Name of Claimant KUSANO, Kyujiro Case 877

Custodian File 9587

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		
					422.00		638.08					638.08

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	
1166.90	757.30	227.19	64.89%	25.00	16.22			243.41

TOTAL RECOMMENDATION	881.49

CASE NO: 877

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 8th, 1948.

IN THE MATTER OF THE CLAIM OF

KYUJIRO KUSANO

PROCEEDINGS AT HEARING

Original

CASE NO: 877

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

B E F O R E

10
(THE HONOURABLE MR. JUSTICE A.G.BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 8th, 1948.

IN THE MATTER OF THE CLAIM OF

KYUJIRO KUSANO

PROCEEDINGS AT HEARING

20

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

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

MR. CHERNIAK: I have an amendment Your Honour. As to the real property the total value estimated by the Claimant is $1,600.00, the sale by the Custodian is $422.00, the loss is therefore $1,178.00.

THE COMMISSIONER: You are reducing your claim by $400.00, and your claim before was $1,578.00

10 MR. CHERNIAK: That is right, Sir, $1,178.00. As to the personal property I am withdrawing the claim for the chares and I am withdrawing the claim for the Hop Spray equipment $30.00 shown on the back of the printed form, and I am withdrawing the claim for 12 boxes of chattels, $50.00. I am therefore reducing the claim by $80.00.

MR. FERG: After the amendment?

MR. CHERNIAK: The $80.00 comes off by the with-

20 drawal of these various items.

THE COMMISSIONER: The value of the shares is not known?

MR. CHERNIAK: That is right, Your Honour.

THE COMMISSIONER: The Hop Spray equipment is $30.00?

MR. CHERNIAK: That is right, Your Honour.

THE COMMISSIONER: And the 12 boxes of chattels is $50.00?

MR. CHERNIAK: That is right. The total value of the

30 personal chattels for which claim is made is

$1,191.90. The custodian's sale price is $757.30 and the loss therefore, is $434.60

DIRECT EXAMINATION BY MR. CHERNIAK:

Q Mr, Kusano, I show you two typewritten statements were these prepared in accordance with your instructions? A Yes.

Q Are these your signatures?

A Yes.

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

A Yes.

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 tender his S.S.B.Appraisal as Exhibit 2.

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

MR. CHERNIAK: As Exhibit 3, the Claimant's

20 personal chattel statement.

(PERSONAL CHATTEL STATEMENT, EXHIBIT 3.)

MR. CHERNIAK: And as Exhibit 4 on behalf of my learned friend, the Custodian's Analysis Sheet.

(ANALYSIS SHEET, EXHIBIT 4.)

MR. CHERNIAK: Your Honour will note from Exhibit 1 that this property consists of four and about one third acres and, according to the Claimant and to Exhibit 2, the whole area is cleared. He states that he purchased this piece of land in

30 1928 for $800.00 which would be, roughly $200.00

an acre. It cost him approximately $200.00 per acre to clear the land and he constructed about 400 feet of wire fencing and put up about 120, 12 foot cedar posts and wired for hops at a cost of about $200.00. He states that about 1935 when the Lougheed highway was put through he received $200.00 for about half an acre of land. If Your Honour will refer to page 4 of Exhibit 2, there is a diagram there showing the land and showing how the highway cuts across. The highway was put through and he was paid $200.00 for about half an acre of land that was taken from him. He states the land was very fertile and he was getting good crops every year and he estimates the fair market value of the land at the time of sale at at least $1,600.00. Turning now to Exhibit 2 Your Honour will note that it is very well located, being one mile from Hammond, good access to all roads and fully 200 feet frontage on Lougheed highway, being one of the main highways in British Columbia. The comment is a very interesting one, Your Honour, That is the comment on page 3 of Exhibit 2 and I would like to read it. The S.S.B.Appraiser gives his value of the land at $430.00 and says " Property well situated on Lougheed Highway and Power Line Road about 1 mile from Hammond and three west of Haney. Although I only appraise it at $430.00 from a more or less productive point of view, I am of the opinion that owing to its fairly good

location this property should sell fairly readily at $500.00 or better. Mr. Barnet, the District Superintendent gives his opinion that the present value was $400.00, which is even less than the appraiser sets himself. The price at which it was sold was $420.00 per acre. I think a remark of this nature will be taken into consideration in this case and in all claims relating to sales to the Veterans Land Act.

10 Turning now to the personal chattels, Your Honour. exhibit 3 sets out the larger items for which claim is made. Your Honour will note that the Claimant has only made claim for goods which were sold by the Custodian outside of the final item, 200 feet of one and a half inch water pipe, which the custodian sets out as being not accounted for, theft, etc. On Exhibit 4 Your Honour will note two items, no record at any time and they are the ones which I have with-
20 drawn, that is the $30.00 and the $50.00, totalling $80.00. In Exhibit 3 the Claimant sets out particulars as to purchase and price paid for the larger items for which he is claiming and he depreciates all values on the basis of purchase price less depreciation for age and use.

Q Mr. Kasuno, I note that the furniture, that is the household goods which you have listed in this personal chattel statement were purchased in 1939 or later - - -

THE COMMISSIONER: The household furniture?

MR. CHERNIAK: Yes, Your Honour, I am excluding the equipment, the household furniture consisting of chest of drawers, gramaphone, dining-room suite .chesterfield suite, were all bought in 1939 or later.

Q Can you tell us what the occasion was which brought about your buying this furniture so recently prior to evacuation?

A The House was completed in 1939 and for that
10 reason the furniture was bought at that time.

Q You say the house, you mean the house in which you were living? A Yes.

THE COMMSSIONER: There is no house on this property.

MR. CHERNIAK: No, this is a house on another property, he didn't live in a house on this property, he just worked it.

BY MR. FERG: It is submitted Your Honour that the real property sold for its fair market value and it is also contended that the personal property
20 sold, sold at its fair market value.

CROSS-EXAMINED BY MR. FERG:

Q Mr. Kusano, you owned a house on property which you sold youself before evacuation?

A Yes.

Q And you sold this property to a person by the name of Ivar Linden? A Yes.

Q And at the same time you offered the property for sale you offered the chattels for sale?

30 A Yes.

Q And you offered the chattels for sale to the same person for $1,000.00?

A Yes.

Q And, as a matter of fact, you held up the deal for the real property for some time in an effort to sell the chattels for $1,000.00?

A Yes.

Q Now the Custodian has accounted to you for $995.00 property sold - put it this way - that these same chattels that you offered to the purchaser of your real property for $1,000.00, the Custodian has sold for $995.00?

A That is so.

RE-EXAMINED BY MR. CHERNIAK:

Q Mr. Kusano, how much time did you have, how much notice did you have for evacuation?

A I was evacuated on the 19th of May and I heard about it in April.

Q And that would be during the month prior to your evacuation? A I heard in April and I was evacuated on the19th of May.

Q How many weeks would it be that you knew you would be sent out of B.C.?

A About a month, month and a half.

Q And did you know where you were going and what you were going to do? A I knew that I was going to come here for the peat industry.

Q Had you ever been here in Manitoba before?

A No.

Q And did you expect that if you sold your chattels for $1,000.00, did you expect to take that $1,000.00 with you right on the spot? A I sold the property after I had come to Manitoba.

Q And did you get the proceeds of the sale of the property in Manitoba at that time?

A The Custodian took everything.

Q So that when you sold the property on which you yourself had lived, you didn't get the money anyway, is that correct? A No, I didn't receive it.

Q Now the claim that you have made for certain chattels totalling about $1,200.00, do you consider that that is a fair estimate of the market value of those goods? A Yes.

Q And when you were planning to sell your chattels for $1,000.00 in a lump sum would you say that was a fair market value or was it below market value? A I was willing to make a cheap price to complete the sale of both the house and the furniture.

(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 8 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.

H. J. Kenkyhne

(SUB-COMMISSIONER)

Case 877 NOV 28 1947 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.

9587

ACKNOWLEDGED

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

(1) NAME KUSANO, Kyujiro (RCMP) Reg. No. 14050
(Print) Surname — Given Name

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

(3) Present Address Box 4, Oxdrift, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) Hunter Road, Hammond, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Municipality of Maple Ridge - The East half of Lot "B" of Lot 278, Gruop 1, Map 1179, Being all that portion of said Lot "B" lying easterly of a straight line bisecting the north and south boundaries of said Lot, District of New Westminster. C. of E. 52550

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) ~~Residence~~ Type of business Hop farm- 2 acres planted.
(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 and improvements by way of wire, poles etc for hops - - - - - - - - - - - - - - $ 2,000.00
(ii) Buildings - - - - - - - - - - - - - - - - $
(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) - $ 2,000.00 1600
(v) Amount at which Custodian sold property and credited your account - - $ 422.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ ~~1,578.00~~ ~~1248~~ 1178.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation On my Hunter Road property, Hammond, B. C.

(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

(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") Custodian

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

1.	Chattels per Custodian Auctioneering List Haney 5	Estimated Value $
2.	dated February 10, 1944.	Estimated Value $ 127.00
3.	Chattels per Custodian Auctioneering List Haney 6	Estimated Value $ 282.10
4.	dated April 6, 1944.	Estimated Value $
5.	Shares The WesternCanada Hop Co-op. Union	Estimated Value $ Unknown
6.	Hop Spray Equipment	Estimated Value $ 30.00
7.	12 Boxes of Chattels(stored in 2nd Fl. of barn.)	Estimated Value $ 50.00
8.	1½ inch water pipe -20ft. each- 10 pieces.	Estimated Value $ 25.00
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ ~~514.10~~

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) - - -

KUSANO, Kyujiro. Reg. No. 14050

Chattels per Custodian Auctioning List dated February 10, 1944.

	Value	Custodian Sell. Price
Chesterfield	160.00	130.00
Dresser	15.00	10.50
Bedroom suite	150.00	130.00
Electrolux	60.00	52.50
Washing machine	160.00	100.00
Trilight	18.00	13.00
	$ 563.00	$ 436.00

Loss on sale of above chattels. $ 127.00

KUSANO, Kyujiro, Reg. No. 14050

Chattles per Custodian Auctioning List dated April 6, 1944.

	Value.	Custodian Sell. Price
Tools	10.00	7.00
Blinds	1.00	50
2 Sets of egg scales	2.00	50
2 Hay hooks	1.00	45
Cupboard doors	50	25
Tins	90	45
Window screen, basket, rack	1.00	50
Sprayer	1.00	50
3 Lunch pails	75	25
Truck lights, car lamp	2.00	50
Table	1.00	25
Cultivator	7.00	4.00
Wheelbarrow	6.00	4.50
Truck rails	15.00	8.50
3 Brooders	30.00	4.00
Shingles	10.00	4.50
Stove	15.00	4.00
Tea tray & miscellaneous	1.00	25
5 Boxes of glass jars	4.00	1.00
7 Chairs	3.50	2.00
7 Old chairs	5.25	2.90
Electric lamps	10.00	6.00
4 Tubs	1.00	50
Incubator	60.00	10.00
Incubator	20.00	2.00
~~Xxxxx~~ Bed & spring	5.00	2.00
Cupboard	5.00	1.50
Chest of drawers	10.00	3.50
Chest of drawers	10.00	3.50
Chest of drawers	10.00	4.00
2 Hat stands	5.00	3.50
Gramophone	15.00	5.00
Smoker's Stand	7.50	4.50
Fancy table	7.50	4.50
Smoker's Stand	3.50	2.50
Dining room suite	175.00	155.00
Bed & spring	25.00	15.00
Bed & spring	25.00	15.00
Bed & spring	25.00	15.00
Bed & spring	5.00	2.00
Plough	5.00	3.00
2 Pulleys	1.00	50
Pump	4.00	3.00
Tools	10.00	7.25
2 Cross cut saws	1.50	75
Incubator	40.00	5.00
	$ 603.90	$ 321.80

Loss $ 282.10

KUSANO, KYUJIRO, Registration No. 14050
formerly of Port Hammond, B.C.
Present Address: Box 4, OXDRIFT, Ontario.

CHATTELS SOLD BY AUCTION APRIL 6TH, 1944

	Estimated value	Sale Price
Tools	10.00	7.00
Blinds	1.00	.50
2 sets of egg scales	2.00	.50
2 Hay hooks	1.00	.45
Cupboard doors	.50	.25
Tins	.90	.45
Window screen, basket, rack	1.00	.50
Sprayer	1.00	.50
3 Lunch pails	.75	.25
Truck lights, car lamp	2.00	.50
Table	1.00	.25
Cultivator	7.00	4.00
Wheelbarrow	6.00	4.50
Truck rails	15.00	8.50
3 Brooders	30.00	4.00
Shingles	10.00	4.50
Stoves	15.00	4.00
Tea tray & miscellaneous	1.00	.25
5 boxes of glass jars	4.00	1.00
7 chairs	3.50	2.00
7 old chairs	2.90	5.25
Electric lamps	10.00	6.00
4 tubs	1.00	.50
Incubator	60.00	10.00
Incubator	40.00	2.00
Bed & Spring	5.00	2.00
Cupboard	5.00	1.50
Chest of drawers	10.00	3.50
Chest of drawers	10.00	3.50
Chest of Drawers	10.00	4.00
2 hat stands	5.00	3.50
Gramophone	15.00	5.00
Smoker's stand	7.50	4.50
Fancy table	7.50	4.50
Smoker's stand	3.50	2.50
Dining room suite	175.00	155.00
Bed & spring	25.00	15.00
Bed & spring	25.00	15.00
Bed & spring	25.00	15.00
Bed & spring	5.00	2.00
Plough	5.00	3.00
2 pulleys	1.00	.50
Pump	4.00	3.00
Tools	10.00	7.25
2 cross cut saws	1.50	.70
Incubator	40.00	5.00
	621.55	323.60
	323.60	
Loss -	$297.95	

CHATTELS SOLD BY AUCTION FEBRUARY 10TH, 1944.

	Estimated value	Sale Price
Chesterfield	160.00	130.00
Dresser	15.00	10.50
Bedroom suite	150.00	130.00
Electrolux	60.00	52.50
Washing machine	160.00	100.00
Trilight	18.00	13.00
	563.00	436.00
	436.00	
Loss -	$127.00	

KUSANO, Kyujiro
(Claimant's Name)

REAL ESTATE
(Farm Land)

14050
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 nil							
Cultivated not planted	2 acres						
Cultivated and ~~not~~ in crop							
List Crops							
Hops	2 acres	1928	Don't remember	800.00	all bush	none	1600.00
asparagus	½ acres						

Total 4.3 acres

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

Description	When Made	Cost
cleared 4.3 acres at cost of approximately $200.00 per acre		
constructed about 400' wire fencing		
Put up about 120, 12' cedar posts and wired for hops at costs of about $200.00		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
none								

Comments re Appraiser's report not covered by above information: In about 1935 when the Lougheed highway was put through I received $200.00 for about ½ acre. The land was very fertile and I was getting good crops every year. I believe that the fair market value of this land at the time of sale was at least $1600.00.

EXHIBIT No. 877-1
DATE Sept. 8/48
FILLED BY Claimant

K Kusano
Signature

BC/72-P

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

EXHIBIT No. 877-2
DATE Sept. 8/48
FILLED BY Clement

Farm Appraisal Report

File No. JL-55

Land Description E½ of Lot "B", D.L.278, Gp.1, Map 1179, N.W.D.

Containing 4.3 acs., more or less Acres

Owner's Name KUSANA, K. Post Office Address Hammond, B.C.

Nearest Rail Point Hammond on C.P.R. Distance 1 mile

Market Town " 1 mile; New Westminster 16 miles. Distance

Church (give denomination) All denominations Distance 1 mile

Nearest School Hammond-1 mile; Haney high school-3 miles Distance

State how property was identified: Regst., Plan, roads & survey posts.

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

Good access. Fully 200' frontage on Lougheed highway, which severs about an acre at South, and similar frontage on Power Line Rd. at North.

Is this district a good one? Yes, closely settled small holdings.

Employment opportunity Fairly good.

Predominating Nationality and religion: British & Protestant with some Japanese.

Describe Fencing and its condition: 4 wire along highway only, negligible Value $

Water supply: Adequate supply obtainable at 12'-14' Value $

9587

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	x							
	x	NO BUILDINGS						
	x							
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Electric light available to property from highway at South and also from Power Line Road at North.

Total present day value $

Total Value Buildings add to farm $

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

$

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearst bush

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
4.3	Approx.1 Ac. slight ridge, remainder level.	Light or dark sdy. loam 4 to 24"	Sandy or hardpan	2 Acs.asparagus;8 hops;about average quality & condition.	100.	430.00

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.

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

Total value of Land $ 430.00

Total added by buildings to value of farm $.....

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

Total value of farm $ 430.00

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

No buildings, 3 acres North of highway in fair tillage and the remainder South of highway then soil on hardpan.

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

Poultry,small fruit & vegetables.

Noxious weeds:

Some thistle, couch grass & marestail in spots but not bad.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: 1942 Taxes - $18.42. Mun. of Maple Ridge.

Date: May 16th,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 11th day of May 1942.

Inspector's Signature "J.D. PATTERSON"

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

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

J-L-55-KUSANA, K.

Farm Appraisal Report

Remarks: Property well situated on Lougheed Highway and Power Line Road about 1 mile from Hammond and 3 West of Haney.

Although I only appraise it at $430.00 from a more or less productive point of view, I am of the opinion that owing to its fairly good location this property should sell fairly readily at $500.00 or better.

It will be observed from the two attached Land Registry plans that there is quite a discrepancy in acreage. However, as far as I can check up on these out on the ground, there would appear to be 4.3 acs. more or less in the property.

(FOR ORCHARD LANDS ONLY)

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

Fairly level with about 2 acres of higher land at North. Remainder low & somewhat wet on either side of highway - needs drainage. Fertility average except on the acre South of highway, which then sandy loam on hardpan.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

NIL

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

	Present Value
1½ Ac. hops - average condition	$
½ " asparagus " "	$
	$
	$
	$
	$
	$
	$
	$
Total	$

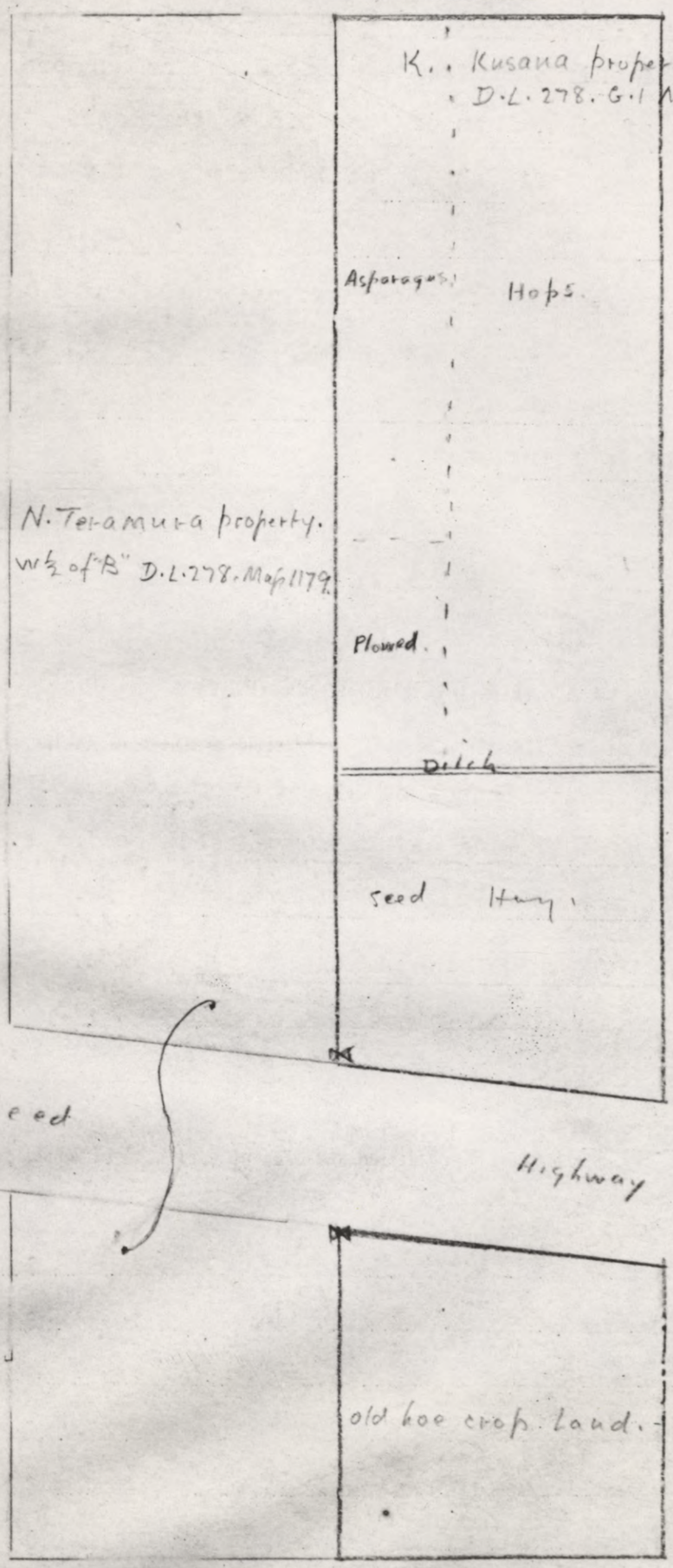
Amount fruit trees add to value of farm $

Scale 100' = 1 inch

BC/72-P

Power Line Rd

Diagram of Property - Outlined in Red:-



Following careful review of this appraisal report, it is my opinion that the present value is $ 400.00

Date 20th May **19**42.

"I.T. BARNET"

District Superintendent.

KUSANO, Kyujiro
(Claimant's Name)

PERSONAL CHATTELS

14050
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
3 Brooders	1932	new	340.00	fair	30.00
1 stove (heater)	1939	new	25.00	good	15.00
1 incubator	1932	new	125.00	good	60.00
1 incubator	1932	used	40.00	good	20.00
3 chest of drawers	1939	new	60.00	good	30.00
1 gramaphone	"	new	25.00	"	15.00
1 dining room suite	1940	new	200.00 (wholesale)	"	175.00
1 bed & spring	1939	new	35.00	good	25.00
1 bed & spring	"	"	35.00	"	25.00
1 bed & spring	"	"	35.00	"	25.00
1 incubator	1930	new	125.00	"	40.00
1 chesterfield suite	1940	"	180.00	"	160.00
1 bedroo m suite	1941	"	200.00	"	150.00
1 washing machine	"	"	180.00	"	160.00
1 trilight	1940	"	25.00	"	18.00
200 feet of 1½ inch water pipe	1932	"	40.00	fairly good, used in dry seasons	25.00

Description of Storage of Goods:

all goods stored at my house, R.R. #1, Hammond, B.C. and sold by the custodian by auction.

General Statement as to Chattels not Described above:

I have depreciated all values on the basis of purchase price less depreciation for age and use.

Additional Comments, if any:

I am withdrawing my claim for hop spray $30.00 and 12 boxes of chattels $50.00.

EXHIBIT No. 877-3
DATE Sept. 8/48
FILLED BY Claimant

K Kusano
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 9587 EXHIBIT No.

NAME Kyujiro KUSANO

REG. No. 14050

DATE
DECLARATION May 19/42
EVACUATION May 19/42

INVENTORY
TAKEN BY J. Moryson
DATE May 23/43

		DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Household furniture	1.	Tools	10 00	7 00			
including chesterfield set	2.	Blinds	1 00	50			
Dining room set	3.	2 sets of egg scales	2 00	50			
1 radio	4.	2 hay hooks	1 00	45			
Kitchen table	5.	Cupboard doors	50	25			
Chairs	6.	Tins	90	45			
Desk	7.	Window screen, basket, rack	1.00	50			
Books	8.	Sprayer	1 00	50			
Dresser	9.	3 lunch pails	75	25			
1 Vacuum cleaner	10.	Truck lights, car lamp	2 00	50			
4 piece bedroom suite	11.	Table	1 00	25			
3 beds complete	12.	Cultivator	7 00	4 00			
Chinaware	13.	Wheelbarrow	6 00	4 50			
Kitchen utensils	14.	Truck rails	15 00	8 50			
Stove	15.	3 brooders	30 00	4 00			
4 lamps	16.	Shingles	10 00	4 50			
Chicken sexer	17.	Stove	15 00	4 00			
4 incubators	18.	Tea tray & misc.	1 00	25			
Kitchen stove	19.	5 boxes glass jars	4 00	1 00			
1 water pump	20.	7 chairs	3 50	2 00			
Beatty washing machine	21.	7 old chairs	5 25	2 90			
Lawn mower	22.	Electric lamps	10 00	6 00			
	23.	4 tubs	1 00	50			
	24.	Incubator	60 00	10 00			
	25.	Incubator	20 00	2 00			
	26.	Bed & spring	5 00	2 00			
	27.	Cupboard	5 00	1 50			
	28.	Chest of drawers	10 00	3 50			
	29.	Chest of drawers	10 00	3 50			
	30.	Chest of drawers	10 00	4 00			
	31.	2 hat stands	5 00	3 50			
	32.	Gramaphone	15 00	5 00			
	33.	Smoker's stand	7 50	4 50			
	34.	Fancy table	7 50	4 50			
	35.	Smoker's stand	3 50	2 50			
	36.	Dining room suite	175 00	155 00			
	37.	Bed & spring	25 00	15 00			
	38.	Bed & spring	25 00	15 00			
	39.	Bed & spring	25 00	15 00			
	40.	Plough	5 00	3 00			
	41.	Bed & spring	5 00	2 00			
	42.	2 pulleys	1 00	50			
	43.	Pump	4 00	3 00			
	44.	Tools	10 00	7 25			
	45.	2 cross cut saws	1 50	75			
	46.	Incubator	40 00	5 00			
	47.	Chesterfield	160 00	130 00			
	48.	Dresser	15 00	10 50			
	49.	Bedroom suite	150 00	130 00			
	50.	Electrolux	60 00	52 50			
	51.	Washing machine	160 00	100 00			
	52.	Trilight	18 00	13 00			
	53.	Hop spray equipment	30 00				
	54.	12 boxes of chattels stored in 2nd Fl. of barn	50 00				
	55.	1½ inch water pipe - 20 ft. each - 10 pcs.	25 00				
			$1271 90	$757 30			

Other goods sold at auction including Hop spray @ $100.00 — 237 80

$995 10

Shares of Western Canada Hop Co-operative
This is a Japanese Co-operative and has not been liquidated.

EXHIBIT No. 877-4
DATE Sept. 8/48
FILLED BY Claimant.

E No. 9587 EXHIBIT No. _____ CASE No. _____

G. No. 14050 VENUE Winnipeg

SALES									
CTION	TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD		REMARKS
7 00									
50									
50									
45									
25									
45									
50									
50									
25									
50									
25									
4 00									
4 50									
8 50									
4 00									
4 50									
4 00									
25									
1 00									
2 00									
2 90									
6 00									
50									
10 00									
2 00									
2 00									
1 50									
3 50									
3 50									
4 00									
3 50									
5 00									
4 50									
4 50									
2 50									
155 00									
15 00									
15 00									
15 00									
3 00									
2 00									
50									
3 00									
7 25									
75									
5 00									
130 00									
10 50									
130 00									
52 50									
100 00									
13 00									
		30 00							
		50 00							
						25 00			
757 30		80 00				25 00			
237 80									
995 10									

Goods valued by Japanese at $1166.90 sold at auction for $757.30
" " " " " 80.00 no record at any time
" " " " " 25.00 not accounted for, theft, etc.

$1271.90