of the joint account of

account of

Namie and Takaharu MIYAKE on the 13th October 1945, $365.95. The MIYAKE account was debited with this amount and title conveyed, clear of encumbrance to The Director The Veterans' Land Act. The balance of mortgage remaining unpaid, being a Japanese interest, is vested in the Custodian by virtue of the Revised Regulations of 1943, Section 21, and remains a personal liability of the mortgagors. No Certificate vesting the mortgagee's interest has yet been filed and I am of the opinion that the filing of such a Certificate is unnecessary.

SOLD: To The Director The Veterans' Land Act for $395.00 as at 1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS: Released to the credit of the joint account of Namie and Takaharu MIYAKE, sale price $395.00 plus 3 months rent from Henry FORGIE - $15.00, refund of insurance $12.75, Total - $422.75; less Certificate of Encumbrance $1.00, registration fee $3.00 legal fee $15.00, insurance $12.75, taxes $25.05 and amount paid on the mortgage $365.95 total $422.75. Net amount released - NIL.

TITLE: Included in C. of T. 172717-E and payment of consideration included in cheque to the Custodian dated June 28th, 1944.

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

DATED May 8th, 1946.

WEA:EH

C L A I M

File No. 2831

DATE

October 20th, 1942

CREDITOR

Maple Ridge Co-Operative Produce Exchange

DEBTOR

Takaji Miyake

AMOUNT OWING

$83.83

AGENT

ORIGINAL FILE

G/68

January, 1943

I.F.

EB

LIABILITY SUMMARY

Files 4830, 4831

Re: MIYAKE, Namie - Reg.No.14007
MIYAKE, Takaharu - Reg.No.13730

Rokusaburo TANIGUCHI made a loan to Namie and Takaharu MIYAKE on the 26th May 1941 of $400.00 with interest at 6% secured by a mortgage on the farm property of the mortgagors. The interest on this loan was paid to the 26th May 1942. Interest from that date to the 13th October 1945 amounts to $61.00, so that on the latter date the liability was $461.00.

The Custodian sold MIYAKE's property in accordance with the Canadian Government's policy of liquidation from which the net sum of $365.95 was derived. As this mortgage also vested in the Custodian this amount was accepted in settlement of the mortgage on October 13th, 1945 and this amount was transferred to TANIGUCHI's account. It does not however absolve the personal covenant of the creditors.

The file shows that a claim was made on the 20th October 1942 by the Maple Ridge Co-operative Produce Exchange against Takaji MIYAKE, who is the same person as Takaharu MIYAKE. The amount claimed was $83.88. Against this debt the Co-operative credited the sum of $52.71 received from Mrs. BLACKSTOCK as consideration of crop lease in 1942. They also cancelled MIYAKE's share interest of $16.00 and applied this on the account leaving a balance owing of $15.12. No funds were available with which to make settlement and P.S.Ross & Sons, liquidators of the Co-operative, were so notified. Letter from liquidators are on file as at July, 1946.

A claim was filed on the 30th May 1942 by the M. Furuya Co., of $60.28. It was discovered that this claim was against Koji MIYAKE and was withdrawn by P.S.Ross & Sons.

This file reveals no other liabilities.

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

WEA:EH
May 15, 1946.

FIRE INSURANCE SUMMARY

File Nos. 4830, 4831. Mrs Hanie HIYAKE Reg. No. 14007.
Jokichi HIYAKE " " 13750.

The dwelling owned by the above was insured by the Custodian in the North West Fire Insurance Co., policy number 250068 in the amount of £390.00 for 3 years expiring 25th May 1946, and premium of £12.75 paid on the 29th May 1943.

This summary is certified to be in accordance with the information on file.

DATED May 9th, 1946.

Initial.

REG. NO.	NAME	FILE NO.
13730	MIYAKE, Takaharu (See also File 4830)	4831

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Company	210068	$390.00	May	25	1946	704 E.side 14th Ave. Hane Blk.5,SE¼ Sec.26,Twp.17, Maple Ridge,N.W.D., B.C.

EXTRACT

FILE: 4831 **24th July, 1942.**

NAME OF JAPANESE	**AMOUNT**	
	Previously Reported	**Present Standing**
Takaji MIYAKE	83.83	83.83

CREDITOR

Maple Ridge Co-operative Produce
Exchange
Haney, B. C.

ORIGINAL IN FILE #74

BC 65-P

BC/65-P Page 1 S.S. Form No. 43 (Sheet 1)

COPY

Farm Appraisal Report

File No. J.L.204

Land Description Pcl.5 of SW¼ Sec.28, Tp.12. Map 1105.

Containing 10 Acres

Owner's Name Takaji Akamiya Miyake Post Office Address Haney, B.C.

Nearest Rail Point HANEY, B.C. Distance 2 miles

Market Town New Westminster - also local facilities. Distance 24 "

Church (give denomination) Haney - All denominations Distance 2 "

Nearest School " Distance 2 "

State how property was identified: Map location and corner posts.

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

Has direct access to 14th Avenue - paved road.

Is this district a good one? Fairly good - in co-operative marketing area.

Employment opportunity Very limited in this vicinity.

Predominating Nationality and religion: Mixed

SSF 3
DATE Sept 10/43
FILED BY Clarence

Describe Fencing and its condition: No fencing Value $

Water supply: Ample supply from well Value $

Electricity: Power available - light installed.

4831

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	21 x 28	Frame	1 sty.	Shake	10	Wood	Poor	$ 300.00
Shed	13 x 18	Post & shake	1 "	"	10	"	"	40.00
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 340.00

Total Value Buildings add to farm $ 250.00

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? House a poor type - not finished - tar paper on outside.

$

Describe the basement and chimneys: No basement - stovepipe chimney.

No. rooms downstairs? 4 Upstairs? - How finished Wood

Are buildings painted? None Condition of paint

Distance from nearst bush Approx. 100 yards.

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

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL

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.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
.50	level	Gravel	Gravel	4 large cedar stumps to remove.	$150 to	$20	10.00
9.50	"	"	"	Clearing, stumping & breaking.	$175	$15	142.50

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 $ 152.50

Total added by buildings to value of farm $ 250.00

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

Total value of farm $ 402.50

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

Property not occupied; land straight gravel; strawberries have been planted between stumps; poor fertility; poor quality of crops.

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

Doubtful suitability for any crops.

Noxious weeds:

No serious weed condition.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Maple Ridge Municipality
Improvements - $300)
Land - - $500) Assessment
Taxes 1942 - $19.85

Date: June 13th, 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 9 **day of** June **19** 42.

Inspector's Signature

"D.DODDING"

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

Farm Appraisal Report

Remarks: This is not a desirable holding. It is a poorly developed holding on a straight gravel bar. In the south west corner about half an acre has been cleared between the stumps and strawberries planted.
The owner I am told followed pig raising and most of the place is littered with crude pig pens and rough rail fences in the bush.
I find little to commend this holding. The house is of poor type and construction. The land by reason of its gravelly nature is not considered suitable for any agricultural purposes.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

nil.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

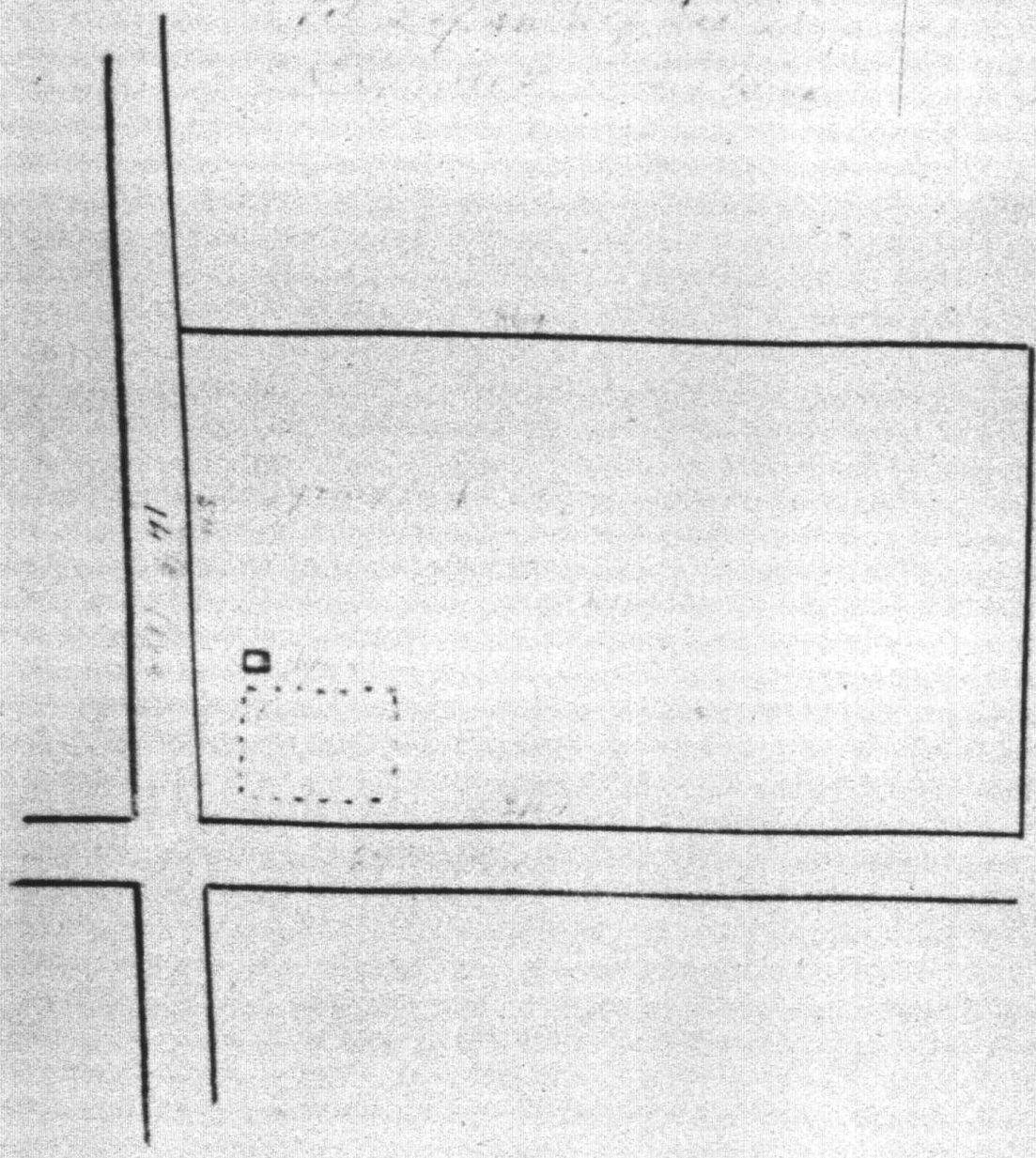
nil

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
Strawberries between stumps - approx. .5 acre	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present value is $ 400

Date 15th June 1942.

Sgd. I.T.BAINET

District Superintendent.

File No. 4831 Date April 5, 1945.

SUMMARY

Name: MIYAKE, Tetsuharu

Address: 144th. Ave., Haney, B. C.

(1) - We have today moved to auction room at Haney, B. C. effects as per enclosed list at a total cost of $ 11.37 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at None where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at $_____ for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

Had no J. P.

Nothing sold to tenant.

The tenant gave us the following explanation:_____

CHATTEL SCHEDULE

File No. 4831

29th July, 1947.

Re: Takaharu MIYAKE - Reg. No. 13709

Inventoried by fieldmen
26th Aug. 1942 & acknowledged
as correct by Takaharu MIYAKE
4th Sept. 1942.

Sold at auction
17th & 24th March, and
5th April, 1945

Kitchen utensils	
1 gas stove	6.00
1 Japanese warming stove	1.75
1 felt pad on desk	2.50
1 ice box	12.50
2 butcher knives, 1 meat cleaver	.50
2 stove irons	1.25
1 meat saw	2.20
1 juice strainer	1.50
1 coleman gas lamp	7.75
1 Aladdin lamp	9.25
2 wall lamps	3.50
2 colonial lamps	2.50
1 butter churn	3.00
1 milk shipping can	3.75
1 wooden butter ladle,	1.25
1 butter mould (hand)	.50
3 oil funnels	.50
2 towel bars	.20
1 wash mop	.25
1 kitchen oil cloth (on floor)	7.00
2 mirrors	3.50
2 kitchen tables	1.50
3 chairs (kitchen)	.70
1 clipper (barber)	1.75
1 roasting pan	2.75
1 sauce pan	.20
1 fryer	.75
2 tea kettles	.25
1 freezer	4.00
2 stove pokers	3.50
1 can cutter	.20
1 kitchen cabinet	.10
2 trays (wooden)	3.25
1 Japanese cooking pan (cast iron)	1.00
44 combination plates (chinaware)	12.50
2 Japanese rubbing bowls	26.50
1 bread can	2.50
2 large plates	1.50
1 large salad bowl	2.50
3 Japanese wooden bowls	.25
1 set salt & pepper shaker	1.25
1 mustard glass, crockery	1.25
1 thermos bottle	3.00
2 Japanese tea pots	.70
2 glass bowls	.50
	2.50

File No. 4831

Sold at auction 17 & 24th March, & 5th Apr. 1945

Living Room

15 wall pictures & frames 56.50 — .45 *
3 Japanese reed frames — 4.50.
1 heater stove — 2.00.
2 curtains — 2.00.
2 window blinds — 2.00.
2 arm chairs — 18.00 — 10.00 1
3 bird cages — 3.00.
4 floor tables — 6.00.
1 desk — 20.00 — 1.00 *
2 book cases — 10.00.
84 Japanese & English books 35.00.
1 ash tray — .10.
1 vase — 1.70.
1 carpet (9 x 12) — 18.00.
8 rugs — 5.00.
1 wall deer horn — .75.
8 curtain rods — 6.00.
1 stove pad — 1.25.
3 bear skins — 46.50.
1 floor broom — .50.

Bed room

3 beds — 52.00 — 12.00 2
3 curtains — 3.00.
3 blinds — 3.75.
1 drawer — 1.00.
3 flower tables — 6.00.
1 mattress — 6.00.
2 bamboo book cases — 5.00.
1 smoking table — 7.00.

Farm Implements

2 logging blocks (steel) — 15.00.
2 axes — 2.20.
2 hoes — 1.50.
2 mattocks — 2.50.
1 falling wedge — .50.
2 wedges — .50.
2 cross cut saws — 7.00.
1 rake — .50.
3 shovels — 3.00.
200' Fox net (wire in use around pens) 25.00.
7 pig troughs — 5.25.
2 sprinkling cans — .70.
1 sml. Flytox sprayer — .30.
1 grass scissors — 3.25.
1 Japanese misco made by bamboo .75.
20 berry trays — 3.00.
1 Pruning knife (pruning ?) — 3.70.
1 Pruning saw — .50.

File No. 4831

Sold at auction 17th & 24th Mar. & 5th April, 1945

29th July, 1947.

1 brick trowel — 35.
1 wash tub — 1.20.
3 oil tins, 5,2,1. — 2.85.
1 wheelbarrow — 4.05.

Carpenter tools

2 carpenter's hammers — 1.20.
1 monkey wrench — 1.25.
1 pipe — .30.
1 set inside door stops etc. 1.40.
1 wood chisel — .35.
3 Japanese carpenter planes 2.85.
1 steel tape line (75 feet) 4.15.
1 window set — 1.50.
1 saw set — 2.20.
2 paint brushes 1.00.
20 window weights (100 lbs) — 7.00. 6.50.

Dishes

3 coffee cups (ordinary) — .60.
3 Japanese cups (made without handles) .20.
4 saucers
1 small cream pitcher — .20.
Set of dishes consisting of small teapot 2.50.
cream pitcher and sugar bowl
2 small tea pots — 1.50.
1 platter — 1.70.
32 saucers (misc.) — 6.40.
14 saucers (set) — 4.20.
13 rice bowls — 1.30.
Large dinner plate — .60.
1 large salad bowl (glass) — .40.
8 bon bon dishes (oddshape) 1.60.
3 pc. dish with lid (square) 3.20.
Lemon squeezer (glass — .20.
2 sml. sake bottles — .20.
Bakelite bowl with cover — .50.
4 drinking glasses — .40.
1 vinegar jug (glass) — .20.
2 sml. containers with lids (sugar bowls) .45.
2 sml. glass cereal bowls — .32.

Additional chattels found on property

10 ft. of garden hose — 1.10.
3 tin pie plates — .21.
4 buckets — 2.24.
3 sml. scythes — 2.27.
2 kalsomine brushes — .50.
Froe Bath Tub 12.00.
Ironing board (homemade) .50. - 50
Child's parasol — .75.
1 hay hook — 1.20.
Tether chain — .65.
Wooden mallet (good) — .70.

File No. 4831

Sold at auction 17th & 24th Mar. & 5th April, 1945 — 29th July, 1947

2 files — .70.
Carpenter's rule (wood) .60.
Umbrella — 1.20.
Sml candlestick holder .50.
6 brick flower pots — .90.
Small brick stove, 1 foot square 1.30.
2 metal tea pot stands — .20.
Mail box — 4.50. Sold $2.00
Wheelbarrow wheel (remains in woodshed) .20.
2 bowls (containing ivory chips) — 7.50.
2 Japanese game boards — 9.00.
2 animal rugs — 1.10.
Bed cot folding — .25.
Large earthenware bowl — 2.20.
Iron pot — 1.00.
2 small tables (homemade) — 4.00.
Suitcase (old) — .50.

In woodshed

D.B. Axe — .30.
Boat hook — .50.
2 sm. tables (homemade — 1.00.
Vinegar bottles

In open shed

1 bed — .50.
2 ladders (homemade — 1.50.
3 kitchen chairs (2 with backs) 1.20.
Stand of boat — Model boat with gas engine stolen, police notified 42.00 5th Sept. 1942

Under auction sale 3 lots of crockery sold - total $2.35
Tools $7.00
Hardware 1.00
1 bench .50

Certified to be in accordance with information on file.

H Allan

NAME HIYAMI, Takaharu

REGISTRATION NO. 13730 FILE NO. 4831

The following chattels were sold by public auction at Hanny, B. C. on 17/3 - 24/3 - 3/4/43.

Small cupboard	(1)	$ 3.25
Fruit press	(6)	1.50
2 Lamps	(6)	3.50
Crockery	(2)	0.50
Crockery	(1)	0.85
Table	(1)	0.70
Trays etc.	(1)	1.00
Ironing board and stand	(1)	0.50
Coal oil stove	(1)	6.00
Stand	(1)	0.50
Arm chair	(1)	0.75
Hardware	(1)	1.00
Tools	(1)	7.00
Pictures etc.	(1)	0.45
Crockery	(2)	1.00
Desk	(2)	1.00
Bench		0.50
Churn	(1)	0.25
2 Beds and springs	(2)	12.00
Sash weights	(5)	1.50

Total			$ 43.75
Less Expenses:	(Auctioneer's Fees	$ 4.38	
	(Advertising:	0.76	
	(Movings	12.18	$ 17.32
Net Proceeds Credited:			$ 26.43

Members of Custodian Staff Present. Mr. Moryson

Extracted from Auctioneering List No. Hanny 14.

Remarks.

Claim lists 10 tables at prices from 50 cents to $7.00, we sold one table for 70 cents. We do not know that the table sold was the one for which $7.00 is claimed - it could have been one of the others.

The Farm Appraisal Report on this file does not describe a particularly attractive piece of real property. The very detailed inventory made by Custodian representative (3 kitchen chairs - 1 good, 2 without backs) (1 wheelbarrow wheel) indicates the possibility of there being an unusually large proportion of valueless or unsalable goods on that inventory.

I think 19.17% of the $[illegible], which, for lack of proof of abandonment, must be put in the Recorded, Now Missing column would give this claimant an unusually good break. Miyake's file does not give the impression of his having been a highly successful pig and strawberry raiser.

Kay Kazuo - Miscellaneous Chattels Claim

Goods valued in claim at	$45.00	No Record
" " " "	28.00	Sold with R.P.(wire in pig pens)
" " " "	4.50	Sold by Tender at $2.00
" " " "	238.18	Sold at Auction for $43.75
" " " "	519.54	Recorded, Now Missing
TOTAL CLAIM	$835.22	

/VM

September 23, 1949

To: Mr. Good

From: F. Matheson

Case No. 889, Takahara [redacted], File 4831

Award sheet suggests increase in percentage of award due to difficulty in identifying goods sold at auction.

File shows that about 30% of the amount realised from sales was from the sale of items that can be identified on the claim.

File & transcript shows that the amount of $42.00 placed in the category of Boat Gear should be transferred to Miscellaneous Chattels. The article is a model boat (a toy of no practical use).

The total claim for Miscellaneous Chattels is $835.22.

The claim is almost identical with the Custodian inventory. However the following items are not on the inventory: (Miyake signed inventory as representing all his goods,

1 Cooking Stove -	$23.00
1 Jap.Bath Tub	12.00
	$45.00

The following was sold with R.P., almost certainly.

200 ft. Fox Wire $28.00 (was in use in pens when inventoried)

Items in claim that can be identified among goods sold are,

Mail Box - $4.50 sold by tender for $2.00

Coleman Stove	$32.00	sold for	$6.00	at	auction
1 Arm Chair	6.50	" "	.75	"	"
1 Desk	20.00	" "	1.00	"	"
1 Juice strainer	15.00	" "	1.50	"	"
1 Churn	3.95	" "	.25	"	"
2 Beds	34.67	" "	12.00	"	"
	$112.12		$21.50	- Ratio 19.17%	

The remaining $645.60 of claim refers to goods that were Recorded, Now Missing, or were Auctioned.

The total proceeds of auction $43.75, less $21.50 (sale of identified goods) leaves $22.25, which is 19.17% of $126.06. This sum of $126.06 is being added to the auction section of the claim, and the remainder of the claimed value, $519.54, is placed in the Recorded, Now Missing section.

The few articles that can be tied together indicate that claimant placed an inflated value on his effects. It is probable that most, or all of the missing items were unsaleable. One of the reasons so much is not identified is(for example)

File No: 4831 August 26, 1942

Name: MIYAKE, Takaji

Reg. No: 13730

INVENTORY OF CHATTELS LEFT ON PROPERTY

~~Kitchen utensils (few)~~ §
1 gas stove
~~1 cooking stove~~ §
1 Japanese warming stove (cook)
1 felt pad on desk
1 ice box
2 butcher knives, 1 meat cleaver
2 stove irons
1 meat saw
~~1 juice strainer~~ §
1 Colman gas lamp
1 Aladdin lamp
2 wall lamps
~~2 colonial lamps~~ §
~~1 butter churn~~ §
1 milk shipping can
1 wooden butter ladle, butter mould (hand)
3 oil funnels
2 towel bars
1 wash mop
1 kitchen oil cloth (on floor)
2 mirrors
~~2 kitchen tables~~ §
3 chairs (kitchen)
1 clipper (barber)
1 roasting pan
1 sauce pan
1 fryer
2 tea kettles
1 freezer
2 stove pokers
1 can cutter
~~1 kitchen cabinet~~ §
~~2 trays (wooden)~~ §
1 Japanese cooking pan (cast iron)
44 combination plates (chinaware)
2 Japanese rubbing bowls
1 bread can
2 large plates
1 large salad bowl
3 Japanese wooden bowls
1 set salt and pepper shaker
~~1 water glass, crockery~~ §
1 thermos bottle
2 Japanese tea pots
2 glass bowls

Living Room

~~15 wall pictures and frames~~ §
3 Japanese reed frames
~~1 heater stove~~ §
2 curtains
2 window blinds
~~1 arm chairs~~ §
3 bird cages
4 floor tables
~~1 desk~~ §
2 book cases
84 Japanese and English books
1 ash tray
1 vase
1 carpet (9 x 12)
8 rugs
1 wall deer horn
8 curtain rods
1 stove pad
3 bear skins (rugs)
1 floor broom

Bed Room

~~3 beds~~ §
3 curtains
3 blinds
1 drawer
3 flower tables
1 mattress
2 bamboo book cases
1 smoking table

Farm Implements

2 logging blocks (steel)
2 axes
2 hoes
2 mattocks
1 falling wedge
2 wedges
2 cross-cut saws
1 rake
3 shovels
200' Fox net (wire, in use around pens)

S. Sold by auction 5/14/43 - Harry M

Inventory of Chattels (cont'd)

7 pig troughs.
2 sprinkling cans and 1 small Flytox sprayer
1 grass scissors.
1 Japanese misco made by Bamboo.
20 berry trays.
1 pruning knife.
1 pruning saw.
1 brick trowel.
1 wash tub.
3 oil tins, 5, 2, 1
1 wheel barrow.

Carpenter tools.

2 carpenter hammers.
1 monkey wrench.
1 pipe
1 set inside door stops etc.
1 wood chisel
3 Japanese carpenter planes
1 steel tape line (75 feet)
1 window set.
1 saw set.
2 paint brushes.
20 window weights (100 lbs.)

Dishes.

3 coffee cups (ordinary)
3 Japanese cups (made without handles) and 4 saucers.
1 small cream pitcher.
Set of dishes consisting of small teapot, cream pitcher and sugar bowl.
2 small tea pots.
1 platter
32 saucers (misc.)
14 saucers (set)
13 rice bowls.
Large dinner plate.
1 large salad bowl (glass)
8 bon bon dishes, (odd shape)
3 pc. dish with lid (square)
Lemon squeezer (glass)
2 small sake bottles.
Bakelite Bowl with cover.
4 drinking glasses.
1 vinegar jug (glass)
2 small containers with lids (sugar bowls)
2 small glass cereal bowls.

Additional chattels found on property (In house).

10 feet of garden hose.
3 tin pie plates.
4 buckets.

Name: MIYAKE, Takaji.
Inventory of Chattels (cont'd).

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 4 1942

3 small scythes.
2 kalsomine brushes.
Froe, Frol?
✓Ironing board (homemade)s
Child's parasol.
1 hay hook.
Tether chain.
Wooden mattel (good)
2 files.
Carpenter's rule (wood)
Umbrella
Small candlestick holder.
6 brick flower ots.
Small brick stove, 1 foot square.
2 metal teapot stands.
Mail box.
Wheelbarrow wheel (remains in woodshed)
2 bowls (containing ivory chips)
2 Japanese game boards.
2 animal rugs.
Bed cot (folding)
Large earthenware bowl.
Iron ot.
2 small tables (homemade).
Suitcase (old)

In woodshed.

D. B. Axe.
Boat hook.
2 small tables (homemade)
Vinegar bottles.

In open shed.

1 bed.
2 ladders (homemade).

Note: Boat mentioned was in house when previous inventory taken, but is gone now, only stand left.

3 kitchen chairs consist of 1 good and 2 have no backs.

This represents all my chattels remaining in any protected area of British Columbia. Please sign and return one copy to the Custodian.

Confirmed:

DATE:_____ SIGNED: T. Miyake

4831

Newton Siding Man.
July 27 1942

Le. Z. Drewry Esq

Sir

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 29 1942

Recieved letter from you on July 26 1942. Which instructed to me a signed on this form and return to your office. I am sorry to refused that- because their is many more things left- in a house if nobody carried it- out- away I have everything check up and keys in my hand now. So I Can reply to you anytime if necessary

Re United farmers Ltd

this matter has been settled Abaut 10 years ago by farmers Control board. one of barrister- Came from chilliwack to Haney and he handled several cases for me at- sametime. but- I am glad to pay it when I made the money more than living cost. at- here

Re Maple Ridge Co-operative Produce
exchange - Haney

this matter. I am going to
whole Until Our member have operation
again. because the Association is member
system And we no one can do anything
with out resolution of general meeting
so Any one try to get in touch for this
Card it is impossible except Canadian
Government.

If you instruction to me
to settle this matter as soon as possible
I wish to cover it by my share

Yours Truly

T. Miyake

4831

31st July, 1942.

Mr. Takaharu Miyake,
Registration No. 13730,
c/o George H. Jones,
Portage La Prairie, Man.

Dear Sir:-

Re: Chattels, 14th Avenue,
R.R. #1, Haney, B.C.

We are in receipt of your letter of the 27th instant returning to us, unsigned, the list of chattels which we found at the above address. You say you cannot sign this list as it does not agree with what you left in the house.

Will you kindly send us a list of what you state is in your house. In your registration you merely gave the following information:-

Kitchen utensils,
Household furniture,
Chinaware,
Farm implements,
Carpenter tools.

When we receive your list we will go into the matter further.

In regard to the outstanding claims from the United Farmers' Limited for $30.37, and the Maple Ridge Co-operative Produce Exchange for $83.83, the matter will have to be settled in due course and we should like to know what you intend doing.

Awaiting your reply, we are

Yours truly,

WGB:FM

H.F. Green,
Manager, Protection Department

OFFICE OF THE CUSTODIAN
SEP 10 1942

Newton Diving Man
Aug 12th 1942

M. F Green Esq
manager protection Department
Vancouver B.C.

Dear Sir

Recieved your letter Aug 11th instant. I thanks

I am sending list of Chattels As member of following. and I did to register to your office at Haney some days ago. but your officer did not accept

4831

yours truly

I. Mijake

REPORT
ON EVACUATED JAPANESE PROPERTY

File No. 4831

MUNICIPALITY: Maple Ridge. Date: May 29th. 1942.

NAME: MIYAKE. Takaji, REGISTRATION NO. 13730

ADDRESS: 204. 14th. Ave., Haney, B.C.

PROPERTY: Joint ownership with Wife, Namie MIYAKE.

ACREAGE: 10.

KIND OF CROPS: Strawberries. Fruit Trees.

APPROXIMATE ACREAGE OF EACH: 1.

HOUSE: VACANT: Yes. OCCUPIED

DESCRIPTION 1 Story wooden frame house ROOF: Shake.

SIZE: 26 x 30 NO. OF ROOMS 4.

CONDITION: Fair.

OTHER BUILDINGS: Chicken house. 6 Pig styes. woodshed.

NAME OF LESSEE OR RENTOR: None.

TERMS: .

WATER: Well. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: Mortagee R. TANIGUCHI. Haney, B.C. $400.00

INVENTORY OF CHATTELS LEFT ON PROPERTY

Stored in the house.

Kitchen range.

2 Arm chairs.

Built in kitchen cupboard, with bins & drawers.

Gasoline stove. (3 burners)

Metal cider press.

3 Beds complete.

Bdl. Garden tools.

2 Cross cut saws, & 1 Meat saw.

2 Tree pruners.

Bed table.

Chiffonier.

Heater.

1 Carpet.

Small table.

Desk.

Signed:

I. C. Bardwell.

REPORT

ON EVACUATED JAPANESE PROPERTY

File No. 4831

MUNICIPALITY: Maple Ridge. Date: August 24, 1942.

NAME: MIYAKE, Takaji

ADDRESS: 204 14th Avenue, Haney, B. C.

PROPERTY: Joint ownership with Wife, Nanie MIYAKE.

ACREAGE: 10.

KIND OF CROPS: Strawberries. Fruit Trees.

APPROXIMATE ACREAGE OF EACH: 1.

HOUSE: VACANT: Yes. OCCUPIED

DESCRIPTION: 1 Story wooden frame house ROOF: Shake.

SIZE: 26 x 30 NO. OF ROOMS 4.

CONDITION: Fair.

OTHER BUILDINGS: Chicken house. 6 Pig styes. Woodshed.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: Well ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: Mortagee R. TANIGUCHI, Haney, B. C., $400.00

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Kitchen Utensils (Few)

1 Gas Stove

1 Cooking Stove

1 Japanese warming stove (cook)

1 Felt pad on desk

1 Ice Box

2 Butcher knives, 1 meat cleaver

2 Stove irons

1 Meat saw

1 Juice strainer

1 Colman gas lamp

1 Aladdin lamp

2 Wall lamps

2 Colonial lamps

1 Butter churn

1 Milk shipping can

1 Wooden butter ladle, and butter mould, hand.

3 oil funnels

2 Towel bars

1 wash mop

1 Kitchen oil cloth (On floor)

2 Mirrors

2 Kitchen tables

3 Chairs (Kitchen)

1 Clipper (barber)

1 Roasting pan

1 Sauce pan

1 Fryer

2 Tea kettles

1 Freezer

2 Stove pokers

1 Can cutter

1 Kitchen cabinet

2 Trays (Wooden)

1 Japanese cooking pan (Cast iron)

44 Combination Plates (China ware)

2 Japanese rubbing bowls

1 Bread can

2 Large plates

1 Large salad bowl

3 Japanese Wooden bowls

1 Set salt and pepper shaker

1 Muster glass, crockery

1 Thermos bottle

2 Japanese tea pots

2 Glass bowls

Living Room

15 Wall pictures and frames
3 Japanese reed frames
1 Heater stove
2 Curtains
2 Wind. blinds
2 Arm chairs
3 Bird cages
4 Floor tables
1 Desk
2 Book cases
84 Japanese and English books
1 Ash tray
1 vase
1 Carpet (9 x 12)
8 Rugs
1 Wall deer horn
8 Curtain rods
1 Stove pad
3 Bear skins (Rugs)
1 Floor broom

Bed Room

3 Beds
3 Curtains
3 Blinds
1 Drawer
3 Flower tables
1 Mattress
2 Bamboo Book cases
1 Smoking table

Farm Emplement

2 Logging blocks (steel)
2 Axes
2 Hoes
2 Mattocks
1 Falling wedge
2 Wedges
2 Close-cut saw
1 Rake
3 Shovels
200 Feet of Fox net (wire, in use around pens)
7 Pig troughs
2 sprinkling cans and 1 small Flytox sprayer)
1 Grass scissors
1 Japanese misco made by Bamboo
20 Berry trays
1 Preming knife
1 Preming saw
1 Brick trowel
1 Wash tub
3 Oil tins , 5, 2, 1
1 Wheel barrow

Carpenter tools

2 Carpenter hammers
1 Monkey wrench
1 Pipe
1 Set inside door stops etc.
1 Wood chisel
3 Japanese carpenter planes
1 Steel tape line (75 feet)
1 Window set
1 Saw set
2 Paint brushes
20 Window weights (100 lbs.)

Dishes

3 Coffee cups (ordinary)

3 Japanese cups (made without handles) and 4 saucers

1 Small cream pitcher

Set of dishes consisting of small teapot, cream pitcher and sugar bowl.

2 Samll tea pots.

1 Platter

32 Saucers (misc.)

14 Saucers (set)

13 Rice bowls.

Large dinner plate

1 Large Salad bowl (glass)

8 Bon bon dishes, (odd shape)

3 pc. dish with lid(square)

Lemon squeezer (glass)

2 small Sake bottles

Bakelite Bowl with cover.

4 Drinking glasses.

1 Vinegar jug (glass)

2 small containers with lids (sugar bowls?)

2 small glass cereal bowls.

Additional chattels found on property. (In house).

10 Feet of garden hose,

3 tin pie plates

4 buckets

3 small scythes

2 Kalsomine brushes

Froe, Frol?

Ironing board (homemade)

Child's parasol

1 Hay hook

Tether chain

Wooden mallet (good)

2 files

Carpenter's rule (wood)

Umbrella

Small candlestick holder.

6 Brick flower pots

Small brick stove, 1 foot square

2 metal teapot stands

Mail box

Wheelbarrow wheel (remains in woodshed)

2 bowls (containing ivory chips)

2 Japanese game boards

2 Animal rugs

Bed cot (folding)

Large earthenware bowl

Iron pot

2 small tables (homemade)

Suitcase (old)

<u>In woodshed</u>

D. B. Axe

Boat hook

2 small tables (homemade)

Vinegar bottles

<u>In open shed</u>

1 Bed

2 Ladders (homemade)

Note: Boat mentioned was in house when previous inventory taken, but is gone now, only stand left.

3 Kitchen chairs consist of 1 good and 2 have no backs.

re-checked by.

(Signed) J. Moryson.

Kitchen Utensils (cont)

1	Gas stove ✓	31
1	Cooking stove ✓	2
1	Japanese warming stove (Coal)	1
1	Feet pad (all pads in use)	1
1	Ice Box ✓	9
2	Butcher Knives (meat cleaver)	1
2	stove iron ✓	44
1	meat saw ✓	2
1	Juice strainer ✓	1
1	Coleman gas lamp ✓	13
1	Aladdin lamp ✓	14
●	wall lamps ✓	15
2	Colonial lamps ✓	2
1	Butter churn ✓	1
●	milk shipping can ✓	3
1	butter mould & hand wood butter ladle ✓	1
3	Oil funnels ✓	1
1	fire shovels no	1
4	mouse traps no	2
●	Lowel bars ✓	42
●	wash map ✓	
1	Kitchen oil cloth (on floor) ✓	
●	mirrors	
2	Kitchen table ✓	
3	.. chairs ✓	
1	flash light no	
1	clipper (barbers) ✓	
2	Roast Pans ✓	
1	Sauce .. ✓	
1	Fryer ✓	
2	Tea Kettles ✓	
1	Freezer ✓	
2	stone pakers ✓	

15	Can cutter ✓	14
2	Rice bailers no	3
1	Kitchen Cabinet ✓	1
2	Rice pans no ✓	2
2	Trays (wood) ✓	2
1	Japanese Cooking Pan (Cast iron) ✓	2
5	Combination plates (china ware) ✓	5
4	Japanese rubbing bowl ✓	4
1	Bread Can ✓	1
2	Tea Cups ✓	2
84	Rice bowls ✓	84
24	Glasses (wine Cup) ✓	24
4	Large plates ✓	4
1	salads bowl (large) ✓	1
8	Japanese wood bowls ✓	8
1	sgt. Salt Pepper Shaker ✓	1
8	muster glass (hackery) ✓	8
1	thermos bottle ✓	1
3	Japanese tea pots ✓	3
1	Glasses bowls ✓	1

Living Room

	wall pictures & frames ✓
	Japanese Reed frames ✓
	Heater stove ✓
	Curtains ✓
	wind blinds ✓
	Arm chairs ✓
	Bird Cages ✓
	Flower tables ✓
	Desk ✓
	Book Cases ✓
	Japanese & English Books
	Ash trays ✓
	Vases ✓
	Carpets (9x12) ✓
	Rugs ✓
	wall. Deer horn
	Curtains rods ✓
	stove pad ✓
	Bear skins (Rugs) ✓
	floor map no
	floor brooms ✓

Bed Room

3	Beds ✓
3	Curtains ✓
3	Blinds ✓
1	Drawer ✓
3	Flower tables ✓
1	steam engin boat (3 feet) no.
1	mattress ✓
2	Book Case (Bamboo) ✓
1	smoke table ✓
1	Electricity heater no.
	Carpenter tools ✓ (no box)
21	Carpenter hammer ✓
1	monkey wrench ✓
1	Pipe ✓
1	set inside door set ✓
1	set Rivets & Burrow ✓
1	wood chisel ✓
3	Japanese Carpenter plane ✓
1	steel tape line (75 feet) ✓
1	windo set ✓
1	saw set ✓
2	Paint brush ✓
20	windo weight (100 lb)

Farm implement

2	Logging Block ✓ (steel)
2	Axes ✓
2	Hoe ✓
2	mattock ✓
1	Falling wage ✓
2	wages ✓
2	Close Cut-saws ✓
1	Rake ✓
3	shovels ✓
200 feet	Fox net (wire) no use around here.
7	Pig trough ✓
2	Spray (2 spraying cans & 1 bent Zylet sprayer) ✓
1	Grass Scissor ✓
1	Japanese (misco) made by bamboo ?
50	Berry trays
3	hand fork (Hay) no.
1	Pruning Knife ✓
1	" saw ✓
1	Brick trowel ✓
1	wash tub ✓
3	oil tins 0. 2. (gal) 1 gal each
1	Wheel barrel ✓

Farm

1 acre Berry

Re File # 4831
Reg # 13720.

Portage La Prairie, Man
Aug 31. 42.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 4 1942

N. F. Green Mgr.
Protection Dept.
Vancouver. B.C.

Dear Sir.

I acknowledge receipt of your revised list of chattles left on my property I find this to be correct with the exception of the boat, which you mention. Upon returning list signed and would ask you to undertake to recover this boat as I value it greatly.

This boat was left in the south east bed room of the House. It was approximately 10 inches wide and four ft. long. It was painted green & white with off coloured deck and cabin. There was a gasoline engine attached.

I would appreciate it if you would have the proper authorities investigate this loss at your earliest convenience.

Kindly let me know of any progress you may make and if there is any further information you require please write me.

Yours very truly.

T. Miyeke

J.L. No. 264

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

4831 & 4830
No. 13730 & 14007

506 Royal Bank Building,
Vancouver, B. C.

Mr. & Mrs. Taiji MIYAKE
Reg. Nos. 13730 & 14007
c/o Geo. H. Jones,
Portage la Prairie, Manitoba.

Dear Sir:

Re: Municipality of Maple Ridge - Block 5 of the south west quarter of Sec. 28, Tp.12, Map 1105, District of New Westminster, C. of T 49640.

You have previously been advised that a sale of lands in rural districts was entered into betweer 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		$ 395.00
Add:		
Unexpired insurance premium as at January 1st, 1943		
Less:		
Tax arrears to December 31st, 1942	$ 25.05	
Registration fee	3.00	
Encumbrance—Principal R. TANIGUCHI	365.95	
—Interest		394.00
Net proceeds of sale		1.00

This amount has been placed to your credit and a statement of your Joint 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.

JOINT ACCOUNT: MIYAKE, Takaji
MIYAKE, Nanie

1943		Debit	Credit	Balance
Jan. 1	Balance Brought forward (Rent)		15.00	
	Cr. re Sale of Property		1.00	
	Land Registry Office - Certificate of Encumbrance	1.00		
Oct.28	Sale of Mail Box		2.00	
	Legal fees.	15.00		
		$16.00	$18.00	$ 2.00 CR.

14th Ave & Deering Road

R. R. 1, Haney, B. C.

.....June 4.....1942

Ltr re #130
#831

The Office of the Custodian,
Royal Bank Building,
Vancouver, B.C.

Gentlemen:

I hereby make application to lease the farm of
#13730
T. Miyake situated at 14th Ave & Road 23,
Haney, B. C. on a crop sharing basis
agreeable to you.

If my application is accepted I agree to enter into an agreement with you whereby the cash proceeds of present fruit crop is equally divided between the owner of the farm and myself less necessary expenses for cultivation, picking etc.

Yours very truly,

(Mrs) (Block) Blackstock
Lock

Property joint interest
Takaharu Miyake and wife.
Nomie Miyake.

4830
4831

13th June, 1942.

Mrs. Blonde S. Blackstock,
R.R. #1,
Haney, B.C.

Dear Madam:

re: N. & T. Miyake.

In reply to your application to lease the farm of N. & T. Miyake, Haney, B.C., we wish to advise that the Custodian is willing to lease this property to you for the period ending December 31st, 1942, on a basis of 50% of the net proceeds from the crop, on the express understanding that you will enter into a formal lease agreement on terms satisfactory to the Custodian.

It is definitely understood that your lease covers the crop only.

If you agree to this arrangement, please advise us by letter, and it will then be in order for you to take possession of the property pending execution of the lease.

Yours truly,

R. P. Alexander,
Assistant Manager.

RDR:GF

Re. United Farmers Limited

Re: Maple Ridge Co-operative Produce Exchange

Re. United Farmers

Farmers Central Board

Re. Maple Ridge Cooperative

T. Miyake

Translation:

Aug. 20, 1942.

Re: United Farmers Limited.
Re: Maple Ridge Cooperative Produce Exchange.

Re the above matters, as I think you could not understand my previous correspondence written in poor English, I would like to explain it again in Japanese:

Re: United Farmers Limited.

About ten years ago I handed the above business to Farmers Control Board when the business conditions were poor, and the board has settle the whole matters for me.

Although I feel responsible and have an intention to pay the debts, I would like to say that, at the present circumstances, it is impossible to meet the requirement, for I am now absolutely stucked earning a very poor wage in spite of very high standard of living. Therefore, I have to ask you to wait a while to pay it.

Re: Maple Ridge Cooperative Produce Exchange.

Regarding the above matter, I would like to state that the business has been virtually closed as the members have removed to various places. Although I do not know who is operating the business now, it would be absolutely illegal if is operated not by the government. As this matter is very important, we, the members, would not recognize its validity unless it is resolved by our general meeting. In another words, I will hold the matter until we start to operate the business again, because it is not effective if it is only agreed by the manager and the president at that time.

Like other members, I have shares in this cooperative, there will be no trouble at all in this matter of liabilities. Please understand the circumstances.

Now, I would like to know who is using our assets collecting only monies concerning the liabilities and without referring about our shares at all. If it is controlled by the government, we must follow their instructions; but when the matter is to be settled, will you take our shares into your considerationm.

Signed by (T. Miyake)

4831

5th September, 1942.

Constable in Charge,
Provincial Police Headquarters,
Haney, B.C.

Dear Sir:

re: Takaharu MIYAKE.

On checking over the chattels left in the house on the above Japanese property, we found the following article missing:-

A miniature boat, approximately 4' long 10" wide, painted green and white, with oil coloured deck and cabin, and a gasoline engine attached.

The above Japanese valued this very highly and is disturbed over its disapperance.

We would appreciate it if you would investigate this loss. Mrs. Blonde Blackstock, who was given permission by this office to harves the crop on this property, may be able to give you some information on the matter.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

4830
4831

11th November, 1942.

Mrs. F. Blackstock,
R.R. #1,
Haney, B.C.

Dear Madam:

re: T. & M. MIYAKE.

We have received your statement of expenses on the two Japanese farms you had under a crop purchase agreement, and wish to thank you for same.

We note that your statement covers the picking and collecting on both properties and have, therefore, divided the amount of $35.10 proportionately between the two farms according to the value of crop returns with the following result:

$12.11 chargeable to K. Matsuo and
$22.99 " " T. & M. Miyake

With these figures in mind we attach a statement of your operations on the Miyake property, which shows that the amount due the Custodian is $52.70.

Upon contacting the Maple Ridge Co-Operative Produce Exchange we find that in your account on this property you have only the sum of $12.20. However, as you will see from the statement on the Matsuo property you have a surplus of $15.12, making a total credit of $27.32. Therefore, as you are indebted to the Custodian in the amount of $25.38, being balance due according to these figures, we would appreciate receiving your cheque for same and thereby settling this account in full. We trust you will give this matter your immediate attention.

Yours truly,

R. D Richardson,
Farm Department.

WRA:GF

Your File No.

In reply quote File No.

SUBJECT: Re; MIYAKE,T & N.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 25 1942

Haney B.C.
November 23rd 1942

Dear Sir.

With reference to your letter of 20th instant re complaint of theft of miniature boat by the above named man.

Every effort has been made to locate the boat in question,to date we have had no success.

If there should be any further developments in this case in the near future,we shall notify you at once.

J.McGeachan Const i/c
Haney Detachment
B.C.P.Police.

4830
4831

May 29th, 1943

Mr. & Mrs. Takaharu MIYAKE,
Registration Nos. 13730 & 14007,
c/o J. H. Jones,
Portage LaPrairie, B. C.

Dear Sir & Madam:

Re: North West Fire
Policy No.210066

We have placed the above numbered policy to cover for $300.00 on dwelling, $50.00 on woodshed & storehouse, $15.00 on henhouse and $25.00 on open shed located on your property described as Block 5, SW¼ Sec.28, Twp.12, Mun. Maple Ridge, being No.204 E. side of 14th Ave., Haney, B. C.

The premium for three years, amounting to $12.75, is being paid to the Insurance Company and charged to your Joint Account.

We trust that this arrangement is satisfactory to you, but if on the other hand you prefer that no fire insurance be carried on your property and if you are willing to take the risk yourself, then of course we will instruct the Insurance Company to cancel the policy and refund the premium.

We will not disturb the policy at present in force unless you expressly desire it to be changed or cancelled. If we do not hear from you at all, we will consider that you wish the coverage to remain in force.

Yours very truly,

S.M.Gibson
Insurance Department

SMG:KT

4631

28th June, 1946.

Mr. Takaharu MIYAKE,
Registration No. 13730,
c/o Geo. H. Jones,
Portage La Prairie, Manitoba.

Dear Sir:

We have received word through the Department of Labour that you acknowledge owing the small account to Mr. NAKAYAMA. However we note that it is your desire to settle with him direct. His address is New Denver, B.C.

Your account with the Maple Ridge Co-operative Exchange was originally $83.83. After your evacuation however, the sum of $52.71 was credited against the debt, as this was your proportion of the crop proceeds derived from your property in 1942, when it was rented on the basis of 50% of the net proceeds of the crop. The Co-operative also cancelled your $16.00 worth of shares in the Co-operative, and credited this against your indebtedness, leaving the present balance of $15.12 still owing.

The Co-operative as you no doubt know is being liquidated and while it is possible that actual details of your account could be obtained, it would not be worth the expense of digging all through the records to obtain it. You were well aquainted with the accounting records of the Co-operative, and we have no doubt upon receipt of this letter you will acknowledge that it is correct.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

COPY

March 19, 1948.

File No. 5287

ANALYSIS OF PERSONAL PROPERTY CLAIM

Re: Rokusaburo TANIGUCHI
Reg. No. 03703

Claim for Mortgage from T. Miyake covering Lot 5 of S.W. ¼ Sec. 21 Tp. 12 Map 1105 . . . . . $400.00

Less Amt. Rec'd from Custodian $350.00

Loss . . . . . $ 50.00

Corrected: Amt. of Mortgage $400.00
Amt. Rec'd from Custodian 365.95

Loss . . . . . .$ 34.05

Following is a brief Analysis of Sale of this land:

This is a Veterans Land Act Transaction (First Offer)

One Property only included, being:

Block 5 of the South West quarter of Section 28
Township 12 Map 1105 Municipality of Maple Ridge
in the District of New Westminster.

Address: 204 - 14th Avenue, Haney, B.C.

Title: In the names of Takaji MIYAKE and Namiye MIYAKE
Joint tenants. File Nos. 4830 & 4831.

Assessed Value:

1942 -
Land $500.00
Improvements 300.00 - $800.00

Valuation: Soldier Settlement Board
Land $152.00
Improvements 250.00 - $402.50

Sold: To the Director, Veterans' Land Act for $395.00 as at Jan.1/43.

Dispersment of Funds:

Sale Price of Land	$395.00	
plus 3 months rent	15.00	
refund of insurance	12.75	
	$422.75	
Certificate of Encumbrance		$1.00
Registration Fee		3.00
Legal Fee		15.00
Insurance		12.75 (see insurance
Taxes		25.05
		$56.80
Balance paid on Mortgage		$365.95

Claim of Namie MIYAKE and Takaji MIYAKE (File Nos. 4830 and 4831) will be heard by the Sub-Commissioner at Winnipeg. They have filed a claim for loss of $850.00 on this property.

"B. M."

4830 and 4831

May 4th, 1943.

Mr. Hal Menzies,
Haney, B. C.

Dear Sir:

Re: Takeji SUYAKE and Kamie SUYAKE.

The above named husband and wife are joint owners of property located on land described as Block 5 of the S. W. ¼ of Section 28, Township 12, Map 1105, in the Municipality of Maple Ridge, N.W.D.

From information on file, the buildings earth insuring, if any, include the small dwelling and a chicken house.

The property is at present under lease to Mr. Henry Forgie whose Post Office Address is --

R. R. 1,
Haney, B. C.

The Assessed Value of Improvements is given as $300.00.

As soon as possible, would you please have a look at the buildings and advise me what you think should be carried.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAI.

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Sun Life Insurance
Company's Agencies

Office Phone 105 — The Oldest Established Agency in the District — Residence Phone 63M

Hal Menzies

REAL ESTATE and INSURANCE

Notary Public
Conveyances
Loans and Appraisals

•• HANEY, B.C. ••

EVACUATION SECTION
Rec'd MAY 19 1943
File No.
Ans.
Referred Gibson

May 18th.,1943.

The Custodian,
Japanese Evacuation Section,
Vancouver.

Dear Sir:

Re: Takaji Miyake. File 4831.

In reply to your letter of May 4th we have inspected the above property and find that the insurable buildings thereon consist of a very lightly built dwelling, which we have valued for Insurance purposes at $300, a woodshed and storehouse at $50, an open shed at $25, and a henhouse at $15 . As this dwelling contains a metal chimney the rates will be as follows:(for three years):

	Amount	Rate	Premium
Dwelling	$300	$3.50	$10.50
Out Buildings	90	2.50	2.25

If you wish us to cover these risks in accordance with the foregoing we will be very happy to do so if you so instruct us .

Yours truly,

H. Menzies

HM:K

J.L. No. 264

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 4831 & 4830
Reg. No. 13730 & 14007

506 Royal Bank Building,
Vancouver, B. C.

Mr. & Mrs. Taimji HIRAKE
Reg. Nos. 13730 & 14007
c/o Geo. H. Jones,
Portage La Prairie, Manitoba.

Dear Sir:

Re: Municipality of Maple Ridge - Block 5 of the south west quarter of Sec. 28, Tp.12, Map 1105, District of New Westminster, C. of T 49840.

You have previously been advised that a sale of lands in rural districts was entered into betweer 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 - - - - - - - - - - - - - - -		$ 395.00
Add:		
Unexpired insurance premium as at January 1st, 1943 - - - - - - -		
Less:		
Tax arrears to December 31st, 1942 - - - - -	$ 25.05	
Registration fee - - - - - - - - - - -	3.00	
Encumbrance—Principal - - - - - - - - -	365.95	
—Interest - - - - - - - - - - -		394.00
Net proceeds of sale - - - - - - - - -		1.00

R. TANIGUCHI

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.

JOINT ACCOUNT: MIYAKE, Takaji
MIYAKE, Hamie

		Debit	Credit	Balance
1943				
Jan. 1	Balance Brought forward (Rent)		15.00	
	Cr. re Sale of Property		1.00	
	Land Registry Office - Certificate of Encumbrance	1.00		
			2.00	
Oct.28	Sale of Mail Box			
	Legal fees.	15.00		
		$16.00	$18.00	$ 2.00 CR.

Cherniack & Cherniack
BARRISTERS AND SOLICITORS

J. A. CHERNIACK, B.A., LL.B.
S. M. CHERNIACK, LL.B.

Phones 933 477
933 478

204 - A & L *Building*
460 *Main Street*
Winnipeg, Canada

PLEASE REFER TO FILE NO.

EVACUATION SECTION
Rec'd OCT 5 1950
File No. 48300/5287
Ans. C.of.O.
Returned

October 4, 1950.

Custodion of Alien Property,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

We beg to refer you to case #941 of the Japanese Property Claims Commission, Rokusaburo TANIGUCHI.

Upon examining the records, you will note that Mr. TANIGUCHI had a Mortgage on a property owned by Takaji and Namiye MIYAKE case #889, and when same was sold, there was a deficiency of $50.00 which remained due to him.

Now that MIYAKE has received an award, we trust you will see to it that $50.00 will be deducted from same and paid to TANIGUCHI to discharge the balance of the indebtedness.

Yours truly,

CHERNIACK & CHERNIACK

Per.

SMC/MM

ANALYSIS OF CLAIM FOR REAL PROPERTY

CLAIMANT: Takaharu MIYAKE Reg. No. 13730 File No. 4831

SUBJECT of CLAIM: Block 5 of the South West quarter of Section 28 Township 12 Map 1105 Municipality of Maple Ridge in the District of New Westminster.

ADDRESS: 204 - 14th Avenue, Haney, B. C.

ASSESSED VALUE: 1943 - Land $ 500.00
Improvements $ 300.00 - $800.00.

FORMER Reg'd Owners: Takaji MIYAKE and Namiye MIYAKE (Joint Tenants)

V. L. A. - First Offer

APPRAISAL - $402.50. V. L. A. June 13, 1942.

TENDERS - None other than V. L. A. First Offer.

SOLD - $395.00 to V. L. A. as at January 1st, 1943.

CLAIM - Claimant's total estimated valued of Land and Improvements $700.00
Claimant's total estimated value of Buildings 500.00
$1200.00

Less amount which Claimant states Custodian sold property (actual selling price was $395.00) 350.00

Now being claimed - - - - $ 850.00

/ER
June 15, 1948.

E Robertson

CASE NO. 892

IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

BEFORE

(THE HONOURABLE MR. JUSTICE A.G.BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 10th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKAHASHI MIYAKE

PROCEEDINGS AT HEARING.

APPEARANCES:

F.M.FENG, Esq., Appearing for the Dominion Government

S.M.CHUMIAK, Esq., Appearing for the Claimant.

- - - - - -

G.M.R.UPTON, Esq., Official Interpreter.

MARK H. PEARCE, Esq., Official Reporter.

TAKAHASU MIYAKE, the claimant herein, being first duly sworn, deposed as follows:

MR. CHERNIAK: Your Honour I would like to make note of an amendment in this matter. The value should be as shown at $1,200.00; the Custodian's sale price $395.00, leaving a loss of $805.00 The personal chattels sold by the Custodian amount to $45.25 to be deducted from the amount shown in the claim, showing a net of $791.97. Your Honour has a copy of the claim form sworn?

THE COMMISSIONER: Yes.

MR. CHERNIAK: That is fine, Sir, I wasn't sure. For the record, Your Honour, I think we should note that a Mr. Taniguchi Nakamburo, whose claim will be brought before Your Honour later on during the hearings - - -

THE COMMISSIONER: What number is it?

MR. CHERNIAK: There is no number, Your Honour, it is at the foot of the long list. He is making a claim in connection with a mortgage he had on the property owned by Mr. Miyake. His mortgage was $400.00 and the property sold for $395.00 and after various charged were deducted Mr. Nakamburo got about $350.00 out of this and Mr. Miyake got nothing and there is still some $50.00 due to Taniguchi and he is making a claim for that. At that time I will withdraw that claim. But I mention it to tie it in that he he has property so that his rights still stand.

THE COMMISSIONER: Yes.

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Miyake am I correct in saying that this property belongs to you and your wife as joint tenants? A I like somebody to interpret for me. I don't understand English quite perfect. I can tell by own Japanese language anything that you ask.

MR. CHERNIAK: If you are doubtful, Mr. Upton will help you.

Q Is this property owned by your wife and yourself jointly? A Yes.

Q And where is your wife now?

A She is with me at the same place as myself.

Q Where is that? A Box 75 R.R.1. Winnipeg.

Q What Town, what Village?

A St. Anne's Road.

Q In the Municipality of St. Vital?

A Yes.

Q Are you now appearing on her behalf as well as your own? A Yes.

Q And do you have her authority to do so?

A Yes.

Q Mr. Miyake, I show you a typewritten statement relating to Real Estate and a typewritten statement relating to personal chattels, to which is attached four sheets with details; were these prepared in accordance with your instructions?

A Yes.

Q And is that your signature on both?

A Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes.

MR. CHERNIAK: I tender as Exhibit 1, the Real Estate Statement, Your Honour.

(REAL ESTATE STATEMENT, EXHIBIT 1)

MR. CHERNIAK: And as Exhibit 2, the Personal Chattel Statement.

(PERSONAL CHATTEL STATEMENT, EXHIBIT 2.)

MR. CHERNIAK: And on behalf of my learned friend I will file his S.S.B. Appraisal as Exhibit 3 and his Analysis as Exhibit 4.

(APPRAISAL, EXHIBIT 3.)

(ANALYSIS, EXHIBIT 4.)

MR. CHERNIAK: Turning now to Exhibit 1, Your Honour, You will note that the Claimant sets out that he had a total of 10 acres. Of this, one and a half acres had been cleared and he shows a crop of strawberries on one acre. If Your Honour will look at Exhibit 3 you will find that the appraiser shows none of this portion cleared. He indicates that about half an acre had been partially cleared. He says that four large cedar stumps have to be removed and that nine and a half acres are not cleared at all.

Q In this statement filed and signed by you you state that you cleared one and a half acres of land and that one acre was in strawberries; now the appraiser that went out for the Government to look at your land claims that none of it was

fully cleared but that half an acre was partially cleared except that some stumps had to be removed, what do you say about that?

A I There was some stumps outside of the acre and a half.

Q You mean that there was about an acre and a half fully cleared? A Yes.

Q And you mean that you partially cleared more land but there were still some stumps there and you are not calling that land cleared?

A Yes, the other was not cleared. There was a certain amount of slashing done but the stumps were not cleared.

Q But you are satisfied in your own mind that an acre and a half was cleared?

A Yes.

Q And you had a strawberry crop there?

A Yes.

Q And did you market your strawberries in previous years? A Yes.

Q- Can you estimate the number of strawberries that you took off, the quantity of strawberries that you took off in any one year?

A About 120 crates and about half a ton for jam.

Q What does that mean exactly, when you talk of jam; do you mean you took off a special type of strawberry that you just use for jam?

A No, it is something that is damaged by rain and it would be shipped for jam.

Q 120 crates of good strawberries and about half a

ton of strawberries that were used for jam, is that what you mean? A Yes, the quality of the strawberries are not the same, but when they are picked dry they are picked for crating.

Q I understand that but did you take of 150 crates plus half a ton? A Yes.

Q Did you ever actually measure the one and a half acres that you say was cleared?

A No, I didn't do that, but from my long experience I am able to tell.

Q So that you are fairly positive that about one and a half acres were cleared?

A That included - in the acre and a half it included my house.

MR. CHESHIAK: The claimant further sets out Your Honour that the property was purchased from J. Anderson and Birdie White in July, 1935, for $400.00. In addition to clearing the acreage he says he cleared he dug two wells, cribbed about 12 feet and 14 feet and he planted about 24 mixed fruit trees. I would like to bring Your Honour's attention to the appraisal, Exhibit 3 which estimates the cost of clearing at from $150.00 to $175.00 per acre. Exhibit 3, also, referring to the wells, states there was an ample supply of water. The Claimant then goes on to set out the buildings, showing when they were built, their finishing and their size and the estimated cost. Your Honour will note that the buildings were built in 1936, except the pig pens, which

T.Hiyahe.
In Chbr.

consisted of fir roof and log sides which were built in 1937. The appraiser's report doesn't mention these buildings he just mentions a house and shed. The Claimant in his comment states that the appraiser does not mention the wood shed, hen house and the pig pens and he thinks that the appraiser has greatly undervalued the property and he believes that the fair market value at date of sale was at least $1,200.00. Exhibit 3 indicates that this property is well located being 2 miles from Haney, B.C. and having direct access to 14th Avenue, a paved road. The appraiser, as mentioned, does not include the buildings other than the house and shed, as stated by the Claimant in Exhibit 1. Your Honour will note that the ages he shows for these buildings is 10 years old in 1942. Actually they were only six years old. He shows a total value of $240.00 but adds only $250.00 to the land. It would appear from Exhibit 1 that the Claimant paid $40.00 per acre uncleared. The appraiser estimates his value, in 1942, at $15.00 an acre. On page 2 of Exhibit 3 the assessment is set out. Maple Ridge Municipality, Improvements $300.00, land $500.00, total $800.00. Turning now to the question of the personal property claimed, Your Honour will note that the claimant has, in making up his claim, lumped the items that appear in each room, or, in definite categories. He has now filed as Exhibit 2 an itemized list which may or may not

have been filed with the original claim. Is that correct Your Honour, does the original claim have an itemized list?

THE COMMISSIONER: No.

MR. CHENNIAH: Well, the claimant has filed with Exhibit 2 an itemized list which was prepared by him when he made this claim but which was not enclosed mainly because we didn't have time or the facilities at that time to do it, to do this much typing. He is giving the details, showing when he purchased these larger items and the prices paid and showing the totals in his claim as they are shown in the Custodian's Analysis, Exhibit 4. We have given credit in making our assessment for the amount shown by the Custodian in his Analysis $45.25 as being monies realised on this sale and it should be pointed out, just as the claimant has categorised his claim so has the Custodian lumped the sales for which items is claimed so that the Analysis filed shows only the lump sums and not the individual sales by the Custodian. I have not had time, Your Honour to check too carefully the inventory attached to Exhibit 2 with the inventory taken by the Custodian but enough check would indicate that he has followed very closely the same list so I do not think there is any doubt as to whether these goods claimed in Exhibit 2 or itemized in Exhibit 2, were all inventoried by the Custodian on August 26th, 1942 as is indicated in the Analysis Sheet.

MR. FENN: It is submitted Your Honour that the Real Property sold at its fair market value; that the chattels sold were sold for their fair market value and that the claim made for articles not found or in case of theft, is excessive and unreasonable.

Q You didn't have an independent valuation made of your land and property?

A No.

Q And the values put in your claim for the real property and chattels and so on, as filed, is your own estimate? A Yes.

Q You were evacuated when?

A May, 1942.

Q And these strawberries that you claim you grew on your farm, were grown inbetween stumps on your land? A They were grown in the cleared spaces between the stumps.

Q But the stumps were still there on the land?

A There was one stump.

Q Just one stump? A One big one, yes.

Q The S.S.E.Appraiser, that is the man that went out and valued the land and inspected it and made a report of it in Exhibit 2, he says the land wasn't cleared in that there were stumps still in the land; now when he says 'stumps', I take it he means more than one stump?

A I think he is mistaken, as far as I am concerned there was only one. I am certain of that.

Q That is in the area you call cleared?

A Yes.

Q Now with regard to your chattels, you are making a claim for a four foot boat with an engine on it; that was made by yourself?

A No, I ordered it from the boat builder.

Q It wasn't a useful article on the farm, that is it wasn't useful for any purpose?

A No, it was of no use to me asfar as the farm is concerned but there was a pool there and I used it for my own use and purposes.

Q Just as a toy? A Actually, yes, for my own amusement.

Q You put in a valuation of $42.00 for it, is that what it cost you when you purchased it?

A I paid $72.00 for it.

Q And you are claiming $42.00 now?

A Yes.

Q It had an engine on it?

A It had an engine, sitting right inside the boat.

Q Did it have a propeller operated from the engine?

A Yes.

Q We just want to get a fair valuation of it because apparently, from the records, it has been stolen; you say that this little boat is worth $42.00?

A I think rather it is cheap at that price.

Q Now, with regard to your farming implements, they, apparently, have been stolen too; are the values that you have put on these articles the amounts that they cost you less depreciation?

A I have reduced the price by half from the price

at which I originally bought.

Q How long were these implements in your possession and in your use? A Roughly since about 1930.

Q That would be about 11 or 12 years?

A Yes.

Q Now I see there is also articles claimed to be stolen, the list of goods which you left in your woodshed for which you are claiming $47.00; now in your valuation - - -

MR. CHERNIAK: Could my learned friend point out that of that amount $42.00 was for the boat.

MR. FENG: I won't pursue that question, you can strike it out Mr. Reporter.

RE-EXAMINED BY MR. CHERNIAK:

Q Can you describe that boat for a moment?

THE COMMISSIONER:

Q Could a person get inside it?

MR. CHERNIAK: No, Sir, it was a type of model that a wealthy New York gentleman showed him.

Q As I understand it it is just a model?

A It is ten and a quarter inches in width and four feet long, made by oak wood and three or four times painted. It was just a model.

THE COMMISSIONER:

Q Would it actually run?

MR. CHERNIAK:

Q Did the motor run? A Yes, it had an engine in the engine room and it burned wood alcohol.

MR. PEROT:

Q Would you put this boat out in the lake, the pond and let it go? A Yes.

Q You wouldn't steer it? A No, the engine connected to the propeller with a small belt.

Q How would you steer it on the lake?

A Nothing steered it, I just headed it to the side.

Q In other words this was just used as a hobby, a pastime, for you? A It was just a sort of hobby, a amusement.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

(MARK H. PEARCE)
OFFICIAL REPORTER

I, the undersigned sub-commissioner hereby certify that the foregoing 12 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

(SUB-COMMISSIONER)

Defence Brief

Takaharu MIYAKE

File Nos. 4830
4831

Case No. 882

WINNIPEG
10 Sept. 1948
V.L.A.
Sheet No. A8 -9

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Land & Buildings

Block 5 S.W. ¼ of Sect. 28, Twp. 12, Map 1105

Claim	Appraised at	Sale Price
$1200.	$402.50	$395.

Witness: Appraiser, D. Dodding.

Claimant stated that this property was owned jointly by himself and his wife.

Mr. R. TANIGUCHI had a mortgage of $400. and was paid $365.95 by the Custodian being the amount of claimant's balance on his account. This amount of $365.95 was accepted by R. TANIGUCHI in settlement of the Mortgage but it does not however absolve the personal covenant of the creditors.

Appraiser (Dodding) reports - House is of a poor type and construction but not finished. This is not a desirable holding. About half an acre has been cleared between the stumps. I find little to commend this holding.

Claimant stated that there was only one large stump left on the ground.

The buildings on this land was valued by Mr. Hal MENZIES for insurance purposes at $390.

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

Due to difficulty of identifying nearly all items evaluated for settlement purposes General rate of depreciation 34% to be applied to $540.60 in last column

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2

Furniture	$679.22
Farm Equipment	89.35
Tools	24.65
Boat	42.00
	$835.22

Claimant stated that his goods were left in his home at 14th Ave., Haney, but no detailed list was given by him with his J.P. Form. Claimant has since stated that some of his goods were left in his woodshed.

The Mail Box for which he is claiming $4.50 in his Additional Chattels was sold for $2. and he was credited with this sum on 1/8/1947.

The Boat for which he is claiming $42. was a model boat and would not carry a passenger. He stated that he purchased it for $72. which he used purely for amusement. This boat was stolen and the theft was reported to the police on 5/9/42 but they were unsuccessful in recovering it.

(a)	Goods value	$248.12	Sold by auction for $43.25
(b)	" "	4.50	Sold by tender for $2. (Mail Box)
(c)	" "	582.60	Not accounted for (Theft,etc.)
			(Farm Imp. $89.35)(Furniture $493.25)
		$835.22	

One bench sold by auction for .50 not claimed for.

When Custodian's fieldsmen visited the property for removal of goods by auction, they had no inventory to go by.

In a Lease granted by Custodian to a Mr. H. Forgie, the Lessee agreed to take reasonable care of the chattels left on the premises.

It is submitted that the chattels sold were sold for their fair market value and that the claim made for articles not found, or in case of theft, is excessive and unreasonable.

Summary of Defence Witnesses

D. Dodding
C. Spencer Pallot
J. Moryson

Where required

1	Appraiser
2 (a)	Auctioneer
2 (a) (c)	Staff

BMP/mw

Name of Claimant MIYAKE, Tokuharu & Hanaiye

Case 889

Custodian File 4031 & 4030

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	
					395.00		338.57				338.57 ✓

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	
						42.00	18.90	18.90 ✓

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	
			46%	540.60	248.67	2.00	.24	248.91 ✓

TOTAL RECOMMENDATION 800.38 ✓

1540

4830
4831

October 11, 1950.

Mr. and Mrs. Takahara MIYAKE,
Box 73-B, R.R. No. 1,
Winnipeg, Manitoba.

Dear Sir & Madam:

Re: Japanese Property Claims Commission
Case #89

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 $800.38

We have paid to the Co-Operative Committee for legal fees as authorized by you... $46.30

The balance due to Mr. Rokusaburo Taniguchi who held a mortgage on your property has also been paid, in the amount of 48.45

96.75

$705.63

Cheque in your favour for this amount is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FGS/GH
Encl. 1 cheque.