

<u>REAL PROPERTY</u>										
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	Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount	% of Total	Amount	
					982.00		740.63			740.63
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price					
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
230.25	147.25	44.17							44.17	
TOTAL RECOMMENDATION									784.80	

CASE NO: 597.

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,
August 23rd, 1948.

IN THE MATTER OF THE CLAIM OF
TOSHIHIKO MIYAGAWA.

PROCEEDINGS AT HEARING.

T. Miyagawa,
In Chief.

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
10 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
20 house? A: Yes.

Q You 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?

30 A Yes.

T. Miyagawa,
In Chief.

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
10 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
20 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

30 him the rent. He didn't pay me the rent so as to

T. Miyagawa,
In Chief.

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.
- 10 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.
- 20 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.
- 30 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?
- 10 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?
- 20 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?
- 30 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. TURCOTTE: Q: I understand that you were married in December of 1941? A: Yes.

Q And that you were evacuated in March of 1942?

10 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.

20 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.

30 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.
- 10 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.
- 20 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.
- 30 Q About a year old? A: Yes.

T. Miyagawa,
In Chief.

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.

10 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 those 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.

20 Q Well how did you put down these figures? That is what we want to get at. You say three chairs, \$9.00; two end 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.

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

T. Miyagawa,
Cross-Exam.

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, five appraisal reports respecting the real estate.

(APPRAISAL REPORTS MARKED EXHIBIT NO. 4).

10 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?

20 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.

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

T. Miyagawa,
Cross-Exam.

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 \$119.49 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.

10 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?

20

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?

30 Q This letter (indicating).

A: Yes, I

T. Miyagawa,
Cross-Exam.

get 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?

10 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

20 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.

30 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.

10 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.

20 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?

30 MR. RICE: It is just the look.

T. Miyagawa,
Re-Direct Exam.

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.

10 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.

20 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.

R. Howard
"S.R. HOWARD"; Official Reporter.

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

L. W. Beach
SUB-COMMISSIONER.

Case No. 597

THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED
NOV 20 1947
J.W.

File No. 5428
Lefthand

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

- (1) NAME MIYAGAWA TOSHIHIKO (RCMP) Reg. No. 13317
(Print) Surname Given Name
- (2) Pre-Evacuation Address Mill Street, Mission, British Columbia
- (3) Present Address Milk River, Alberta
- (4) REAL ESTATE
 - (a) Street Address (if any) Mission, British Columbia
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
Lots 8, 9, 10 and 11 of South Half of Block 10 of South West Quarter of Section 28, Township 17, Map 2353 District of New Westminister.
 - (c) Type of Real Property (cross out words which do not apply):
 - (i) ~~Farm~~
 - (ii) ~~Residence~~ Type of business _____
 - (iii) ~~Business~~
 - (iv) Any other type of property (describe) _____
 - (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)..... sole owner
 - (e) Fair market value at date of sale (estimate this to the best of your ability):
 - (i) Land - - - - - \$ 200.00
 - (ii) Buildings - - - - - \$ 2500.00
 - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
 - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2700.00
 - (v) Amount at which Custodian sold property and credited your account - - \$ 982.00 ✓
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1818.00
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation
in above described house
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
house
 - (c) How stored or packed at time of evacuation just left in house.

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

no one's care

(e) Itemized description of personal property which is the subject of the claim:

1.	3 chairs	Estimated Value \$	9.00
2.	2 end tables	Estimated Value \$	16.00
3.	1 small table	Estimated Value \$	7.00
4.	1 heater	Estimated Value \$	45.00
5.	1 electric washing machine	Estimated Value \$	145.00
6.	1 table lamp	Estimated Value \$	5.00
7.	1 5 gal. shingle stain	Estimated Value \$	3.25
8.		Estimated Value \$	230.25
9.	Sale by Custodian	Estimated Value \$	147.25
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 83.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 1901.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
Lethbridge

(b) Do you require the services of an interpreter at the hearing? Yes or no No

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

I, Toshihiko Miyagawa of the Town of Milk River in the Province of Alberta

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City of Lethbridge in the Province of Alberta this 17th day of November A.D. 1947.

Miyagawa

W. H. Smith
A Commissioner &c.

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C. BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

L. S. T.
①

15 Victoria Mansions,
Lethbridge, Alberta,
April 26, 1948.

Dear Sirs:- RE: KAMITAKAHARA, Fred Michiro
(Reg. 01789).

Your letter of the 20th Instant, advising that this party's present address is C/O W.J. James, Box 383, Taber, Alberta, has been received, and I thank you for same.

Yours truly,

Secretary
Japanese Property Claims
Sub-Commission (Lethbridge).

Japanese Property Claims Commission,
The Court House,
VANCOUVER, B.C.

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

April 20th 1948.

Miss Lillie Thomas,
15 Victoria Mansions,
Lethbridge, Alta.

Dear Miss Thomas,

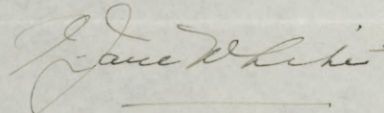
The records in this office show the following changes made, and we are advising you of these in case there may have been some omission in keeping you informed.

	Real	Personal
<u>Mrs. Yumiko HIRASHIMA</u> , Reg.No.14252 -	\$2,174.00	\$442.50
(Transferred from Winnipeg to Lethbridge.)		
We have no address for the claimant, but Messrs.Ritchie & Huckvale are acting for her. Presume claim forwarded to you by Mr.Watson from Winnipeg.		

Wakaichi ITAYA, Reg.No.13504 - New address: Iron Springs, Alta.

Fred Miichiro Kamitakahara, Reg.No.01789 -
New address: c/o W.J.James,
Box 383, Taber, Alta.

Yours truly,



VW.

Miyagawa, Toshihiko

(Claimant's Name)

REAL ESTATE
(Other than farm)

13317

Reg. No.

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

House

4 rooms and
bathroom

$\frac{3}{4}$ in. drop siding outside
gyproc finish board inside

home

.6 of an acre Dec. 1941
Lots 8, 9, 10, 11
Block 10 S.W. 28-17
Map 2353 New Westminster

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

Unable to give a correct
statement of expenditures

Built a home

\$2700.00

Comments re upkeep of premises:

This was a brand new home which I was just completing at time of evacuation. I had it insured for \$1500.00. The bathroom and one bedroom were not finished. When we left our renter Hudson agreed to finish the bedroom in lieu of rent and I believe he finished the room.

EXHIBIT No. 597-1
DATE Aug. 23/48
FILED BY R. S. Lucette

Comments re Appraiser's report not covered above:

The photograph in the custodian's file does not show the true size of the house. I present a photograph which gives a much better idea of the exterior of the house.

Land assessed at \$200.00
Improvements 775.00

I would like to have a new valuation made of this house as I have no records of what it cost me. However at \$5.00 per square foot which would be a very reasonable valuation for the year 1941, the value would be 732 square feet at \$5.00 per square foot or \$3660.00. I am only claiming \$2700.00 which leaves an ample amount to finish the bathroom.

T. Miyagawa
Signature



Ex. 2.

EXHIBIT No. 597-2
DATE Aug. 23/48
FILED BY R. J. Lucotta

Miyagawa, Toshihiko
(Claimant's Name)

PERSONAL CHATTELS

13317
Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Sold for</u>	<u>Estimated value at Date of Evacuation</u>
3 chairs		New		Good	\$4.50	\$9.00
2 end tables		New		Good	8.00	16.00
1 small table		New		Good	3.50	7.00
1 heater		1 yr. old		Good	25.00	45.00
1 electric washing machine		New		Good	100.00	145.00
1 table lamp		New		Good	3.00	5.00
1 5 gal. shingle stain		New			<u>3.25</u>	<u>\$3.25</u>
					\$147.25	\$230.25
						<u>147.25</u>
						\$ 83.00

Description of Storage of Goods:

Left in my home.

EXHIBIT NO 597-3
DATE Aug 23/48
FILED BY R. S. Lucette

General Statement as to Chattels not Described above:

Our chattels were practically all new as we were married in December 1941 and we were evacuated in March 1942.

Additional Comments, if any:

Miyagawa
Signature

BC-254-P
BC-2084-B

Farm Appraisal Report

File No. **JL-24**

Land Description **S. 1/4 of S.W. 1/4 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 **1/2 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**

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

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

EXHIBIT A
DATE **Aug 23/48**
FILED BY **G. S. G. Price**

597-4

Total present day value \$ **1000.00**

property
Total Value Buildings add to ~~farm~~ \$ **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 nearest bush **Bush adjoining.**

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

Cultivated Land

BC/254-P

2

BC/2084-B

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.				100.00	
	Not an agricultural proposition. Fairly close to Mission.					

100
882
982

Total value of Land \$ 100.00

Total added by buildings to value of ~~land~~ ^{ppty.} \$ 900.00

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

Total value of ~~land~~ ^{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 19 42.

Inspector's Signature

"R. W. BROWN"

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

Farm Appraisal Report

JL-24 - 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.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$

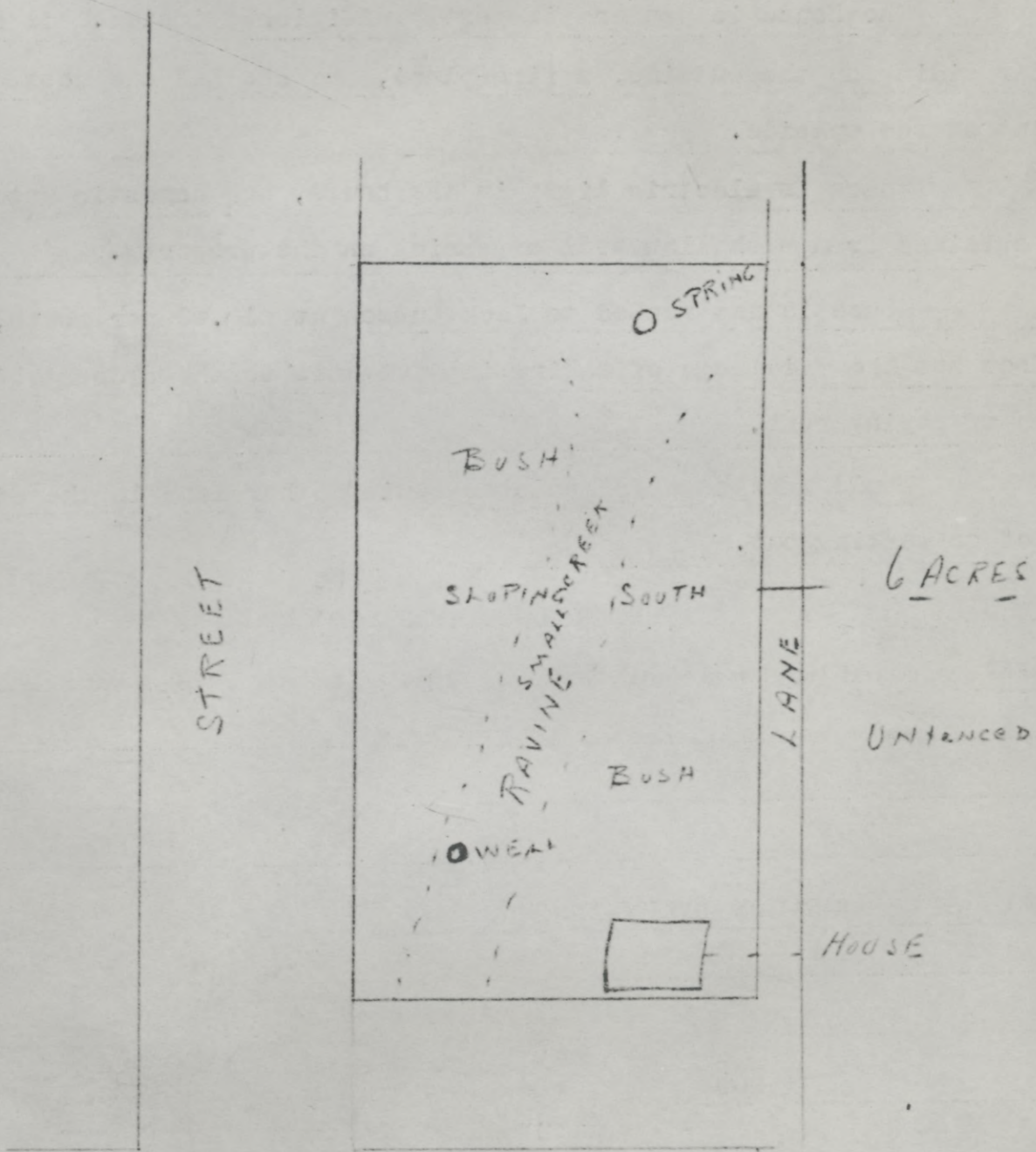
Total \$ _____

Amount fruit trees add to value of farm \$ _____

Diagram of Property

N

SCALE 50' = 1"



BEALS ROAD

LOTS 8, 9, 10, & 11 of S 1/2 BLOCK 10 of SW 1/4 Sec 28 of 17 MAP 2353
.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 19 42.

"I. T. BARNET"
District Superintendent.

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.

Registered Owner: Toshihiko 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.

"W.E. Anderson"

.....

Aug.27/45

File No. 5428

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

4th May, 1948.

REAL PROPERTY Lots 8,9,10 & 11, S $\frac{1}{2}$ of Blk. 10 of SW $\frac{1}{4}$ of Sec. 28, Tp. 17,
Map 2353, Municipality of Mission, D.N.W.

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

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

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

Sept. 25/48

M. H. Stewart
M

MIYAGAWA, Tashika
Mill St. Mission, B. C.
Evac, File 5428



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

Picture Taken June 1, 1943.