3428

FORM "J"

FILE No. 5428

Mission City B.C.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MIYAGAWA Toshihiko

HOME ADDRESS: Mill St., Mission City B.C.

REGISTRATION NUMBER 13317 SEX: Male AGE: 25

OCCUPATION: Logger

(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: K. Kamimura . Steelhead B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Harumi Joyce ✓ SGF?

ADDRESS OF WIFE OR HUSBAND: Mill St., Mission City B.C.

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Lots 8,9,10,11. S.½ of Block 10, S .W.¼ of Section 28. Township 17. Map 2353. District of New Westminster B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 Room Bungalow.

3. INSURANCE (Give particulars; state where policies are) New England Fire Insurance Co. $3,000.00. Policy No. 6255288. Policy in declarants possession.

4. TAXES (Amount and where payable) Taxes ~~xx~~ $5.07. 1941 Paid up.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to Jack Hudson. Mission City B.C. $10.00 Per month.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, Section 2.

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Tables, Lamps, ~~Bd~~ Kitchen Ware. 1 Heater, 1 Washing Machine. 3 Chairs,

All to be left in house at Mill ~~Rd~~ St., Mission City B.C.

Sold ?
Acc ?

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 "J"

FILE No.....

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) $50.00 Victory Bond. $5.00 War Savings Certificate. In declarants possession

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. $1000.00. Policy No. 2183574 Policy in declarants possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 21st day of April 1942

(Signature) T Murayama

A. W. Williams
Witness

FOR DEPARTMENTAL USE

5439

REPORT

ON EVACUATED JAPANESE PROPERTY

MUNICIPALITY Mission DATE May 7, 1942

NAME MIYAGAWA, Toshihiko REGISTRATION NO. 13317

ADDRESS Mill Street, Mission, B. C. HOUSE NO.

PROPERTY:

ACERAGE: Not given

KIND OF CROPS: not given

APPROX. ACERAGE OF EACH: not given

HOUSE: VACANT OCCUPIED yes. Lessee

DESCRIPTION: Wooden frame bungalow ROOF Shingle

SIZE: NO. ROOMS four

CONDITION: fair

OTHER BUILDINGS: not given

NAME OF LESSEE OR RENTOR: Jack Hudson, Mission, B. C.

TERMS: $10.00 per month. Not specified for how long.

REMARKS: Inventory of chattels for Miyagawa attached.

H Bardwell

E 73.81

INFORMATION FROM R.C.M.P.

Date Sept. 1/43.

r File No. 5438

ull Name MIYAGAWA Toshihiko
(Surname in Block Letters)

Registration No. 13317 Male - Female (check) Age May 26, 1917

Former Address P.O. Box 77, Mission B.C.

Date Evacuated Apr. 24/42 Naturalized - Canadian-Born - National (check)

Present Address C/o John Kowalzik, Lipp, Alberta.

Married - Single (check)

Name of Wife —

Name of Husband —

Name of Mother (MRS. HASHI) Lu (Dead) Name of Father Hikejiro #13245

Names of Children under 16

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

Additional Information Logger - Married Dec 26/41

REAL PROPERTY SUMMARY

Catalogue No.: S.S.B.(B.C.254 P) File #5428

Name: MIYAGAWA, Toshihiko Reg.No.13317

Address: Mill St., Mission, B. C.

Legal Description: Lots 8,9,10 and 11, South half of Blk.10 of South West quarter, Section 28, Township 17, Map 2353, Municipality of Mission, District of New Westminster.

Classification: 4 Lots totaling .6 acres cleared on for house. Four room bungalow, cedar siding, fairly new, unfinished inside.

EXHIBIT NO 597-6
DATE Aug. 23/48
FILED BY G.R.A. Rice

Registered Owner: Toshihko MIYAGAWA

State of Title: Clear

Administration & Revenue:

Leased April 22, 1942 for unstated period by Japanese for $10.00 per month. Rents paid to Japanese direct until June 30, 1943. (Rents accrued to V.L.A. after January 1, 1943.)

Sold to The Director, Veterans' Land Act for $982.00 cash as of January 1, 1943.

Title delivered March 9, 1944.

Payment received May 12, 1944 and net proceeds of $914.77 credited to account on May 20/44 after receiving $17.60,-Insurance refund, and paying $21.83 Tax Arrears, $3.00 Reg.Fees and $60.00 rents paid direct.

Chattels: not involved in sale of property.

Insurance: transferred to V.L.A.

Certified a Correct Summary of File.

Aug.27/45 W.E. Anderson

BC/254-P
BC/2064-B

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

Farm Appraisal Report

File No. JL-24

Land Description S.½ of S.W.¼ Sec. 28, Tp. 17 - Block 10, Lots 8 to 11.

Containing .6 Acres

Owner's Name MIYAGAWA, T. Post Office Address Mission

Nearest Rail Point Mission Distance ½ mile

Market Town Mission Distance " "

Church (give denomination) All denominations Distance " "

Nearest School Mission Distance " "

State how property was identified: By map and roads.

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

On gravel side street just off Beals Road, which is hard surfaced, good.

Is this district a good one? fair

EXHIBIT No. 397-F
DATE Aug. 23/28
FILED BY G.G.A.Rice

Employment opportunity Seasonal

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: Partly fenced one side only. Value $

Water supply: From well which comes from spring. Value $

BUILDINGS ON FARM

5428

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24 x 26	Frame	8'	Shgl.	New	Concrete	Good	1000.00
	6 x 18	"	8'	"	"	"	"	
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 1000.00

Total Value Buildings add to property $ 900.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Habitable, not all finished inside.

$

Describe the basement and chimneys: Concrete foundation but no basement; brick chimney from ground.

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

Are buildings painted? Yes, one coat. Condition of paint Good for one coat.

Distance from nearst bush Bush adjoining.

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.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
This is just a building lot containing .6 acres, and for this reason should be worth about $100.00. Not an agricultural proposition. Fairly close to Mission.		for	100.00

Total value of Land $ 100.00

Total added by buildings to value of ~~farm~~ ppty. $ 900.00

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

Total value of ~~farm~~ ppty. $ 1000.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
This is not a farm, just a building lot. It is all in bush except where the house stands.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Not large enough for agriculture.

Noxious weeds: Bush.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Taxes - $17.29.
Mission Municipality.

Date: May 13th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 12th day of May 1942.

Inspector's Signature "R. W. BROWN"

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

With 547-4

BC/254-P
BC/2084-B 3

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

Farm Appraisal Report

JL-2[illegible]- MIYAGAWA, T.

Remarks: This is not a farm, it is just a building lot containing approximately .6 acres and is within one-half mile of the village of Mission. Fairly heavy bush covers the property.

The house is new and is partly unfinished inside. It has cedar siding on the outside, a fire-place, and has had one coat of paint on the outside.

There is electric light in the house, and domestic water is obtained from a shallow well or spring on the property.

House is now rented to Jack Hudson at $10.00 per month, and Hudson has the privilege of making improvements to the property in lieu of paying rent.

Would make home for someone owning other land in the district or working out.

(FOR ORCHARD LANDS ONLY)

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

EXHIBIT No. With 597-4
DATE
FILED BY

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 $

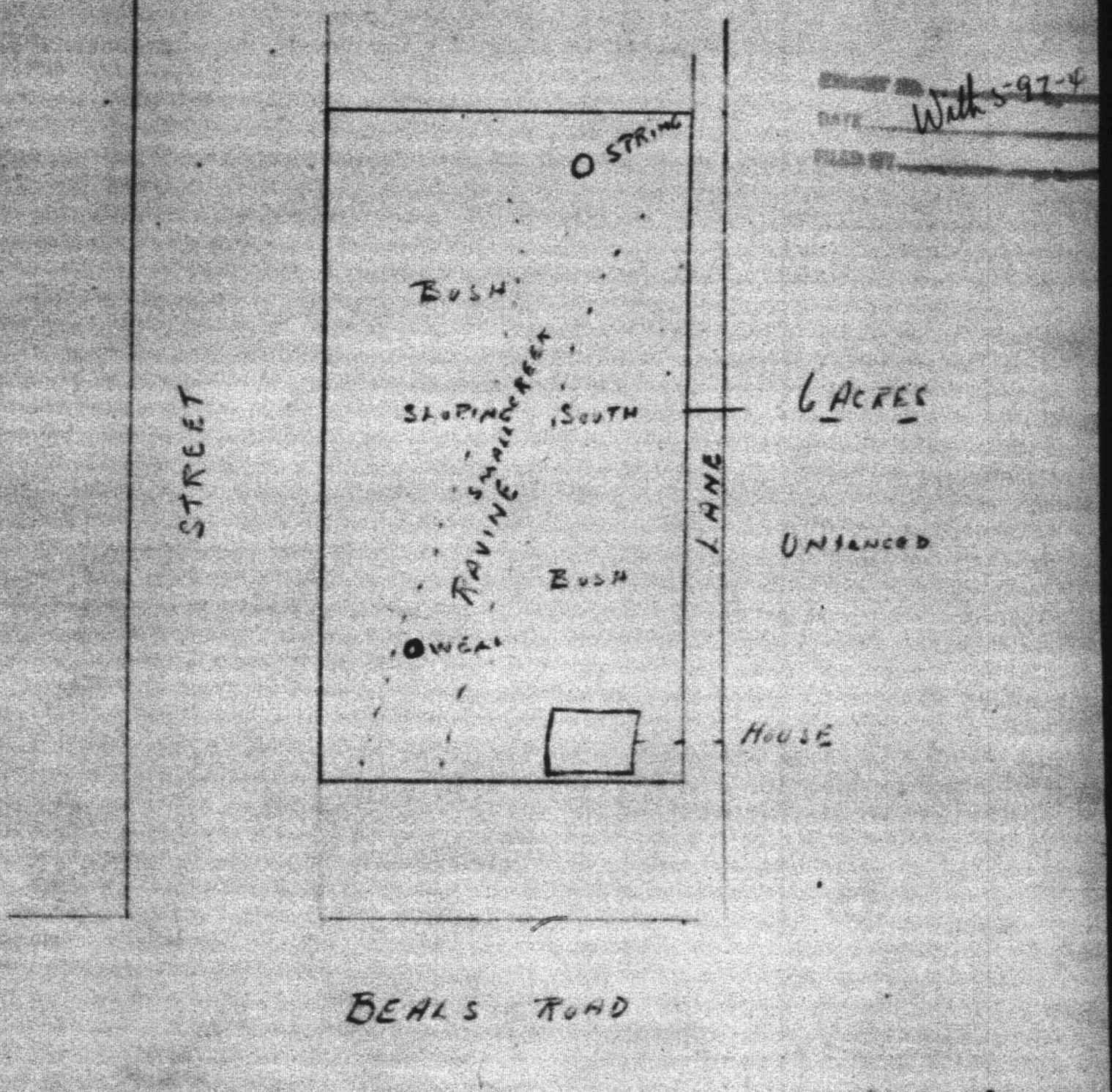
Amount fruit trees add to value of farm $

BC/284-P
BC/2084-B

Diagram of Property

N

SCALE 50' = 1"



Lots 5, 9, 10, N ½ of S ½ Block 10 of SW ¼ Sec 25 of 17 MAP 3353
.6 AC

T MIYAGAWA

R W BROWN

Following careful review of this appraisal report, it is my opinion that the present value is $ 1000.00

Date 15th May 1948.

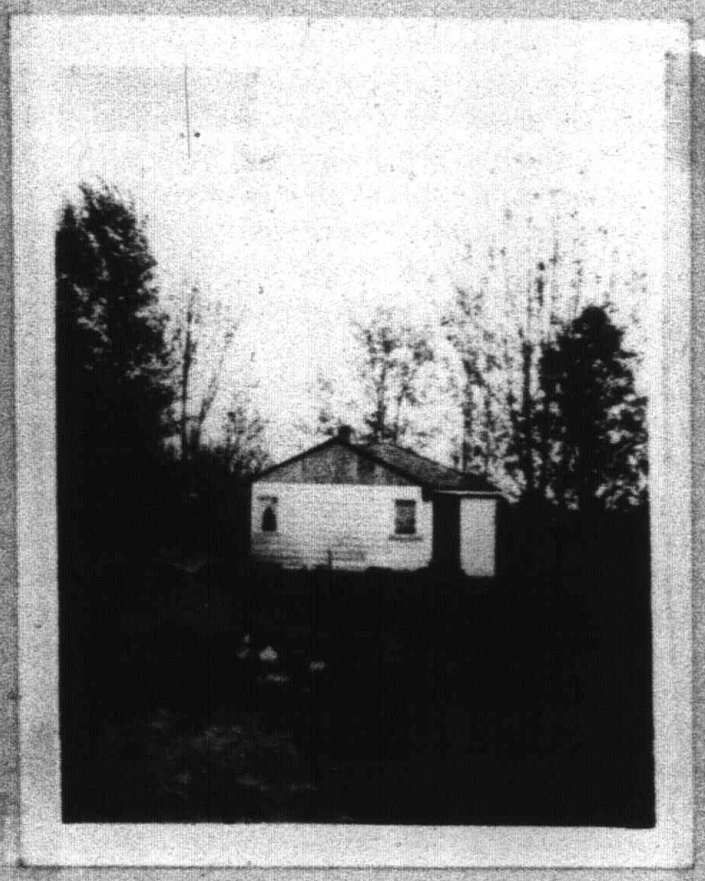
"I. T. BARNET"
District Superintendent.

File No. 5428

MIYAGAWA, Toshihiko (Mr.)

Reg. No. 13317

Mill St., Mission, B. C.



House is of modern design has cedar siding outside and wall board inside (not finished (very good)

R.M.A.

PERSONAL PROPERTY SUMMARY

File No. 5428

Name: Toshihiko MIYAGAWA Reg. No. 13317

Chattels: The above Japanese declared a quantity of chattels to be left in his house on Mill Street, Mission. Chattels were inventoried on the 7th May, 1942 a short time after his evacuation, and the inventory was found to agree with the chattels declared.

A shipment was made to the above Japanese on the 11th Feb. 1944, with the co-operation of the B.C. Security Commission. The shipment included a considerable quantity of chattels which had been left in the care of Mrs. Eva Knight.

All saleable chattels were liquidated at Auction and net proceeds from sale amounting to $119.46 were credited to the account.

Specified Articles: This file reveals no interest in any specified articles. See Summary attached.

Securities: The above Japanese declared a $50.00 Victory bond and a $5.00 War Savings Certificate in his possession. These were not brought under control by the Custodian.

Life Insurance: The above Japanese declared that he was the holder of a Sun Life Insurance Policy for $1000.00. This policy was not brought under control by the Custodian, although a premium amounting to $125.45 was paid at his request on the 21st Aug. 1944 and one for $38.50 was paid on the 21st Aug. 1945.

This file reveals no other personal property.

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

Dated: 27th Oct. 1945.
WEA:HA

W E Anderson

SUNDRY ASSETS SUMMARY

File #5428

Name: MIYAGAWA, Toshihiko

Reg.No.13317

Declared in Owner's possession:

$50.00 Victory Bond

$ 5.00 War Saving Certificate

No administration by office.

Certified Correct

August 25, 1945

.....

CHATTEL SCHEDULE

Name: MIYAGAWA, Toshihiko

File #5428
Reg.No.13317

Registered - April 21, 1942
Evacuated - April 24, 1942

Declared	Inventory May 7/42	Auctioned	Shipped Feb.11/44
Tables	2	16/2/44	
Lamps	2	1 - 16/2/44	1 shipped
Kitchenware	x		shipped
Heater	x	16/2/44	
Washing Machine	x	16/2/44	
[redacted] Chairs	x	16/2/44	
	Books		shipped
		Table	
		Shingle Stain	
		Net proceeds of sale $119.46 credited to account Mar.11/44	

Release form sent through B.C.Security Commission, Feb.11/44 requesting large shipment of household furniture stored with Mrs.E.Knight, Mission.

Certified Correct

Aug.27/45 W.E. Robinson .....

NAME MIYAGAWA, Toshihiko

REGISTRATION NO. 13317 FILE NO. 5428

The following chattels were sold by public auction at Minidoka, Ida. on February 16, 1944.

3	Chairs	$ 4.50
2	End tables	8.00
1	Small table	3.50
1	Heater	25.00
1	Electric Washing machine	100.00
1	Table lamp	3.00
1	5-gal. Shingle stain	3.25

X claimed by Toshi Yakeya
T. Miyagawa Rec'd 5441

Surrender card not received

Total:			$ 147.25
Less Expenses:	(Auctioneer's Fees	$ 14.72	
	(Advertising:	1.09	
	(Movings	9.50	
	(Rent:	2.45	$ 27.76
Net Proceeds Credited:			$ 119.49

Members of Custodian Staff Present. Mr. Ure

Extracted from Auctioneering list No. Minidoka 7.

Remarks.

Inventory of Property. MIYAGAWA. Toshihiko, # 13317.

$2 ~~Small tables.~~

$~~2~~ ~~Lamps.~~

$1 ~~Beatty washing machine.~~ -

$1 ~~Heater.~~

$~~3~~ ~~Chairs.~~

Miscel. Dishes. shipped

Stored in the house on Mill Road, Mission, B.C.

Property leased to Jack Hudson of Mission City at $10.00 per Month.

$ Sold by auction Feb 16 1944 Missions 7. 16th

EVACUATION SECTION
Date FEB 12 1944
File No.
Ans.
Referred

C-165-B

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

Address: c/o Geo. H. Manley

Wrentham, Alta.

Date: Oct. 28th, 1943.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, T. MIYAGAWA, Police Registration No. 13317

hereby request you to release to me the under-noted articles stored at

Mission City, B.C.

in possession of Mrs. Eva Knight

and I release you from any claim whatsoever with respect to such articles, and ship same through the B.C.Security Commission.

Description of articles wanted:

1 Electric Clock
1 Hotpoint Iron
1 Toaster
3 pc. silver tea service
Wm.Rogers 1 double plate
1 48 pc. old English Chinaware
Incomplete with case
1 Tri-Lite Lamp
2 Ash Stands
1 pr. drapes
1 silver plated butter dish & knife
1 silver plated pie plate & glass dish
1 20th Century Dictionary

undesired goods

1 10 volume detective books National Radio Institute
1 Home Radio Course
1 Box kitchenware
Small miscellaneous articles.

Original Address: Mission City, B.C.

Date Evacuated to Present Address: April 24th, 1942

Total Number in Family: 3

CHARGES:

I agree to pay all charges as required by the British Columbia Security Commission.

Deposit received: $

Approved:
BRITISH COLUMBIA SECURITY COMMISSION

Per:

T. MIYAGAWA
(Claimant Signs Here)

Please sell & place to our credit

Copy for Mr. Shears.

J. L. 24
File 3428

November 4th, 1943.

IMMIGRATION - DIRECTOR, VETERANS' LAND ACT

Re: Toshihiko MIYAGAWA
Lots 8-11 of Blk. 10, S.½ S.W.¼ Sec. 28,
Tp. 17, Mun. of Mission.

This property is tenanted by Mr. Jack Hudson on a month to month agreement with subject Japanese, at the rate of $10.00 per month. As this was not discovered until late in June, 1943, remittances were made direct to T. MIYAGAWA; but since that time the payments have been received at this office for the months of July, August and September.

[signature]

JSA:JS

SPECIFIED ARTICLES SUMMARY

April 9, 1945.

MEMORANDUM TO FILE 5428

From: F. Matheson

Re: Toshihiko MIYAGAWA, #13317

The truck mentioned in letter of Jan. 14, 1943, was Truck #227, registered in the name of Hikojiro MIYAGAWA, #13245, File 5441, father of Toshihiko.

This truck was sold on September 11, 1942, and the proceeds were credited to Hikojiro MIYAGAWA.

F. Matheson

This file reveals no interest in any restricted specified articles other than above.

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

Dated: 27th Oct. 1945.
WEA:HA

W. E. Robinson

LIABILITY SUMMARY

Name: MIYAGAWA, Toshihiko

File #5428
Reg.No.13317

The above Japanese declared no liabilities; however, the following was registered against him but later withdrawn:-

Dominion Furniture Stores $48.00

Advised paid April 24/42 by them.

No action or administration by the Custodian.

Certified Correct

.....

Date: August 25/45

CASE NO.	NAME	FILE NO.
1[illegible]317	MIYAGA AT Toshi[illegible]KO	5428

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
New England Fire Insurance Company	6255288 Transferred to V.L.A.	~~$3000.00~~ 1500.00	Dec.	16	1944	~~South ½ of South-W. Sec 2~~ Twp. 17, Lot 11, Blk.10 North Mill, Dist. of Miss
		refund 17	60			

The above Japanese declared to the Custodian a $3000.00 Fire Insurance Policy. Upon obtaining a copy of this policy however, it was found to be one of $1500.00 covering a dwelling.

Under the original policy there was also $1500.00 on household furniture but this portion of the policy was cancelled in April 1942 by the owner.

The Insurance policy was transferred to the Director of Veterans Land Act, and in adjusting received a rebate of $17.60.

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

W E Edmunson
.....

Dated: Oct.27/45.
WEA:HA

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. TOSHIHIKO MIYAGAWA File No. 5428

Lethbridge Alta Reg. No. 13317

Company Sun Life Insurance Co. Agency Vancouver

Policy No. 2183574

Premium - $ 43.45

Payable: Annually x, Semi-annually or monthly

Month August Day 1st

REMARKS:

37

Aug. 1st ap premium -
Aug. 1/52 premium -
Paid up to date } $82.15

Acct 2618 (43

LIFE INSURANCE

File #5428

Name: MIYAGAWA, Toshihiko Reg.No.13317

Sun Life Assurance Company of Canada

Policy #2183574

Amount - $1,000.00

Beneficiary - Unknown

Premium paid from office by request Aug.14/44

" " " " " " Aug.21/45

Certified Correct

August 25th, 1945 .....

STATUTARY DECLARATION.

CANADA: PROVINCE OF BRITISH COLUMBIA. IN THE MATTER OF JAPANESE ACCOUNTS.

To the: Custodian, Japanese Evacuee Section,
506 Royal Bank Building,
Vancouver,

I, JESSIE M. CHAPMAN, bookkeeper for DOMINION FURNITURE CHAIN STORES, LTD., Box 2453, North Vancouver, do solemnly declare:

1. that I am acquainted with the accounts of the DOMINION FURNITURE CHAIN STORES, LTD., and that the following are all the accounts against persons of the Japanese race held by the aforesaid Company:-

Toshihiico Miyagawa,
14th St., Mission, B.C.
Balance of a/c ...$48.00.

S. Murata,
2379 Burrard St.,
Vancouver, B. C. (moved in March 1942)
Balance of a/c ....$9.87.

2. Both the above accounts are secured by Conditional Bills of Sale.

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

Declared before me this 16th day
of April, 1942, at Vancouver, B. C.

W. Reynolds

Commissioner for taking oaths
in British Columbia.

signed: J. M. Chapman

File No. 5428

Mission City.
B. C.
July 18th 1943.

Dear Sir:-

In answer to your enquiry regarding lease agreement of Tashiliks Miyagawa's property, we are forwarding the copy.

Dated 22nd April. 1942.

Part I. I promise to pay $10.00 (Ten Dollars) per month, payable on the last day of each month.

Part II. The Landlord will pay for all expences for building material used on the property to improve the house.

Part III - Reference to Part II.

I will deduct all expenses from the rent, proving what I have paid to repair the house.

Part IV. The house and rent will be left in charge of Mrs Swanson Mission, and the rent to be paid to the Landlord.

Jack Itsuda.

T. Miyagawa

M E. Swanson.

EVACUATION SECTION
Rec'd JUL 12 1943
File No.
Ans. Yes
Referred McKay

COPY

J.L. #24

Wrentham, Alta.
August 14th 1944.

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

I have your statement as of June 12th 1944, with $1033.26 to my credit.

Enclosed is the notice from the Sun Life Assurance Co. to the amount of $43.45 for 1944 and $85.83 for 1942 and 1943.

I have written the Co. to the effect that the insurance will be paid in full from my account with you. Will you kindly credit them for the amount due.

On your statement there is the amount of $119.49 being the proceeds from an Auction Sale. I would appreciate an itemized account of this sale as the bulk of the articles sold belonged to my father.

Yours truly,

T. Miyagawa

per "J.M."

Original filed in Alien File
PJ.

.$428

REGISTERED

5th November, 1945.

Mr. Toshihiko MIYAGAWA,
Reg. No. 13517,
Milk River, Alberta.

Dear Sir:

Your file has come under review and we take this opportunity of giving you a brief summary of our administration of your affairs.

Real property registered in your name at Mission, and declared to the Custodian on the 21st April, 1942, became vested in the Custodian at that time. Prior to your evacuation, you rented your property for the consideration of $10.00 per month, and rental payments were forwarded to you direct by the tenant until the 30th June, 1943. In accordance with the policy of liquidation decided upon by the Canadian Government, your property was sold to the Director of Veterans' Land Act with adjusting date being 1st January, 1943. As the six month rent from January to June, 1943, amounting to $60.00 were paid to you direct and should actually have accrued to the credit of the purchaser, adjustment was made by this office. A statement has already been sent to you outlining the full details of this property sale.

You declared a quantity of chattels as being left on your property at Mission. In accordance with the policy of liquidation all saleable articles were removed to Public Auction and sold. The net proceeds derived from the sale of your chattels, namely $119.46, were credited to your account here. According to your file, other chattels not declared to the Custodian were left in the care of Mrs. Eva Knight at Mission, who shipped these to you upon your request on the 11th February, 1944.

On the 14th January, 1943, you wrote to this office regarding a truck. It was found however, that this truck was registered in the name of your father and was sold by this office, the funds being credited to his account.

You declared to the Custodian a $50.00 Victory bond and a War Savings Certificate. You also stated that you were the holder of a Sun Life Insurance policy. These were not brought under control by the Custodian, although at your request premiums were paid from funds to your credit at this office, on 21st August, 1944, - $125.45 and 21st August, 1945 - $38.50.

A claim was registered against you at this office by the Dominion Furniture Stores in the amount of $48.00, but this was withdrawn by them on the 24th April, 1942, as settlement had been made by you direct.

Attached hereto is a statement of your account from the date on which you last received one, and the credit balance as shown, being $857.31 is available to you upon request. If these funds are not required by you at the present time, we would suggest that you invest them in Dominion of Canada Victory bonds. Funds so invested will be revenue bearing.

It would appear that we have accounted for all the property of every

kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:gHA
Enclosures (3)

File # 5428
Reg. # 13317.

J.L. #24.

Vauxhall, Alta.
August 14th 1944

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.
Vancouver. B.C.

EVACUATION SECTION
Rec'd AUG 19 1944
File No. 5428, 13317
Ans.
Referred
Anderson

Dear Sir:-

I have your statement as of June 12th 1944 with $1033.26 to my credit.

Enclosed is the notice from the Sun Life Assurance Co. to the amount of $13.45 for 1944 and $85.83 for 1942 and 1943.

I have written the Co. to the effect that the insurance will be paid in full from my account with you. Will you kindly credit them for the amount due.

On your statement there is the amount of $119.49 being the proceeds from an Auction Sale. I would appreciate an itemized account of this sale as the bulk of the articles sold belonged to my father.

Spain

Yours truly.
T. Mijagawa
per [illegible]

PHONES
OFFICE 190
RESIDENCE 8804

D. W. STRACHAN
REAL ESTATE AND INSURANCE

Sutton, Braidwood & Morris.
Vancouver B.C.

MISSION CITY, B.C. Jan 18th 1950. 1960

Dear Mr Braidwood:

I have yours of Jan 3rd. To hand re the appraisal of (6 acres) Lots 8, 9, 10 and 11, South half of Blk 10 of S.W. ¼ of Section 25 Tp 17, Map 2353. Mission Municipality.

I will be pleased to give this a very careful inspection but hope you are not in too much of a hurry as the weather has been very inclement and the roads (side roads) impassable and still are.

If there is a time limit let me know.

Thanking you. I am,

Yours Sincerely,

D. W. Strachan

o. 5428

SUMMARY RELATIVE TO CLAIM OF
Toshihiko MIYAGAWA - Regn. No. 13317

4th May, 1948.

REAL PROPERTY Lots 8,9,10 & 11, S½ of Blk. 10 of SW¼ of Sec. 28, Tp. 17, Map 2353, Municipality of Mission, D.N.W.

	Assessed Value	S.S. Bd. Appraisal	V.L.A. Purchase	Claimants Valuation
Land	$200.00	$100.00		$200.00
Improvements	775.00	900.00		2500.00
	$975.00	$1000.00	$982.00	$2700.00
			Less sale price	982.00
			Amount claimed	$1718.00

Comprises 4 building lots, totalling 0.6 acres, with a new frame dwelling 24' x 26'. Inside of house unfurnished

CASE NO: 597.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E
(HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

Lethbridge, Alberta,
August 23rd, 1946.

IN THE MATTER OF THE CLAIM OF
TOSHIHIKO MIYAGAWA.

PROCEEDINGS AT HEARING.

APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
L.S. TURCOTTE, Esq.,	appearing for the Claimant.

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

THE SECRETARY: Case No. 597, Toshihiko Miyagawa.

TOSHIHIKO MIYAGAWA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q You are making a claim, Mr. Miyagawa, for a loss you sustained on a dwelling house?

A Yes.

Q And you haven't signed this form. Will you please sign it?

A: (Witness complies).

Q Now this is your claim on the house and that has been prepared as a result of information which you have given to me and which is true to the best of your belief and memory?

A Yes.

MR. TURCOTTE: I wish to submit that, your Honour, as Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Q: I understand this was a brand new house?

A: Yes.

Q I am were just in the process of finishing it, were you?

A: Yes.

Q When you were evacuated?

A Yes.

Q And I am showing you a photograph. What is that a photograph of?

A Well that is a photograph of my house.

Q Of the house?

A: Yes.

Q The house that you are claiming for?

A Yes.

MR. TURCOTTE: I submit that, your Honour, as Exhibit 2.
(PHOTOGRAPH MARKED EXHIBIT NO. 2).
MR. TURCOTTE: And my learned friend is willing to admit that the house was insured for $1500.00 without cluttering up the record with the policy.
THE SUB-COMMISSIONER: Very well.
MR. RICE: I am not admitting it was worth $1500.00.
THE SUB-COMMISSIONER: No.
MR. RICE: The insurance means nothing as far as I am concerned.
MR. TURCOTTE: Q: Did you keep any record, Mr. Miyagawa, of the cost of lumber?
A No.
Q And of labour?
A: No.
Q And of your own labour?
A: No.
Q So that actually you do not know what the house cost you?
A: No.
Q What was its size?
A 26 x 30, only that little piece knocked off in the corner, you know.
Q 26 x 30 with a little piece knocked off?
A Yes.
Q And was it fully finished?
A It was supposed to be, you know, like I told you when we rented it that the fellow was supposed to finish it.
Q Well, when you left what had to be done to it?
A Well there was one bedroom had to be finished.
Q One bedroom?
A: Yes, I gave him the rent. He didn't pay me the rent so as to

finish it, like.

Q Did I understand you correctly to say that when you left B.C. the man who rented the house agreed to finish the bedroom in place of rent?

A Yes.

Q I see. You don't know whether that was done or not?

A No, that is right.

Q What about the bathroom?

A That wasn't finished.

Q That wasn't finished? A: No.

Q And the other rooms? A: Yes, finished.

Q Were all finished? A: Yes, pardon me, there was a utility room that wasn't finished.

Q A utility room? A: Yes.

Q Now how many rooms were in the house?

A Well there was one bedroom that was finished.

Q Yes. A: A living room.

Q Living room? A: Yes, and the kitchen was finished.

Q The kitchen? A: And the nook, they were all finished.

Q And the what? A: Dining room nook.

Q Dining room nook? A: Yes.

Q There were all finished?

A Yes.

Q And the outside? A: Yes, finished.

Q All finished? A: Yes.

T. Miyagawa,
In Chief.

Q According to that photograph, Mr. Miyagawa?
A Yes.
Q Now what about heating arrangements?
A We had an open fireplace.
Q You had an open fireplace? A: Yes.
Q How was that constructed, with what?
A Brick.
Q Brick? A: Yes, brick.
Q And what about electricity?
A Yes, power, we had electricity throughout.
Q Was it wired throughout? A: Wired throughout.
Q Wired throughout. And the outside was finished with what? A: I just don't know what to say. That was 1 x 10.
Q Was it drop siding? A: Yes, it is a drop siding. I guess that is what they call it, cedar drop siding.
Q Cedar drop siding? A: Yes.
Q And what about the inside?
A The inside was Gyproc, wallboard, I guess.
Q Gyproc wallboard? A: Yes.
Q Now I understand you are asking for a new valuation of the house?
A Yes.
Q And you have no record of what it cost you?
A No.
Q Now you are also claiming for some furniture?
A Yes.
Q Will you just sign that form?
A (Witness complies).

T. Miyagawa,
In Chief.

Q And the information in this personal property claim is information supplied to me by you?

A Yes.

Q And to the best of your knowledge and memory, it is true and correct? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. TURGOTTE: Q I understand that you were married in December of 1941? A: Yes.

Q And that you were evacuated in March of 1942?

A Yes.

Q Did you buy this furniture when you were married; before or after? A: Before.

Q How long before? A: Well, there is most ---

Q -- did you say most of the furniture?

A Most of the furniture I bought around July, I guess, and had it stored.

Q You bought it in July and had it stored?

A Yes.

Q And you started to use it, I presume, after you were married? A: Yes.

Q So that you are claiming that it was all new with the exception of one heater?

A Oh yes, the heater, just the heater, pardon me, the heater and the washing machine was left there by my dad, you see.

Q I beg your pardon?

A It was left there in our house, my father left it there.

Q The heater and the washing machine?

T. Miyagawa,
In Chief.

A Yes.

Q Why are you claiming for it?

A Well it was in our house.

Q Has he got a claim for them ?

A No, I don't think so.

Q What is his name? A: H. Miyagawa.

Q H.? A: Yes.

Q Where does he live?

A Picture Butte.

Q Well has he made a claim?

A No, he was going to make a claim, but I told him I would make it so that we would call it square.

Q But he hasn't made a claim at all?

A No.

Q So that there has been no other claim made for this heater and washing machine?

A No.

Q So that if anything is given by the Government for these articles, it should go to him, is that right? A: Yes.

Q Well I notice that we have this washing machine put down as new. Was it new or is that a mistake?

A Well it could be called a mistake because it wasn't bought at the same time I bought these other things, you see.

Q Well how old was it? That is what we want to get at.

A Gee, that would be hard to say.

Q Well, was it one year, two years, five years?

A I believe about a year old.

Q About a year old? A: Yes.

Q You are quite sure of that?

A Yes, I am positive.

Q One year old? Now, how do you arrive at the price of $145.00 for the washing machine?

A Well I don't know.

Q I mean where did you get that figure from?

A Well I asked him and that is what he told me.

Q You asked your father?

A Yes.

Q Well is that the new price of what it was worth?

A I believe it would be the price that he is claiming for; I don't know whether it is new or not.

Q You don't know? A: No.

Q Well, now these other items of chairs, tables, and a lamp that you are claiming for, those were yours? A: Yes.

Q And these are the new prices that you are claiming, are they?

A Well, no, actually I don't know what they are worth, to tell you the truth.

Q Well how did you put down these figures? That is what we want to get at. You say three chairs, $9.00; two ends tables, $16.00; and a small table, $7.00. A: Well that is what I think they were worth, you see. I haven't got no bill or nothing.

Q I see. They were new?

A Yes, they were new.

Q That is all.

MR. REE: I am submitting, your Honour, that the real

estate was sold at its fair market value. I am submitting that the chattels were sold for their fair market value.

I wish to tender as an exhibit, your Honour, three appraisal reports respecting the real estate.

(APPRAISAL REPORTS MARKED EXHIBIT NO. 4).

MR. RICE: And I wish to also tender two real property summaries. They can be fastened together, and they show the assessed value, the Soldier Settlement Board's appraisal value, and the sale of it.

(DOCUMENTS MARKED EXHIBIT NO. 5).

CROSS-EXAMINATION BY MR. RICE:

Q I show you a photograph (Indicating). Do you recognize it? A: You bet.

Q What is it? A: It is a house.

Q Your House? A: Yes.

Q That you are claiming for?

A Yes.

MR. RICE: I wish to tender this as an exhibit, your Honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 6).

Q Referring to Exhibit 3, your personal chattels, the only items there that belonged to your father consisted of a heater and the electric washing machine, is that right?

A Yes.

Q Nothing else? A: No.

Q You wrote the Custodian's office, I believe,

and they sent you a cheque, the returns of the auction sale of your chattels?

A Yes.

Q And you state on your statement, "there is the amount of $119.40 being the proceeds from an auction sale. I would appreciate an itemized account of this sale as the bulk of the articles sold belong to my father." A: Gee, I don't remember that.

Q I show you the letter (indicating), a letter dated at Wrentham, Alberta, August 14th, 1944, and is that your signature?

A No, that is my wife's.

Q That is your wife's signature?

A Yes.

Q You can read it all. It is addressed to the Secretary of State at Vancouver, the Custodian's Office. Just this part down there refers to it. It may be that you meant the bulk of the money rather than the bulk of the goods. You see, the washing machine and the heater, they are the most valuable part of your claim, and you say that they belonged to your father?

A Yes, I suppose.

Q But in any event this letter of August 14th, 1944, addressed to the Custodian by you, is the first knowledge that the Custodian had that your father had any claim for chattels?

A Pardon?

Q This letter (indicating). A: I see, I

got what you mean.

Q Addressed to the Custodian under date of August 14, 1944, is the first knowledge that he had of any claim by your father?

A Yes, the Custodian had knowledge.

Q Your father didn't file any claim, and you hadn't mentioned it in any forms that you had completed that part of these articles were your father's?

A I think I had it down in the form, didn't I?

Q I fail to see it if it is there. But in anyevent the Custodian took possession?

A Yes.

Q And sold the articles? A: Yes.

Q You say the washing machine was a year old when your father bought it, or your father had it a year?

A I don't know.

Q You don't know anything about it, and you don't know what it cost him? A: I think his cost is giving it of today. And I think his case is coming up today.

MR. TURCOTTE: I am sorry to interrupt, but you just told me that your father never made any claim.

A Oh yes, but I mean if you wanted to have it that you ask him instead of me.

MR. RICE: Perhaps you had better call the father.

MR. TURCOTTE: He isn't here. You must admit that this is the first time that you told me that your father had anything to do with these articles, Mr. Miyagawa.

THE SUB-COMMISSIONER: Q: Where is your father?

T. Miyagawa,
Cross-Exam.

A Picture Butte. I said that the washing machine and the heater belong to my father to you.

MR. TURCOTTE: I don't know.

MR. RICE: I wish to file as an exhibit, your Honour, a personal property summary . I don't know that it is necessary to file this in view of what has been stated. No, it won't be necessary. All right.

THE SUB-COMMISSIONER: Q: Does your father know that you are claiming?

A Yes.

Q On his behalf? A: Yes.

Q He does? A: Yes.

THE SUB-COMMISSIONER: I was just thinking, Mr. Turcotte, that probably you might elucidate a little upon these photographs.

MR. TURCOTTE: I was going to point out, your Honour, that the photographs apparently can be very deceptive, and that the photograph presented by the Custodian certainly does not give a true picture of that house in view of the photograph presented by the claimant.

MR. RICE: Let's see the claimant's photograph. (Photograph to Mr. Rice).

THE SUB-COMMISSIONER: One and the same house?

MR. TURCOTTE: I will present it to him. You see what photography can do, sir.

THE SUB-COMMISSIONER: Do you think it is photography or the appraiser?

MR. RICE: It is just the look.

THE SUB-COMMISSIONER: Well, it certainly is not the "new look".

RE-DIRECT EXAMINATION BY MR. TURCOTTE:

Q These exhibits, 2 and 6, are they photographs of the same house? A: Yes.

Q Taken from different angles?

A Yes.

Q Your Exhibit 2 gives a view of two sides of the house, is that right?

A That is right.

Q And the photograph presented by the Custodian merely shows the end view, is that right?

A Yes.

Q Which picture gives a true picture of your house?

A Well, you can see this one here (indicating) gives it.

Q That is the one presented by yourself?

A Yes.

MR. TURCOTTE: It is remarkable, your Honour, those two pictures. I have mentioned that as a matter of fact in my statement.

THE SUB-COMMISSIONER: Thank you.

MR. TURCOTTE: That is all, Mr. Miyagawa.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a true and accurate transcript.

"S.R. HOWARD"; Official Reporter.

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

SUB-COMMISSIONER.

Defence Brief

Toshihiko MIYAGAWA

File No. 5428

Case No. 597

LETHBRIDGE
23 August 1948
V.L.A.
Sheet A 1 - 8

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1

Lots 8, 9, 10 and 11, Block 10, Sec. 28, Twp 17, Map 2353.

Claim	Appraised at	Sale Price
$2700.	$1000.00	$982.00

Witness: Appraiser - R. W. Brown

Claimant stated that he was evacuated before being able to finish his house and he let the house to a Mr. Hudson on condition that he finished the bedroom in lieu of rent.

Appraiser (Brown) reports - This is a new house, not all finished inside. This is not a farm, just a building plot, it is all in bush except where the house stands.

Appraiser ([redacted]) reports - Just a building lot of approximately .6 acres. House is new, partly unfinished.

Claimant states that he would like to have a new valuation of this house.

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

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Household Goods

Claim	Sold for
$230.25	$147.25

All goods claimed for were sold by auction for $147.25.

Claimant stated that the Heater and Washing Machine value $190. were the property of his father H. MIYAGAWA, but he did not declare these as such on his J.P. Form. These two articles were sold by auction for $125. and the amount credited to claimant, as they were found on his property. He asked that any award which the Government might make should be credited to his father, the remainder of the goods all belonged to him.

A letter dated 14/8/1944, which claimant states was written by his wife, was received by Custodian asking for a statement of the auction sales as the bulk of the goods belonged to his father, this was the first intimation that the Custodian had relating to any goods owned by his father.

The father, H. MIYAGAWA, has also made a claim for these two articles. (See Case No. 697)

It is submitted that the chattels were sold for their fair market value.

Summary of Defence Witnesses

R. W. Brown

J. H. Harkiss

Mr. Ure

Where required

1	Appraiser
2	Auctioneer
2	Staff

BMP/mw

Name of Claimant MIYAGAWA, Toshihiko Case 997

Custodian File 5488

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	Total Award 80% of all Sale Prices Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Total Award 125% of all Sale Prices: Amount	
					962		740.63				740.63

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
30.85	147.25	44.17					44.17	

TOTAL RECOMMENDATION 784.80

1540

5428

October 11th, 1950.

Mr. Toshihiko MIYAGAWA,
Milk River, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 597

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 ... $784.80.

Cheque in your favour is enclosed for $739.40

and we have paid the Co-Operative Committee .. $ 45.40

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.