

Name of Claimant

MIYAKE, Takaharu &  
" Namiye

Case 889

Custodian File

4831 & 4830

<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
					395.00		532.57			532.57
<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			
						42.00		18.90	18.90	
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	540.60		2.00		.24	248.91	
								248.67		
TOTAL RECOMMENDATION									800.38	

CASE NO: 889

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 10th, 1948.

IN THE MATTER OF THE CLAIM OF

TAKAHARU MIYAKE

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

10

B E F O R E

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

Winnipeg, Manitoba.

September 10th, 1948.

IN THE MATTER OF THE CLAIM OF

20

TAKAHARU MIYAKE

PROCEEDINGS AT HEARING.

APPEARANCES:

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

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

- - - - -

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

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MARK H. PEARCE, Esq.,     Official Reporter.

TAKAHARU 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 \$43.25 to be deducted from the amount shown in the claim, showing a net of \$791.97.

10 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 Rokusaburo, 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 charges were deducted Mr. Rokusaburo 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.

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30 THE COMMISSIONER: Yes.

T.Miyake  
In Chief.

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.

10 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 73 R.R.1. Winnipeg.

Q What Town, what Village?

A St. Anne's Road.

Q In the Municipality of St. Vital?

A Yes.

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

QQ 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?

30 A Yes.

T.Miyake  
In Chief.

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.)

10 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.)

20 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.

30 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

T.Miyake.  
In Chief.

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  $\frac{1}{4}$  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?

10

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  $\frac{1}{2}$  Yes.

Q And you had a strawberry crop there?

A Yes.

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

20

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.

30

Q 120 crates of good strawberries and about half a

T.Miyake,  
In Chief.

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 120 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.

10

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. CHERNIAK: 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

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T.Miyake.  
In Chief.

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 \$340.00 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

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T.Miyake.  
In Chief.

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

THE COMMISSIONER: No.

10 MR. CHERNIAK: 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 amendment for the amount shown by the Custodian in his Analysis \$43.25 as being monies realized on this sale and it should be pointed out, just as the claimant had categorized his claim so has the Custodian lumped the sales for which items is claimed so that the

20 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 a rough 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

30 in the Analysis Sheet.

T.Miyake  
Cr-Exam.

MR. FERG: 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.

10

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?

20

A There was one stump.

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

Q The S.S.B.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.

30

Q That is in the area you call cleared?

T.Miyake.  
Cr-Exam.

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 as far as the farm is concerned but there was a pool there and I used it for my own use and purposes.

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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.

20

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?

30

A I have reduced the price by half from the price

T. Miyake  
Cr-Exam.  
Re-Exam.

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 \$47.35; now in your valuation - - -

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

MR. FERG: 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?

20 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:

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

T.Miyake.  
Re-Exam.

MR. FERG:

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.

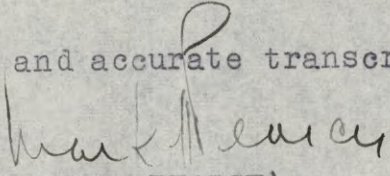
Q In other words this was just used as a hobby, a  
pastime, for you? A It was just a sort of hobby,

10

$\frac{1}{2}$  amusement.

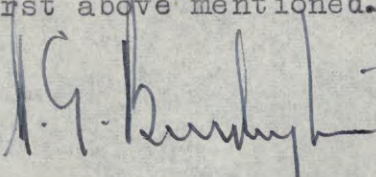
(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

  
(MARK H. PEARCE)  
OFFICIAL REPORTER

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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)

Case 889 w/fy  
NOV 28 1947

IN 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

4831

[Signature]

w/fy

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

- (1) NAME MIYAKE TAKAHARU (RCMP) Reg. No. 13730  
(Print) Surname Given Name
- (2) Pre-Evacuation Address Port Haney, B.C.
- (3) Present Address High Bluff, Man. c/o J. F. Bradley *New address Box 73 B. P. D. Winnipeg*
- (4) REAL ESTATE
  - (a) Street Address (if any) 14th Ave. Haney B.C.  
City or Municipality, Province
  - (b) Legal description (lot number, block number, section number, etc.)  
Block 5, South-West 1/4, Section 28, Twp. 12, Mun. Maple Ridge, being  
No. 204 East side of 14th Ave., Haney, B.C. *Clemens*
  - (c) Type of Real Property (cross out words which do not apply):
    - (i) Farm
    - (ii) ~~Residence~~ Type of business Strawberry Grower and Hog Raiser
    - (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.) Joint tenant with wife Namiye Miyake
  - (e) Fair market value at date of sale (estimate this to the best of your ability):
    - (i) Land - (and improvements) - - - - - \$ 700.00
    - (ii) Buildings - (general) - - - - - \$ 500.00
    - (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) - - - - - \$ 1200.00
    - (v) Amount at which Custodian sold property and credited your account - - \$ 350.00 *395*
    - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 850.00 *805*
- (5) PERSONAL PROPERTY
  - (a) Place or places at which property was left by the claimant at date of evacuation Haney B.C.
  - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) House, (24x28); woodshed, storehouse, henhouse, open shed, 6 pighouse
  - (c) How stored or packed at time of evacuation left as they were

(over)

(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")

in no one's care

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

1.	Kitchen Utensils		Estimated Value \$	249.68
2.	Living Room		Estimated Value \$	245.80
3.	Bedroom	As per list	Estimated Value \$	91.75
4.	Farm Implements	received from	Estimated Value \$	89.35
5.	Carpenter tools	Custodian	Estimated Value \$	24.65
6.	Dishes	August 26, 1942	Estimated Value \$	28.07
7.	Additional chattels		Estimated Value \$	58.57
8.	In woodshed		Estimated Value \$	47.35
9.			Estimated Value \$	
10.			Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 835.22 - 791.97

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) - - - - - \$ 1685.22

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

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

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 )  
Province of Manitoba )  
TO WIT: )

I, Takaharu Miyake of High Bluff of the Post Office in the Manitoba

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 Portage la Paire )  
in the Province of Manitoba )  
this 14 day of November )  
A.D. 1947. )

T. Miyake  
Commissioner  
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.



*Cherniack & Cherniack*  
BARRISTERS AND SOLICITORS

Phones { 22 877  
22 878

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

31-460 Main Street  
Winnipeg,  
Canada

PLEASE REFER  
TO FILE NO.

December 19th, 1947.

4831

Commissioner,  
c/o Custodian,  
Royal Bank Bldg.,  
Hastings & Granville,  
VANCOUVER, B.C.

Dear Sir:

Some time ago, we forwarded to you claim forms for Mr. Takaharu Miyake, R.C.M.P. No. 13730 of High Bluff, Manitoba.

Mr. Miyake has now moved and his new address is Box 73B, R.R. #1, Winnipeg.

We trust you will amend your records accordingly.

Yours truly,

CHERNIACK & CHERNIACK,

per *smc*

SMC/v

MIYAKE TAKAHARU  
(Claimant's Name)

REAL ESTATE  
(Farm Land)

13730.

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or uncultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and <del>not</del> in crop List Crops	8 1/2 acres	1935 July	J. Anderson & Birdie White	\$400.00			
Strawberries	1 acre				All Bush	None	Land & Bldgs. \$1200.00
Building & grass	1/2 acre						

Total 10 acres.

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost
Cleared 1 1/2 acres at approximate cost \$200.00 Dug 2 wells, cribbed about 12' - 14' Planted 24 mixed fruit trees.		

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value Cost
House		22 x 28	Frame on post fir siding, inside unfinished, some shiplap	1936	Bought material own and hired labour.				\$650.00
Shed (Bath room)		13 x 18	Frame on post Lumber Shake roof	1936	Bought material own Labour.				\$-90.00
Wood-Shed		16 x 20	Post & shingle roof	1936	Bought material own labour.				\$-25.00
Chicken House		10 x 12	Logs	1936	Own Labour				\$-20.00
5 Pig Pens		(Average 8' x 10')	Fir roof and log sides	1937	Own Labour				\$-75.00

Comments re Appraiser's report not covered by above information:

The appraiser does not mention the wood shed, hen house, and the pig pens and there were 1 1/2 acres of cleared land on which I had a strawberry crop.

I think the Appraiser greatly undervalues this property and that the fair market value at date of sale was at least \$1,200.00.

EXHIBIT No. 889-1  
DATE Sept. 10/48  
FILLED BY Claimant

*J. Miyake*  
Signature

MIYAKE TAKAHARU  
(Claimant's Name)

PERSONAL CHATELS

13730. Reg. No.

Description of Major Items  
(and particularly of goods  
lost, stolen or destroyed)

Approximate  
Date Purchase

New or Used  
When Purchased

Price Paid

Condition when  
Evacuated

Estimated value  
at Date of Evacuation

As per list attached.

Description of Storage of Goods:

All left at premises at Haney, B. C. and inventoried by Custodian.

General Statement as to Chattels not Described above:

I have depreciated all values according to age and use.

Additional Comments, if any:

EXHIBIT No. 889-2  
DATE Sept. 10/48  
FILLED BY Claimant

J. Miyake

Signature

INVENTORY OF CHATTELS LEFT ON MY PROPERTY.

		<u>Date</u> <u>Bought</u>	<u>Price</u> <u>Paid</u>	
<u>KITCHEN UTENSILS</u>				
1	Gas Stove (Coleman 3 Burners) 1934	1934	\$45.00	\$32.00
1	Cooking Stove	1934	80.00	23.00
1	Japanese warming stove (Cook)			1.75
1	Felt pad on Desk			2.50
1	Ice Box	1939	20.00	12.50
2	Butcher Knives			2.00
1	Meat Cleaver			3.50
2	Stove Irons			1.25
1	Meat Saw			2.25
1	Juice Strainer	1938	25.00	15.00
1	Gas Lamp (Coleman)	1940	12.50	9.95
1	Lamp (Aladdin) Nickel-plated	1939	13.50	9.25
2	Wall Lamps			2.50
2	Colonial Lamps			3.00
1	Butter Churn			3.95
1	Milk Shipping Can (10 Gal.)			4.25
1	Wooden Butter ladle, butter mould (Hand)			.50
3	Oil Funnels			.50
2	Towel Bars (Glass)			.30
1	Wash Mop			.25
1	Kitchen Oil Cloth			7.00
2	Mirrors			3.50
2	Kitchen Tables			1.50
3	Kitchen Chairs			1.75
1	Clipper (Barber)			2.75
1	Roasting Pan			.25
1	Sauce Pan			.75
1	Fryer			.25
2	Tea Kettles			4.00
1	Freezer			3.50
2	Stove Pokers			.20
1	Can Cutter			.10
1	Kitchen Cabinet	1932	85.00	34.00
2	Wooden Trays (Hardwood)			2.50
1	Japanese Cooking Pan (Cast Iron)	1939	17.50	12.50
44	Combination Plates (CHINAWARES)	1933	50.00	28.50
2	Jap. Rubbing bowls (Imported Wood)			2.50
1	Bread Can			1.50
2	Large Plates			2.50
1	Large Salad Bpw;			.28
3	Japanese Wooden Bowls			1.85
1	Set, Salt and Pepper Shakers			1.25
1	Master Glass Crockery			3.00
1	Thermos Bottle			.70
2	Jap. Tea Pots			.35
2	Glass Bowls			2.50
				<hr/>
			TOTAL	\$249.68

LIVING ROOM

1	Floor broom			1.95
15	Wall Pictures and frames (1930-1942)		90.00	55.50
3	Japanese reed frames			4.50
1	Heater Stove			2.50
2	Curtains			2.00
2	Window Blinds			2.50
2	Arm Chairs (One Oak)	1938	25.00	13.00
3	Bird Cages			8.50
4	Floor Tables			6.00
1	Desk			20.00
2	Book Cases			10.00
84	Japanese and English Books (1922 to 42)		168.00	35.00
1	Ash Tray			.10
1	Vase			1.75
1	Carpet (9x12)	1932	56.50	18.00
8	Rugs			8.00

<u>LIVING ROOM</u>	<u>Date Bought</u>	<u>Price Paid</u>	
1 Wall deer horn			.75
8 curtain rods			6.00
1 Stove pad			1.25
3 Bear skin rugs (Grizzly)	1932-34-35	\$133.00	48.50
		TOTAL	<u>\$245.80</u>

<u>BEDROOM</u>	<u>Date Bought</u>	<u>Price Paid</u>	
3 Beds	1932-33	\$75.00	52.00
3 Curtains			3.00
3 blinds			3.75
1 drawer (oak)			8.50
3 flower tables			6.00
1 mattress			6.00
2 bamboo book case			5.50
1 smoking table (oak)	1938	\$15.00	7.00
		TOTAL	<u>\$91.75</u>

<u>FARM IMPLEMENTS</u>	<u>Date Bought</u>	<u>Price Paid</u>	
2 logging blocks (steel) 1932		\$30.00	15.00
2 axes			2.25
2 hoes			1.50
2 mattocks			2.50
1 falling wedge			.85
2 wedges			.80
2 cross-cut saws	1932	\$17.00	7.00
1 rake			.50
3 shovels			3.00
200' fox net (wire)	1930	\$54.00	28.00
7 pig troughs			5.25
2 sprinkling cans			.75
1 fly tox sprayer			.35
1 grass scissor			3.25
1 Japanese misco (made by Bamboo)			.75
20 strawberry strays			3.00
1 preming knife			3.75
1 preming saw			.85
1 brick trowel			.35
1 wash tube			1.30
3 oil tins, 5, 2, 1 gal.			3.85
1 Wheel barrow			4.50
		TOTAL	<u>\$89.35</u>

<u>CAFENTER TOOLS</u>	<u>Date Bought</u>	<u>Price Paid</u>	
2 Carpenter hammers			1.20
1 monkey wrench			1.25
1 pipe			.30
1 set of inside door steps etc.			1.40
1 wood chisel			.35
3 Jap. carpenter planes			2.85
1 steel tape line (75 feet)			6.15
1 window set			.85
1 saw set			2.30
		TOTAL	<u>\$16.65</u>

CARPENTER TOOLS

	<u>Date Bought</u>	<u>Price Paid</u>
BROUGHT FORWARD -		16.65
2 paint brushes		1.00
20 piece (new) window weights (100 lbs)		<u>7.00</u>
	TOTAL -	<u>\$24.65</u>

DISHES

3 coffee cups (ordinary)		.60
3 Jap. cups and 4 saucers		1.20
1 small cream pitcher		.30
1 set of dishes consisting of small teapot, cream pitcher and sugar bowl		2.50
2 small teapots		1.50
1 platter		1.70
32 saucers (misc)		6.40
14 saucers (set)		4.20
13 rice bowls		1.30
1 large dinner plate		.60
1 large salad bowl (glass)		.40
8 bon-bon dishes (odd shapes)		1.60
3 piece dish with lid (square)		3.20
1 lemon squeezer (glass)		.20
2 small "sake" bottles		.50
4 drinking glasses		.40
1 bakelite bowl with cover		.50
1 vinegar jug (glass)		.20
2 small containers with lid (sugar bowls)		.45
2 small glass cereal bowls		<u>.32</u>
	TOTAL -	<u>28.07</u>

ADDITIONAL CHATELS FOUND IN HOUSE

10' of garden hose		1.10
3 tin pie plates		.21
4 buckets		2.24
3 small scythes (Japanese made)		2.27
2 Kalsomine brushes		.50
1 ironing board		.50
furs (Japanese bath tub) wooden frame & copper bottom		12.00
1 child's parasol		.75
1 hay hook		1.20
tether chain		.85
wooden mattel		.70
2 files		.70
carpenter's ruler (wood)		.60
umbrella		1.00
small candlestick holder		.50
6 brick flower pots		.90
small brick stove (1 ft. square) Japanese		1.30
2 metal teapot stands		.20
mail box		4.50
wheelbarrow wheel		.20
2 bowls, containing ivory chips		7.50
2 Jap. game boards ("Go" and "Shogi-bun")		9.00
2 animal rugs		1.10
bed cot (folding)		.25
1 large earthenware bowl		2.00
1 iron pot		1.50
2 small tables (homemade)		4.50
suitcase (old)		<u>.50</u>
	TOTAL -	<u>\$58.57</u>

LEFT IN WOODSHED

1 D.B. axe		.30
boat hook		.80
		<u>\$ 1.10</u>

LEFT IN WOODSHED

Date Bought

Price Paid

BROUGHT FORWARD

- 2 small tables
- 1 bed
- 2 ladders
- 1 4 ft. oak made gasoline engine boat (stolen)
- 3 kitchen chairs, 1 good, 2 have no backs

1.10  
 1.00  
 .50  
 1.50  
 42.00  
 1.25

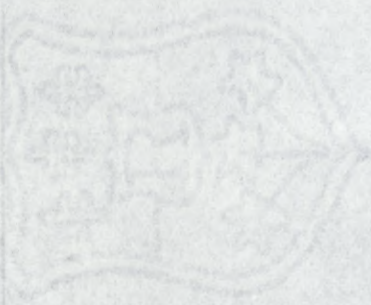
TOTAL -

\$47.35

4 ft. boat with engine

1937

\$75.00



SUPERFINE  
 LINE RECORD  
 CANADA

SUPERFINE  
 RECORD  
 CANADA



BC 85-P

EXHIBIT COPY 889-3

DATE Sept. 10/48

FILLED BY Claimant

# Farm Appraisal Report

File No. J.L. 284

Land Description Pol. 5 of SW 1/4 Sec. 28, Tp. 12. Map 1105.

Containing 10 Acres

Owner's Name Takaji & Namiye 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

Describe Fencing and its condition: No fencing Value \$

Water supply: Ample supply from well Value \$

Electricity: Power available - light installed.

## BUILDINGS ON FARM

4831

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							

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 nearest bush Approx. 100 yards.

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



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
.50	Level	Gravel	Gravel	4 large cedar stumps to remove.	\$150 to	\$20
9.50	"	"	"	Clearing, stumping & breaking.	\$175	\$15
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 lar. 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.)

	<u>Present Value</u>
Strawberries between stumps - approx. .5 acre	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
<b>Total</b>	<b>\$</b>

Amount fruit trees add to value of farm \$.....

Diagram of Property

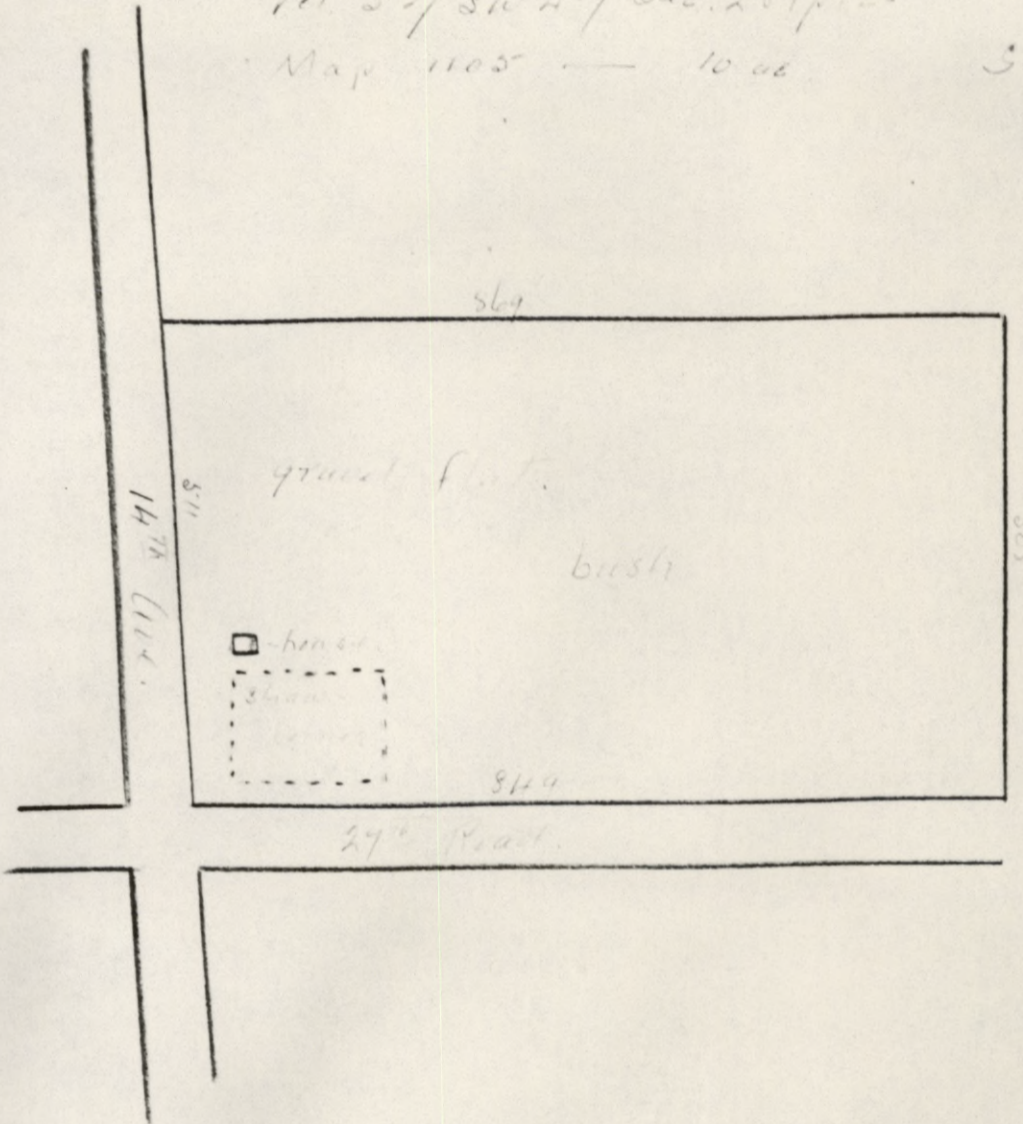


T. M. Miyaki

Lot 5 of SW 1/4 of Sec. 28 T12R

Map 1105 - 10 06

Scale 200' = 1"



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

value is \$ 400 .....

Date..... 15th June ..... 19 42.

sgd. I. T. BARNET

District Superintendent.

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 4831

EXHIBIT No. \_\_\_\_\_

NAME Takaharu MIYAKE

REG. No. 13730

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Apr. 20/42</u>	TAKEN BY <u>Custodian</u>					
EVACUATION <u>May 19/42</u>	DATE <u>Aug. 26/42</u>					
	Confirmed as correct by Mr. Miyake in letter attaching signed copy of inventory. (See Aug. 31/42).	"LEFT AS THEY WERE. IN NO ONE'S CARE".				
<b>JP DECLARATION:</b>						
Kitchen utensils	KITCHEN UTENSILS (few)	1. Kitchen utensils	249.68	16.20		
Household furniture	1 gas stove	2. Living Room	245.80	2.20		
Chinaware	1 cooking stove	3. Bedroom	91.75	12.00		
Farm implements	1 Jap. warming stove (cook)	4. Farm Implements	89.35			
Carpenter tools	1 felt pad on desk	5. Carpenter tools	24.65	9.50		
---in house on 14th Ave., R.R.No.1, Haney, B.C.	1 ice box	6. Dishes	28.07	2.35		
	2 butcher knives, 1 meat cleaver	7. Additional chattels	58.57	1.00		
	2 stove irons	8. In woodshed	47.35			
	1 meat saw	"As per list received from Custodian August 26, 1942"				
	1 juice strainer	(Above referred-to list shown in Inventory column of this Analysis).				
	1 Coleman 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)	<u>Also auctioned:</u>				
	3 oil funnels	1 bench				
	2 towel bars					
	1 wash mop					
	1 kitchen oilcloth (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 cupboard					
	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 & pepper shaker					
	1 muster glass, crockery					
	1 thermos bottle					
	2 Japanese tea pots					
	2 glass bowls					
	<b>LIVING ROOM</b>					
	15 wall pictures & frames					
	3 Japanese reed frames					
	1 heater stove					
	2 curtains					
	2 window blinds					
	2 arm chairs					
	3 bird cages					
	4 floor tables					
	1 desk					
	2 bookcases					
	84 Japanese & English books					
	1 ash tray					
	1 vase					
	1 carpet (9 x 12)					
	8 rugs					
	1 wall deer horn					
			\$835.22	\$43.25		
				.50		
				\$43.75	(Total gross sales)	
						RECAP. of Goods for Goods for

EXHIBIT No. 889-4  
 DATE Sept. 10/48  
 FILLED BY Claimant

E No. 4831

EXHIBIT No. \_\_\_\_\_

CASE No. \_\_\_\_\_

G. No. 13730

VENUE Winnipeg, Man. \_\_\_\_\_

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
AUCTION	TENDER &c							
16.20								
2.20								
12.00						89.35		
9.50								
2.35								
1.00						47.35		
<hr/>								
\$43.25						\$136.70		
<u>.50</u>								
\$43.75 (Total gross sales)								

RECAP. of CLAIM:

Goods for which Japanese claims \$698.52 - sold at auction for \$43.25  
 Goods for which Japanese claims 136.70 - unaccounted for, theft, etc.  
\$835.22

# ANALYSIS OF PERSONAL PROPERTY CLAIM

PAGE 2.

FILE No. 4831

EXHIBIT No. \_\_\_\_\_

NAME Takaharu MIYAKE

REG. No. 13730

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION _____	TAKEN BY _____		AUCTION	TENDER &c		
EVACUATION _____	DATE _____					

INVENTORY - continued

Living Room - cont'd

- 8 curtain rods
- 1 stove pad
- 3 bear skins (rugs)
- 1 floor broom

BEDROOM:

- 3 beds
- 3 curtains
- 3 blinds
- 1 drawer
- 3 flower tables
- 1 mattress

- 2 bamboo bookcases

- 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)
- 7 pig troughs
- 2 sprinkling cans & 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 wheelbarrow

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')
- 1 window set
- 1 saw set
- 2 paint brushes
- 20 window weights (100#)

DISHES:

- 3 coffee cups (ordinary)
- 3 Japanese cups (made without handles) & 4 saucers
- 1 small cream pitcher
- Set of dishes consisting of small teapot, cream pitcher & 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)

Dishes (cont'd)

- 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 (home made)
- Child's parasol
- 1 hay hook
- Tether chain
- Wooden mattel (good)
- 2 files
- Carpenter's rule (wood)
- Umbrella
- Small candlestick holder
- 6 brick flower pots
- Small brick stove, 1 ft. 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)

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 (See Remarks)

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

Above list was signed by "T. Miyake"

O 4831

EXHIBIT No. \_\_\_\_\_

CASE No. \_\_\_\_\_

No. 13730

VENUE Winnipeg, Man.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
-------	--	----------------------	-----------------	----------------------	-----------	----------------------------	--------	---------

\* Sold for \$2.00. Credited to Joint Account of Mr. & Mrs. Miyake in October 1943. Later transferred to husband's single account (July 1947) as all chattels were declared by Mr. Miyake.

Re Boat: Custodian requested investigation by Police (letter Sept. 5/42) who reported November 23/42 they were unsuccessful in their efforts to recover it.

*E. Robertson*  
June 15/48