Name of Claimant KUSANO, Akira Case 876

Custodian File 5981

REAL PROPERTY												Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	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		
					1623.00		938.86					938.86

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	

TOTAL RECOMMENDATION	938.86

CASE NO: 876

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 8th, 1948.

IN THE MATTER OF THE CLAIM OF

AKIRA KUSANO

PROCEEDINGS AT HEARING

Original.

CASE NO: 876

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 8th, 1948.

IN THE MATTER OF THE CLAIM OF

AKIRA KUSANO

20 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.

30 MARK H. PEARCE, Esq., Official Reporter.

AKIRA KUSANO, the claimant herein, being First duly sworn, testified as follows:-

MR. CHERNIAK: I ask leave to amend this claim, Your Honour to show the value of the real property at$5,000.00.

THE COMMISSIONER: Instead of $5,200.00?

MR. CHERNIAK: Yes, that is rather than separating the land and the buildings, I am lumping them. The Sale price by the custodian was $1,623.00, So that the loss is $3,377.00.

10

THE COMMISSIONER: The amount it was sold at was not $1,800.00?

MR. CHERNIAK: Yes, he has there 'not exact figure', it should be $1,623.00.

THE COMMISSIONER: Leaving your claim at?

MR. CHERNIAK: $3,377.00

CIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr. Kusano, I show you a typewritten statement here, is or was this prepared in accordance with yourminstructions and that of your father's?

20

A Well, it was made up in accordance with my Father because he was working the farm.

Q Is that your signature? A Yes, that is my signature.

Q Do you swear, as far as you know, that the contents of this statement are true to the best of your knowledge and recollection?

A Yes.

30

MR. CHERNIAK: I tender the Real Estate Statement as

Exhibit 1, Your Honour.

(REAL ESTATE STATEMENT, EXHIBIT 1.)

MR. CHERNIAK: And on behalf of my learned friend I will file the S.S.B. appraisal form as Exhibit 2.

(S.S.B. APPRAISAL, EXHIBIT 2.)

THE COMMISSIONER: This man comes from Dryden?

MR. CHERNIAK: Yes, Your Honour, he does. From Exhibit 2 Your Honour will note that this
10 property is located 3 miles from Bradner and is on the Trans-Canada Highway, a paved road. The claimant shows the cleared and uncleared portions of the acreage he owned as at the date of evacuation. Your Honour will note that whereas Exhibit 2 indicates that there was almost 13 acres uncleared, the claimant sets out that there was 12 acres only uncleared. He states that he purchased the property in 1935 for $1,000.00 from - and Your Honour will notice that he says he
20 doesn't remember.

Q I understand you do know thename of the man who sold you the property?

A Yes.

Q What was his name? A Douglas Symington.

Q Do you know where he resides?

A He used to live in Vancouver.

MR. CHERNIAK: He states that the property was purchased in 1935 for $1,000.00 at which timeit was all bush. The Claimant states that he cleared
30 over eight and a half acres and estimates the

cost of clearing at $250.00 and not $150.00 as shown by the appraiser.

Q Did you do work on this Mr. Kusano?

A My Dad is the one that did most of the work on it.

Q Did you help him? A Yes, I helped him at times.

Q You feel that your Dad is better able than you to indicate the extent of clearing and the cost of clearing? A Yes.

10 MR. CHERNIAK: He states further that he constructed about 4000 feet of cedar covered ditching and about 2000 feet of tile ditching and that he planted a out 10 mixed fruit trees and dug two wells. The buildings are all shown in detail as to the size, as to the finish, date built and the estimated cost.

Q Here again, Mr. Kusano, as to the estimated cost, am I correct in assuming that your father would know more about that than you?

20 A Yes, he would know more, he did most of the work there at all times.

MR. CHERNIAK: And the comment at the foot of the Exhibit is that he feels quite sure that he had cleared eight and a half acres and that of these, seven and a half acres were in crop as set out. In addition to these eight and a half acred he had started to clear about one and a half acres.

Q Does that mean you started to dynamite the stumps and clear away the brush?

30 A Yes.

MR. CHERNIAK: He further states that the buildings are much newer than shown in the appraisal. If Your Honour will run down Exhibit 2 I can indicate the actual places which are set out in Exhibit 1. I think it would be advisable. He has a house 9 years old and it was actually six years old. A leanto, nine years old, actually it was three years. The same with the wood shed. Pickers house, the appraisal says four and it was only two. And the leanto and the shed. The packing sheds were one year old, two years old and one year old respectively. He states that the buildings were all quite new and in good condition and adequate for the purposes for which they were used. He further sets out that the appraiser's values are much too low and that the fair market value of the land and buildings at date of sale was at least $5,000.00. Turning now to Exhibit 2, Your Honour will note that the total present day valuation of the building was $1.045.00 and only $710 was added to the value of the land. That is a decrease of $335.00 As to the valuation of the land the appraisal indicates that half an acre had been cleared partially by showing a reclamation of $50.00 per acre. He shows a completely uncleared section of 11.23 acres, at a reclamation cost of $150.00 per acre. In that case I would like to indicate that the Claimant paid in 1935, $50.00 per acre, whereas in 1942 the appraiser in his appraisal values it at $30.00 per acre. Evidence will be brought at

a later date to show whether market values decreased or increased in that space of eight years. I would like to bring Your Honour's attention to the comment on page 3 of the Appraisal, he satates "This farm is well located on the highway with all the convenience and saleability such a location brings. The soil is decently heavy and appears in good heart."

THE COMMISSIONER: What does that mean?

MR. CHERNIAK: There are several expressions used, Your Honour, by the appraiser which I do not follow exactly.

THE COMMISSIONER: I suppose he meansh ealthy.

MR. CHERNIAK: Yes, I suppose so. But when I see 'good', I think I better bring it to Your Honour's attention. He says that the buildings are comparatively new though of cheap type. It is equipped for berry farming with buildings. The Pickers' house is a good one and would not be of full use to a mixed farm. Barn would have to be fixed up for a mixed farm. The dwelling is a long type and has to be fixed up, recently had an addition. On the whole it is a very nice, useful farm. It however has only a limited acreage cleared. Other than these discrepancies between the two Exhibits filed, it is really only a question of value. I can call the father of the claimant since the details as to money expended were in his knowledge much more than in the knowledge of the Claimant, so that my learned friend can have an opportunity to

cross-examine him as to that.

MR. FERG: It is submitted Your Honour that this property sold at its fair market value.

CROSS-EXAMINATION BY MR. FERG:

Q Witness, is that a fair, respectable photograph of your buildings? A Yes, Sir.

Q Those are your buildings?

A Yes, Sir.

10 Q Does the picture show all of the buildings?

A Just the dwelling and a wood shed.

Q At any rate that is the dwelling?

A Yes.

MR. FERG: I will tender that photograph as an Exhibit, Your Honour.

(PHOTOGRAPH, EXHIBIT 3.)

MR. FERG:

Q You have at no time made an actual measurement of the cleared land? A No, I haven't but my

20 father did.

Q At any rate you haven't? A No.

Q Nor have you made an actual measurement of the extent of the farm in raspberries and strawberries and so on? A The figures are all approximate.

Q No actual measurements? A No, no actual measurements.

Q And at no time, previous to evacuation or since have you had an independent person value the property? A No, I have not.

30 MR. FERG: That is all, Your Honour.

MR. CHERNIAK: Might I ask my learned friend to advise you of the assessed value of the property?

MR. FERG: Yes, I will do that; Corporation of the District of Matsqui, the assessment for the land and improvements for 1943 is improved land $821.00, value of improvements $1,700.00, with a total acreage of 20.52 acres.

MR. CHERNIAK: I think I will call the Claimant's father Your Honour.

10

KYUJIRO KUSANO, a witness for the claimant herein, being first duly sworn testified as follows:-

DIRECT EXAMINATION BY MR. CHERNIAK:

MR. CHERNIAK:

Q Mr. Kusano, I show you Exhibit 1 in this case, with your son's signature at the foot of it, was this prepared with your assistance and were the cost prices given by you? A Yes.

Q Mr. Kusano, the man from the Government who

20

appraised your land in 1942 thinks that the cost of clearing would be about $150.00 an acre, what do you think? A That is too low.

Q What do you think would be a closer figure?

A About $300.00.

CROSS-EXAMINED BY MR. FERG:

Q Can you give me a break down of that $300.00 figure? A I used about 20 boxes of dynamite at $7.00 a box, $140.00; caps and fuses and the cost

30

of a winch and cable, $150.00. Outside of the caps

and fuses, it was the cost of labour in clearing this land which I estimate at $300.00 per acre. There was my own labour and other appurtenances that certainly was worth about $150.00

MR. FERG:

Q That would be for the whole complete job rather than so much an acre?

THE COMMISSIONER: Those items were in the form of expenditures and the cost of labour.

10 MR. FERG: That is for the whole job on his farm?

THE COMMISSIONER: He could tell you what he spent for caps and fuses

MR. FERG: And that would be for the whole job

MR. CHERNIAK: I would like to clear up whether these 20 boxes of dynamite is 20 boxes per acre or 20 boxes for the whole job.

THE WITNESS: No, 20 boxes of dynamite would clear approximately 2 acres.

THE COMMISSIONER: Yes, the whole job

20 MR. CHERNIAK: I am sorry, Your Honour but I don't want to leave it not clear in my own mind.

Q 20 Boxes of Dynamite for two acres, that is not 20 boxes for the whole job because there was something like eight acres cleared?

A That is right

MR. FERG:

Q Is the land that is uncleared of the same quality as the land that you have cleared?

A Yes.

30 Q Did you ever take an instrument and measure the

cleared land on the farm? A No, I didn't measure it but I took as a basis the number of strawberry plants which I was able to put in, which is about 8000 strawberry plants to the acre.

Q Did you measure the land that you put in to raspberries on the same principle?

A Yes.

Q But there was no actual measurement of the cleared land made? A No.

10 Q Were you working this land with your son or in partnership or on what basis? Were you operating it previous to evacuation?

A Yes.

Q And were you there actually working the land up until the time of evacuation?

A Yes.

Q Did you ever have the land valued by an independent valuator? A No.

MR. FERG: That is all Your Honour.

20 THE COMMISSIONER: All right witness.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript

Mark Pearce

(MARK H. PEARCE)
OFFICIAL REPORTER

I, the undersigned Sub Commissioner hereby certify that the foregoing 10 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law CourtsBuilding, Winnipeg, Manitoba. at the time and date first above mentioned.

M. G. Humphries

(SUB-COMMISSIONER)

30

Case 876 wpg.

DEC - 5 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

5981

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

(1) NAME KUSANO AKIRA (RCMP) Reg. No. 10665
(Print) Surname Given Name

(2) Pre-Evacuation Address Port Hammond B.C.

(3) Present Address Dryden Paper Co. Dryden Ontario

(4) REAL ESTATE

(a) Street Address (if any) Aldergrove B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 2 North West 1/4 of Section 21 Township 13 Map 3125 Save and except part 21.66 acres

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business Fruit Farm
(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 - - - - - - - - - - - - - - - - $ 3500.00
(ii) Buildings - - - - - - - - - - - - - - - $ 1700.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 5000.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 5200.00 ~~7623~~
(v) Amount at which Custodian sold property and credited your account - - $ ~~1800.00~~ NOT EXACT FIGURE
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~3400.00~~ 3377.

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(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") _____

_____

_____

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

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) - $ ~~3400.00~~ 3347.

(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 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)
Province of Ontario)
TO WIT:)

I, AKIRA KUSANO of the Town
of Dryden in the Province of Ontario

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 Town)
of Dryden)
in the District of Kenora)
this 25th day of November)
A.D. 1947.)

Akira Kusano.

J. E. Robson
A Commissioner &c
Notary Public

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.

_____

_____

_____

_____

KUSANO, Akira,
(Claimant's Name)

REAL ESTATE
(Farm Land)

10665
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	12 acres						
Cultivated not planted	1 acre			1000.00			
Cultivated and ~~not~~ in crop List Crops		1935	don't remember		all bush	none	land and bldg. 5000.00
Strawberries	6 acres						
raspberries	1½ acres						
Total	20½ acres						

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

Description	When Made	Cost
cleared about 8½ plus acres - estimated cost $250.00, not $150.00 as shown by appraiser		
constructed about 4000 feet of cedar covered ditching and about 2000 feet of tile ditching		
planted about 10 mixed fruit trees		
dug 2 wells		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated ~~Value~~ cost
1. house	16 x 28	fir drop siding on wood	1936	bought material and own & hired labour				900.00
kitchen lean to (8x24)		"	1939	"	"	"	"	300.00
equipped with electricity	~~8 x 28~~	"	1941	bought material and own & hired labour				~~150.00~~ ~~200.00~~ ~~150.00~~
2. woodshed	16 x 22)							
lean to	8 x 22)	frame	1939	"	"	"	" " "	175.00
3. pickers house	16 x 22	frame, inside v joint	1940	bought material and own & hired labour				400.00
4. Barn	22 x 36	frame	1939	bought material and own & hired labour				400.00
5. Shed	12 x 22	frame	1938	bought material and own & hired labour				25.00
6. Packing shed	12 x 14	"	1941	bought material and own & hired labour				50.00
7. Packing shed	10 x 16	"	1939	"	"	"	" " "	25.00
8. Packing shed	12 x 18	frame	1939	"	"	"	" " " "	25.00

Comments re Appraiser's report not covered by above information: I feel quite sure that I had cleared 8½ acres and that of these, 7½ acres were in crop as above set out. In addition to these 8½ acres I had started to clear about 1½ acres/ The buildings were much newer than as shewn in the appraisal. All the buildings were quite new, in good condition, and adequate for the purposes for which they were used. I believe the appraiser's values are much too low and that the fair market value of the land and buildings at date of sale was at least $5000.00.

EXHIBIT No. 876-1
DATE Sept. 8/48
FILLED BY Claimant

Akira Kusano
Signature

BC-372-P

EXHIBIT No. 876-2
DATE Sept. 8/48
FILLED BY Claimant

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

Farm Appraisal Report

File No. JL 245

Land Description Lot 2 of NW¼ Sec.21, Tp.13, Map 3125, exc. pt. 21.66 acs. shown red on Sk.6480, N.W.D., & 1.14 acs. taken out for Yale Rd., Map 4768. Containing 20.52 Acres

Owner's Name KUSANO, Akira Post Office Address Aldergrove, B.C.

Nearest Rail Point Bradner Distance 3 miles

Market Town Abbotsford Distance 7 miles

Church (give denomination) All denominations available within reasonable distance. Distance

Nearest School Aberdeen Distance ¾ mile

State how property was identified: Map, roads, tenant.

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

On Trans-Canada Highway, paved road.

Is this district a good one? Fair.

Employment opportunity Seasonal farm work and berry picking, hop-picking.

Predominating Nationality and religion: British, Protestant.

Describe Fencing and its condition: No fencing. Value $

Water supply: Well. Value $

BUILDINGS ON FARM

5781

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1-st'y	16 x 38x12	frame 9'	eave	shgl	9	wood	good	625.00
Leanto	8 x 38x7	" 7'	"	"	9	"	"	
Woodshed	14 x 22x10	" 8'	"	shk	9	"	fair	40.00
BARN Leanto	8 x 38x7	" 6'	"	"	9	"	"	
Pickers Hse.	16 x 22x10	" 8'	"	shgl	4	"	good	175.00
BARN & Shed	18 x 28x14	" 8'&	11' "	shk	5	"	"	150.00
Leanto	10 x 18x9	" 8'	"	"	5	"	"	
GRANARY	x							
Shed	12 x 22x9	" 7'	"	"	old	"	poor	10.00
Pack'g Shed	12 x 14x9	" 8'	"	"	3	"	good	20.00
" "	10 x 16x7	" 6'	"	"	5	"	"	10.00
" "	12 x 18x8	" 6'	"	"	4	"	"	15.00

Electric Light.

Total present day value $1045.00

Total Value Buildings add to farm $ 710.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?

$

Describe the basement and chimneys: No basement, brick chimney on bracket.

No. rooms downstairs? 6 Upstairs? How finished Siding out, lumber in.

Are buildings painted? No. Condition of paint

Distance from nearst bush Light bush 25 feet.

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
7.0	undulating	12" lt.med. cl ay	med.clay	berries, poor to good. Clean cult.	75.00	525.00
.72	"	"			75.00	54.00

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	TOTAL
.55	undulating	as above		stumps & brush	50.00	50.00	27.50
11.23	"	"		bush & stumps	150.00	30.00	336.90

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	TOTAL
1.0	gully and pot-hole	waste, no timber	-	-

Total value of Land $ 943.40

Total added by buildings to value of farm $ 710.00

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

Total value of farm $1653.40

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

Continuously occupied. Well tilled. Appears in fair heart.

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

Small mixed.

Noxious weeds:

Some couch.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Matsqui - $29.52.

Date: June 8th, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 4th day of June, 1942.

Inspector's Signature "R.L. RAMSAY"

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

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

Farm Appraisal Report

JL 245 - A. Kusano

Remarks: This farm is well located on the highway with all the convenience and saleability such a location brings. The soil is decently heavy and appears in good heart.

The buildings are comparatively new though of cheap type. It is equipped for berry farming with buildings. The pickers' house is a good one and would not be of full use to a mixed farm. Barn would have to be fixed up for a mixed farm. The dwelling is a long type and has recently had an addition.

On the whole it is a very nice, useful farm. It however has only a limited acreage cleared.

Tenant says he was told there were 6 acres of strawberries, 1½ acres raspberries. My acreages do not measure up to this, being shown on sketch and run 1 acre rasps and 5¼ acres straws, some of which are old.

(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.)

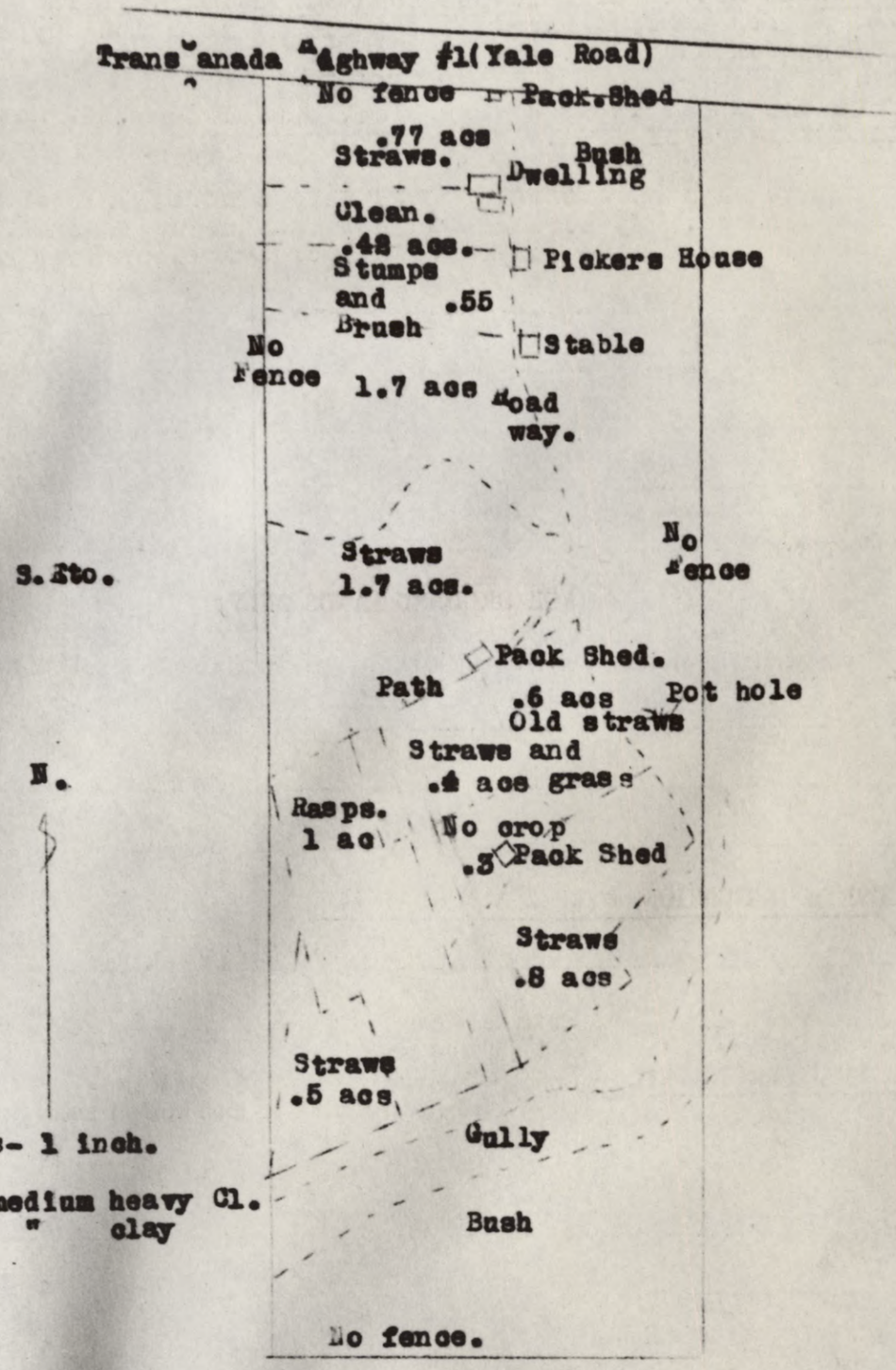
	Present Value
No trees.	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

A.Kusano- 20.52 acs.

Diagram of Property

Lot 2 of N.W.¼, Sec. 21, Tp.13, Map 3125, except part 21.66 acs shown red on Sk6480 N.W.D. and 1.14 acs taken out for Yale Road Map 4768.



Following careful review of this appraisal report, it is my opinion that the present value is $ 1500.00

Date 11th June, 19 42.

"I.T. BARNET"
District Superintendent.

KUSANO, Akira

3428 Trans Canada Highway, Abbottsford

File 5981 Reg. #10665

EXHIBIT No. 876-3
DATE Sept. 8/48
FILLED BY Crown