

5981

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KUSANO Akira

HOME ADDRESS: Powerline Rd., Port Hammond, B.C.

REGISTRATION NUMBER 10665 SEX: Male AGE: 26

OCCUPATION: Truck driver.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Stavelake Cedar Co., Dewdney, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hisayo

ADDRESS OF WIFE OR HUSBAND: Powerline Rd., Port Hammond, B.C.

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: 20.52 acres of land Yale Hwy. Aldergrove,
B.C. - Lot 2 - N.W. 1/4 Section 21 - Township 13 - Map 3125 -
Title No. unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room house, woodshed, barn,
packer's house, -

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$40.39 paid to the municipality of Matsqui,
B.C. 1941 taxes paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) The above described land is
leased to Bernhard Banman, Whilliwack, B.C. for the duration -
\$900.00 per year. - for land and house.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS in owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN 6 acres strawberries, 1½ acre of raspberries, - sold to Bernard Banman, Chilliwack, for \$900. \$450 Cash; balance by cheque to be cashed 2nd Sept 1942

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, section 2.
2. LANDLORD'S NAME AND ADDRESS: _____
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: _____
4. STATE WHEREABOUTS OF LEASE: _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____
- To be left in the custody of B. Banman, Chilliwack, B.C. the following articles - kitchen range, heater, and household furnishings for five room house. - Including farm implements - stumping machine.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS _____
- None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY Declarants sister - Mrs. M. Kimoshita, Powerline Rd., Port Hammond, B.C. - household furnishings.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) From B. Berman, Chilliwack, \$4.50 as per cheque for credit sold.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$80.00 Victory Bond - 1941 loan - Bond in owner's possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE Sun Life Assurance Co., for \$1,000.00 - Policy #2,106,389 Ben. - brother - Hisao - Policy in owner's possession. Premium \$32.52. Mutual Life for \$2,000.00 - Policy no. unknown. Ben. brother Hisao - \$3.40 annual payment.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: Bank of Montreal, Haney, B.C. Box no. unknown.

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 25th day of April 1942.

(Signature)

A. Kusano

[Signature]
Witness

FOR DEPARTMENTAL USE _____

✓
INFORMATION FROM R.C.M.P.

Date

Mar. 16/43.

Our File No.

5981

Full Name

KUSANO, Akirō

(Surname in Block Letters)

Registration No.

10665

✓
Male - Female
(check)

Age

Sept. 9, 1915

Former Address

R.R.#1, Hammond, B.C.

Date Evacuated

May 19/42

Naturalized - Canadian-Born - National
(check)

Present Address

St. Agathe de Winthrop, Man.

Dryden, Ont.

Spearhill, Man on Sept 18/43

✓
Married - Single
(check)

Name of Wife

nee #06723
(KOYANAGI) Kisayo

Name of Husband

Name of Mother

nee #14049
(GYOTOKU) Shimae

Name of Father

Kiyujiro #1405-0

Names of Children under 16

Kenji Richard. (M) 18/12/42

Requested by

Addie. MacKay

Registered with Custodian

(Yes or No)

Additional Information

Truck Driver.

REAL PROPERTY SUMMARY

JAPANESE NAME: Akira KUSANO Reg. No. 10665 File No. 5981.

CATALOGUE NO: Sold by Special Arrangement, S.S.B. BC/372-P. First Offer.

PROPERTY ADDRESS: 3428 Trans Canada Highway, Aldergrove, B. C.

LEGAL DESCRIPTION: Lot 2 of the North West $\frac{1}{4}$, Section 21, Township 13, Map 3125, Save and except Part 21.66 acres as shown outlined Red on Sketch deposited No. 6480, Municipality of Matsqui, D. N. W.

TITLE: Registered in the name of Akira KUSANO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order No. 24648, dated September 12th, 1942.

ASSESSED VALUE: Land - \$ 821.00 Taxes - \$41.54.
Improvements - \$1700.00 - \$2521.00.

CLASSIFICATION: Small Fruit Farm, Dwelling and out-buildings.
The Custodian's representative reported September 28th, 1942, that this property had an area of 20.52 acres of which $6\frac{1}{2}$ were cleared and planted to the following crops: 5 acres strawberries, 1 acre raspberries.
1 One storey 5 room frame house, 1 woodshed, 1 barn, 1 pickers cabin, 3 packing sheds.

HISTORY OF ADMINISTRATION: This property, including crop, was leased by Akira KUSANO to Bernhard Banman, on April 21st, 1942, for the term of 9 months, from 1st May, 1942, with option to extend lease for 1943. Arrangements to be made with the Pacific Co-Operative Union. Consideration - \$900.00, \$450.00 paid in cash and the balance \$450.00 was paid by cheque dated 2nd September, 1942. This cheque was paid 22nd February, 1943, and credited to Akira KUSANO'S account. This lease was cancelled with the consent of Bernhard Banman - see letter dated 16th December, 1942, on file, and a new lease was granted to Ernest J. Hughes (former Bernhard Banman's partner) dated 14th January, 1943, Number 101, for the term of 1 year from September 1942 to 31st August, 1943. Consideration being \$150.00 payable June 15th, 1943. Buildings included sufficient space reserved for storing chattels. Rentals for new lease were paid directly to The Director, The Veterans Land Act. Old cancelled lease and new lease No. 101 were handed to S.S.B., 23rd July, 1943.

SOLD: To The Director, The Veterans' Land Act for \$1,623.00 as at January 1st, 1943.
Approval of Advisory Committee - 1st June, 1943.
Funds released to the credit of Akira KUSANO as at 9th May, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, also Arrears of Taxes - \$47.64, leaving a net credit of

a net credit of

Page 2.

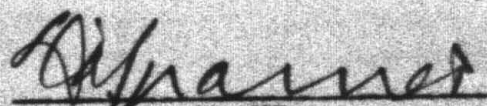
\$1,557.36 from said transaction.

The following Fire Insurance Policy -
North West Fire Insurance Co., Policy No. 206482 - \$1,225.00,
was transferred to The Director, The Veterans' Land Act.

Certificate of Title No. 169844-E in the name of The Director,
The Veterans' Land Act.

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

9th November, 1945.


B.A. CRAMER.

DAC:JS

10665		KUSANO, Akira			5941	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Co.	206482	\$1225.00	Jan.	26	1946	Lt.2, NW 1/4 Sec. 21, Twp. 13, Map 3125, 3428 Transcanada Hwy., Aldergrove, B.C.

FIRE INSURANCE SUMMARY

The above Japanese had no Insurance coverage on his Real Property or Personal Property.

Coverage of \$1225.00 was placed on the buildings January 26, 1943 but the premium on this was refunded by the Veterans' Land Act who purchased as of January 1, 1943.

Coverage of \$50.00 was also placed by the Custodian on the household effects and the premium of \$1.00 was charged to his account. This policy was cancelled August 15, 1945, the chattels having been liquidated, and a refund of 28¢ was credited to the account at that time.

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

Dated: Nov. 16, 1945
WEA:EH

W E Anderson
.....

LIABILITY SUMMARY

File No. 5981

16th November, 1945

Re: KUSANO, Akira - Reg.No.10665

The above Japanese declared no liabilities
to the Custodian.

At his request of October 4th, 1944 an
account of \$25.00 was paid to Dr. W. Creighton of Winnipeg.

This file reveals no other liabilities nor
do the files of any of his family.

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

Dated: Nov. 16/45
WEA:EH


.....

MEMORANDUM: Files 5981 & 5737

November 9, 1944

Re: Akira KUSANO, Reg. 10665
and Hisao KUSANO, Reg. 14172

With reference to letter, April 8, 1942, from Buell, Ellis & Sargent, Senkler, Buell & Van Horne, acting for the International Harvester Company of Canada Ltd. (Original on File 11686), which, in part, reads as follows:

"One 1941 International Model K-7 Truck sold to Henry Kusano and Akira Kusano, of Slough Road, Dewdney, B. C. The purchase price of the truck was \$2786.50, it being a new truck. It was sold for \$2250.00, and after deducting from the sale price the moneys due to our clients with respect to the same there is a balance available for Kusano Bros. of \$1278.16."

The original of this letter bears a pencilled notation, unsigned, but probably written by Mr. E. T. Read, as Mr. Read was handling motorvehicles at that time. The notation reads,

"Told Ellis as far as Office of Custodian concerned no objection to their paying this money over to the Japanese."

As the money was not paid to the Custodian, and there is no reference on the JP forms signed by Akira and Hisao KUSANO, who appear to be the Kusano Bros. concerned, it would appear that the money was paid direct to the Japanese, in accordance with the advice given by the Office of the Custodian.

Im

PERSONAL PROPERTY SUMMARY

File No. 5981

19th April, 1947.

Re: Akira KUSANO - Registration No. 10665

CHATELS: The above Japanese registered with the Custodian on the 25th April, 1942, at which time he declared he was leaving an unspecified quantity of chattels with this lessee. We later received an itemized list of the goods included in this lease. KUSANO was evacuated on the 19th May, 1942. Our fieldmen checked the property and inventoried the chattels on the 25th September, 1942, and found the property and chattels being well cared for. A copy of our inventory was forwarded to KUSANO on the 7th October, 1942, which was returned to our office signed and acknowledged as being correct by KUSANO.

The chattels remained on the property until they were removed and sold by public auction on the 17th May, 1944, for the net sum of \$116.17. They are well accounted for on this file, although a small quantity was abandoned as not being worth the expense of handling them. A schedule of same is attached hereto.

SPECIFIED ARTICLES: Although KUSANO did not declare so to the Custodian, he had owned a truck which was disposed of privately, according to a letter dated 8th April, 1942, from a firm of solicitors. Details are shown on the following brown edged summary.

KUSANO had also left a radio and 3 cameras with a Mr. J. Doyle for safe-keeping. Our fieldmen obtained this information and on the 13th May, 1943, picked up the cameras, which were placed in our storage and had Doyle sign for the radio. The R.C.M.P. made an enquiry regarding this on the 1st October, 1945. At the request of the Japanese, two of the cameras were mailed to him at Dryden, Ontario, on the 16th November, 1945. The third one could not be located and was presumed stolen on one of the occasions our storage was broken into.

The radio was left in the care of Doyle until the 20th August, 1946, when he was asked to ship it to the Japanese, and as no further correspondence appears regarding it, it is being assumed that shipment was made satisfactorily.

ACCOUNTS RECEIVABLE: When leasing his property in 1942, prior to his evacuation, KUSANO accepted a Pacific Co-operative Union post-dated cheque for \$450.00 as part payment. Collection of this was effected on the 22nd February, 1943, at which time it was credited to his account here.

BONDS & INVESTMENTS: KUSANO declared he had a Victory bond in his possession. This was not brought under control by the Custodian.

LIFE INSURANCE: KUSANO also declared Life Insurance policies covering himself and brothers. These were not brought under control by the Custodian. However in accordance with his letter of the 25th May, 1943, the following payments were made to the Sun Life Assurance Company, in payment of his own and his brother, Isamu's Insurance premiums.

June 1, 1943 - \$75.15. Mar. 29, 1944 - \$75.33. Apr. 25, 1945 - \$75.02

SAFETY DEPOSIT BOX: KUSANO declared he had a box at the Bank of Montreal, Haney, but this was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

CHattel SCHEDULE

File No. 5981

16th November, 1945

Re: KUSANO, Akira - Reg. No. 10665

Registered - April 25th, 1942

Evacuated - May 19th, 1942.

Included in lease to Hughes & Banman	Inventoried by Custodian Sept. 28/42	Auctioned May 17/44
4 hoes	x	x
4 shovels	4 shovels & 1 handle	x
2 axes	3	x
3 picks	1 pick & 3 mattocks	x
1 drill	x	x
1 hammer	x	x
7 saws	5	1 4 rusty & abandoned.
2 cables	2 - 2 chains	x
crowbar	x	x
7 wedges	x	x
2 forks	x	x
18 crates		Not found.
plow	x	x
harrow	x	x
bed	x	x
closet	x	x
2 tables	7	2 5 Homemade & not worth moving.
1 box of dishes		Not found.
1 box of dresses		x
2 stoves	1	1 1 rusted out.
7 bundles of shingles	7	x
6 mattresses	x	5
	5 chairs	x
	3 blinds	x
	heater	x
	chest of drawers	Homemade-not worth moving.
	2 kitchen cupboards	x
	washstand	x
	13 pcs. tile	x
	grind stone	x
	lumber	x
	oil can	x
	2 gal. jug	x
	2 old lanterns	x
	rake	x
	2 potato diggers	x
	old crib	Homemade-not worth moving.
	stump puller	x
	2 homemade benches	Homemade-not worth moving.
	1 scoop digger	x
	pickerroon	x
	2 stone boats	1 1 not worth moving.
	barrel heater	Rusted out.
	Horse cultivator	x
	2 chains	x
		Wheelbarrow

File No. 5981

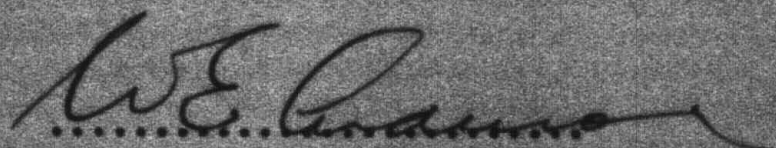
(Chattel Schedule - Continued)

The items which were inventoried by the Custodian representative on September 28th, 1942 was acknowledged by the Japanese as being correct on October 15th, 1942.

Net proceeds from the Auction amounted to \$116.17.

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

Dated: November 16th, 1945
WEA:EH

A handwritten signature in cursive script, appearing to read "W.E. Chasman", with a dotted line underneath it.

SPECIFIED ARTICLES SUMMARY

File 9587

October 1, 1945.

Re: Kyujiro KUSANO, Reg. No. 14050

<u>Article</u>	<u>Description</u>
Camera	1 Kodak No. 1 Serial #18574
"	2 Eastman No. 1-A, Serial #391937
"	3 Rex - No serial numbers

2 missing articles
• 6-2

Turned over to Custodian's agent, on May 13, 1945, by Jack Doyle, Dewdney, B. C., to whom Kyujiro KUSANO had given them for safe-keeping.

Stored at 992 Powell Street, on June 16, 1945.

.....

Radio 1936 Model

This radio is in the possession of Jack Doyle, Maillardville, B.C. according to statement signed by him, May 13, 1943, and information received from RCMP, September 29, 1945.

J. Matheson
Nov. 13, 1945

21st April, 1947.

REGISTERED

Mr. Akira KUSANO,
Registration No. 10665,
Dryden, Ontario.

Dear Sir:

As requested in your letter of the 10th April, we are enclosing herewith a detailed statement of your account since the one sent to you with details of your property sale. We are also enclosing the balance of your funds at this office in the amount of \$271.31.

We note on reviewing your file that you still have the Title document of your property in your possession, and we request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encl.s 3 (cheque)

5981

August 21, 1946.

Mr. John Doyle,
1404 Brunette St.,
New Westminster, B.C.

Dear Sir:

Re: KUSANO, Akira - Reg. No. 10665.

We thank you for your letter of August 19. We did not suggest shipping Mr. KUSANO's radio at your own expense as we have already written to him about it and asked him to communicate direct with you in this regard.

If he does not write you, we will have the radio picked up in the near future.

Yours truly,

W. J. Iverson,
Protection Department.

WJI:CG

August 19th 46
1909 Brunette St
New Westminster B.C.

Mr. W. J. Gerson
Protection Department
Department of the Secretary of State
Office of the Custodian, Vancouver B.C.

EVACUATION SECTION	
Rec'd. AUG. 20 1946	
File No. 5981	
Ans.	✓
Referred	Gerson

Dear Sir:

sent to you

I received your letter, File no 5981, dated August 3rd asking me to send the radio to Akira Kusano at my own expense. So far, I figure I spent enough money on it for the use I made of it. I had the radio in my care and that's that. Now, if Akira Kusano wants the radio, let him pay the expenses for its transportation from here to Dryden Ontario. Besides I have no means of bringing the radio to the railway station. I have no car. As stated in your first letter, you were supposed to have somebody pick it up. You even inquired the time and date that the radio could be picked up. Now, not much later, I am to send it at my expense. No more fooling around. If the radio is not picked up here to be sent to him at somebody else's expense the radio will stay where it is and

I am not going to bother about it anymore

yours truly

John W. Apple

THE CLOTH

GILBERT & SONS

5981

August 7th, 1946.

Mr. Akira KUSANO,
Reg. No. 10665,
Dryden, Ont.

Dear Sir:

We have just received a letter from Mr. John Doyle relative to your Majestic Radio. Mr. Doyle informed us that he has paid the sum of \$24.45 for repairs, and as you wish the instrument shipped to you, will you please write him direct in regard to the payment of this bill. His address is: Mr. John Doyle, 1404 Brunette St., New Westminster, B. C.

Yours truly,

W.J. Iverson,
Protection Department.

WJ:ML

August 7th, 1946.

Mr. John Doyle,
1404 Brunette St.,
New Westminster, B. C.

Dear Sir:

Re: Akira KUSANO

We thank you for your letter of the 4th instant and note that the Majestic Radio belonging to AKIRA KUSANO is available to him. It is noted however, that you have paid the sum of \$24.45 for repairs to this radio and as this expense was incurred on your own behalf, it is a matter to you and Mr. KUSANO as to who should pay it. You have had the use of the radio during the time it was left in your care, and if you feel that you should not pay for this expense, we suggest that you write Mr. KUSANO direct about it. For this purpose, his address is: Akira KUSANO, Registration number 10665, DRYDEN, ONTARIO.

We received a letter from him some time ago in which he wished the radio to be shipped to him, and *we* might suggest shipping it direct from where it now is.

Yours truly,

W.J. Iverson,
Protection Department.

WJ:ML

1404 Brunette St.
New Westminster B.C.
August 4th 1946

Mr W. J. Iverson
Protection Department,
506 Royal Bank Bldg.
Hastings & Dunsmuir, Van. B.C.

EVACUATION SECTION	
Rec'd	AUG 6 1946
File No.	5981
Ans.	6/8/46
Referred	Iverson

Dear sir:

(File No. 5981)
I received your letter dated August 1st asking me to return the radio or arrange a convenient date for the return of it. I have the Majestic Radio model 1936 and I signed the paper entitling me to it's safe-keeping. That I did. I have in my possession a receipt of a radio service, 518-6 at New Westminster B.C. That receipt is dated May 10, 1945. On it is written the repairs for it totalling \$24.45 which I paid when the radio was send back to me.

It seems to me that it would be laudable and just for the owner of the radio to at least pay for the repairs of it seeing that the radio will be send back to him in A1 Shape.

The radio can be picked up anytime,
anyday you so wish to send a messenger
for it. It would be more convenient if
you would send him between 10.30 a.m. to
2.30 p.m. on week days as I work the
afternoon shift in the mill.

Yours truly.

John Loeck

5981

August 1st, 1946.

Mr. Jack Doyle,
1404 Brunette St.,
New Westminster, B. C.

Dear Sir:

We believe you are in possession of a Majestic Radio belonging to Akira KUSANO, and as the Japanese has written us and asked for its return, we shall appreciate your advising us when it will be convenient for us to have it picked up and forwarded. We have on other occasions tried to contact you at your old address on Austin Road, but our letters were returned, and it may be that you have already shipped this to Mr. KUSANO. Will you kindly let us have an early reply.

Yours truly,

N.J. Iverson,
Protection Department.

WJ:ML

File 5981

August 1st, 1946.

MEMORANDUM

To: The File,

From: W.J. Iverson.

I received a returned letter addressed to Jack Doyle from Mr. Anderson who asked me to try and locate him on Austin Road, for purposes of locating a Majestic Radio allegedly in his possession. Although I made exhaustive enquiries I could not find his house, but as a result of enquiries at the Canadian Western Lumber Co., I found that he is supposed to live at 1404 Brunette St., and he has been written to in connection with the radio.

W.J. Iverson

WJI:NL

5721

3rd July, 1946.

Mr. Akira KUSANO,
Registration No. 10665,
Dryden, Ontario.

Dear Sir:

As requested through the Department of Labour, we enclose herewith Custodian cheque in the amount of \$1500.00 from funds to your credit at this office.

It is desired that a brief summary of the administration of your affairs be forwarded to you. Upon completion of this the full amount of your funds will be remitted. In the meantime we trust the enclosed cheque will meet your present needs.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:RA



CANADA

DEPARTMENT OF LABOUR

JAPANESE DIVISION

360 Homer Street,

VANCOUVER, B.C.

EVACUATION SECTION

Rec'd JUL 2 1946

File No. 5981

Ans.

Referred

29th June 1946

Attention: Mr. W. E. Anderson.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

Dear Sir,

Re: Akira KUSANO
Reg. No. 10665
Your File No. 5981

We have received a request from the above-named man that all his funds in your hands be released to him.

As this man is self-supporting in Manitoba we have no objection to his funds being forwarded to him and we shall feel obliged if you will comply with his request.

✓ Yours truly,

M. L. Brown
M. L. Brown,
Office Manager.

MMS/GM

File No. 9587 & 5981

MEMORANDUM

15th November, 1945.

TO: Mr. Wills

FROM: W.E. Anderson

Re: Eiichiro KUSANO - Reg. No. 14050
AKIRA KUSANO - Reg. No. 10665

According to a memorandum on this file dated 16th June, 1945,
you received from Mr. Green, for storage in the Warehouse at 992 Powell Street,
3 cameras, as follows:-

1 Camera KODAK No. 1	Serial # 18574 <i>missing</i>
1 Camera Eastman No. 1-A	Serial # 391937
1 Camera Bax	

Please have these cameras brought up to this office for shipment to
the owner.

WEA:HA

AKIRA KUSANO
Reg # 10665
DRYDEN, ONT.

Ship to Prapant

Wh

mailed 16/11/45
no. 10. by train

5981

24th January, 1946.

REGISTERED

Mr. Jack Doyle,
Austin Road,
R.R. No. 2,
New Westminster, B.C.

Dear Sir:-

Re: Akira KUSANO - Reg. No. 10665

Upon the file of the above Japanese we have your acknowledgment of having in your possession his radio. It is now necessary that this radio be shipped to him, and we would appreciate your advising what time it would be convenient to have the machine packed up.

We request that you reply just as soon as possible, as this matter was placed in the hands of the Royal Canadian Mounted Police.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA

✓
MEMORANDUM

File Nos. 5981 & 9587

15th November, 1945.

TO: Jack Woryson
FROM: W.E. Anderson

Re: Akira KUSANO - Reg. No. 10665
Kyujiro KUSANO - Reg. No. 14050

According to a memorandum received from you dated the 13th May, 1943, and signed by one Jack Doyle of Dewdney, he acknowledges having in his possession a Majestic Radio, approximately 1936 model, belonging to Henry Kusano of Hammond. He also assumes full responsibility for safe-keeping.

The owner of the radio now wishes it shipped to him at Dryden, Ontario, and we would appreciate your having this radio picked up from Mr. Doyle, whose address is Austin Road, Maillardville, B.C.

WEA:BA

Dayton Ind.

Noted

EVACUATION SECTION	
REC'D	NOV 10 1945
File No.	5981/9587
APR	
SEARCHED	
SERIALIZED	

Office of the Custodian
506 Hayes Bank Bldg.
Wannamaker B.C.

Re file no 5981-9587

Dear Sir -

The Cameras that was turned over to your office by Mr. Doyle belonging to my father or one of the members of our family which I would like to have it returned to me or my father. The description of one was a Kodak Junior camera which takes a 620 film and the others were box cameras which I couldn't give much of a description.

I have written to Mr. Doyle about the Kodak but I haven't had any reply from him yet.

Yours truly
A. Hansen.

✓
File No. 9587 & 5981

MEMORANDUM

15th November, 1945.

TO: Mr. Wills

FROM: W.E. Anderson

Re: Kyuhiro KUSANO - Reg. No. 14050
Akira KUSANO - Reg. No. 10665

According to a memorandum on this file dated 16th June, 1945,
you received from Mr. Green, for storage in the Warehouse at 992 Powell Street,
3 cameras, as follows:-

1 Camera KODAK No. 1	Serial # 18574
1 Camera Eastman No. 1-A	Serial # 391937
1 Camera Rex	

Please have these cameras brought up to this office for shipment to
the owner.

WEA:HA

101

9981 & 9587

October 12, 1945.

Mr. Akira KUBANO,
Registration No. 10665,
Dryden, Ontario.

Dear Sir:

Your inquiries in regard to a camera and radio left in the care of Mr. Jack DOYLE have been passed over to this office by the Royal Canadian Mounted Police.

In regard to your camera, we would advise that a number of cameras were turned over to this office by Mr. DOYLE. Would you, therefore, give us a description of your camera in order that it may be identified. None of the cameras were reported by Mr. DOYLE as being your property, although the name of your father was given to us as being an owner. Cameras are being returned to their owners.

According to information supplied to this office, Mr. DOYLE is holding in his possession a radio, belonging to some member of your family. The Custodian has no objection to this radio being returned to you, but all arrangements in regard to shipping and payment of costs are to be made between the owner of the radio and the man who has this in his possession.

We understand that he is employed in the lathe mill at Fraser Mills, and resides on Austin Road, Maillardville, B. C., if you wish to communicate with Mr. DOYLE.

We shall be pleased to hear from you in regard to your camera. We would also appreciate your advising us when the radio has been returned.

Yours truly,

F. Matheson,
Specified Articles Department.

MEMORANDUM

File # 9587

June 16 1945

To: File
From: Mr Wills

Re: KUSANO K Hammond B.C.

Received from Mr Green for Storage in
Warehouse 992 Powell St -

1 Camera KODAK No 1 Serial # 18574

1 " Eastman No 1-A Serial # 391937

1 " Rex -----

Wm Wills
Protection Dept
Wm Wills

May, 13th, 1943

I, Jack Doyle, Dewdney, B.C. have in my possession one
Radio, Approx. 1936 model, which belongs to Henry
Eusano of Hammond, B.C.

I assume full responsibility of it's safe keeping.

Signed

Jack Doyle

Make of radio - "Majestic"
✓

May, 13th, 1943

I, Jack Boyle do hereby turn over three Kodaks, belonging
to Henry Kusano, to J. Morison of the Custodian's Office.

Signed

Jack Boyle

* tagged & kept in his drawer in office.

Oxyden Ont,
Jan 17th/46

Office of the Custodian
506 Royal Bank Bldg
Saskatoon, B.C.

EVACUATION SECTION	
Rec'd	JAN 21 1946
File No.	2981
Ans.	
Referred	<i>Anderson</i>

Dear Sir:-

I was quite a time
ago I enquired about the radio
which Mr. Jack Doyle is holding.
I have written to Mr. Doyle at
Austin Road, Maillardsville B.C.
His address was given to me from
your office. But it seems he
does not live there because
the letter I wrote to him came
back to me. I wonder if it is
possible through your office to
locate Mr. Jack Doyle formerly
of Dewdney B.C. and have the
radio sent to me.

I have received 2 cameras
1 a Kodak 16 and another that holds
a 120 film. There is supposed to be
another one a Kodak Junior which
holds a film no 620 which wasn't returned
to me.

Yours truly
A. Kasano.

✓
MEMORANDUM

File Nos. 5981 & 9587

15th November, 1945.

TO: Jack Moryson

FROM: W.E. Anderson

Re: Akira KUSANO - Reg. No. 10665
Kyujiro KUSANO - Reg. No. 14050

According to a memorandum received from you dated the 13th May, 1943, and signed by one Jack Doyle of Dewdney, he acknowledges having in his possession a Majestic Radio, approximately 1936 model, belonging to Henry Kusano of Hammond. He also assumes full responsibility for safe-keeping.

The owner of the radio now wishes it shipped to him at Dryden, Ontario, and we would appreciate your having this radio picked up from Mr. Doyle, whose address is Austin Road, Maillardville, B.C.

WEA:HA

File No. 9587 & 5981

MEMORANDUM

15th November, 1945.

TO: Mr. Wills

FROM: W.E. Anderson

Re: Kyujiro KUSANO - Reg. No. 14050
Akira KUSANO - Reg. No. 10665

According to a memorandum on this file dated 16th June, 1945,
you received from Mr. Green, for storage in the Warehouse at 992 Powell Street,
3 cameras, as follows:-

1 Camera KODAK No. 1	Serial No. 18574
1 Camera Eastman No. 1-A	Serial No. 391937
1 Camera Rex	

Please have these cameras brought up to this office for shipment
to the owner.

WEA:HA

501

5981 & 9587

October 12, 1945.

Mr. Akira KUSANO,
Registration No. 10665,
Dryden, Ontario.

Dear Sir:

Your inquiries in regard to a camera and radio left in the care of Mr. Jack DOYLE have been passed over to this office by the Royal Canadian Mounted Police.

In regard to your camera, we would advise that a number of cameras were turned over to this office by Mr. DOYLE. Would you, therefore, give us a description of your camera in order that it may be identified. None of the cameras were reported by Mr. DOYLE as being your property, although the name of your father was given to us as being an owner. Cameras are being returned to their owners.

According to information supplied to this office, Mr. DOYLE is holding in his possession a radio, belonging to some member of your family. The Custodian has no objection to this radio being returned to you, but all arrangements in regard to shipping and payment of costs are to be made between the owner of the radio and the man who has this in his possession.

We understand that he is employed in the lathe mill at Fraser Mills, and resides on Austin Road, Maillardville, B. C., if you wish to communicate with Mr. DOYLE.

We shall be pleased to hear from you in regard to your camera. We would also appreciate your advising us when the radio has been returned.

Yours truly,

F. Matheson,
Specified Articles Department.

FILED: 7261 & 9287

Oct, 3, 1945.

To: Mr. Spain

From F. Matheson

Re: Kyuhiro KUBANO, Reg. No. 14050

Would you please let me know if the three cameras belonging to the above-named man, described as,

1. Kodak No. 1 Serial #18774
2. Eastman No. 1-A, #391937
3. Rax - No Serial

missing?

are still at our warehouse. Receipt on file shows that these were handed in at 992 Powell Street, on June 16, 1945, by Mr. Green, of the Custodian's Staff.

ROYAL CANADIAN MOUNTED POLICE
(C.I.B.) "E" Division.

IN REPLY PLEASE QUOTE

DIV. FILE NO. 45E.1190/2-43

Vancouver, B.C.
October 1st, 1945.

H. Q. FILE NO. _____

The Custodian of Enemy Alien Property,
Japanese Section,
Royal Bank Building,
Vancouver, B.C.

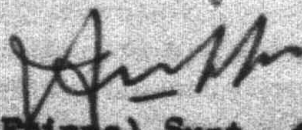
EVACUATION SECTION	
Rec'd	OCT 2 1945
File	5981
Extd	Anderson

Dear Sir:

RE: A. KUSANO,
Dryden, Ont.

I attach hereto copy of our Abbotsford Detachment report of August 29th and our Intelligence Section report of September 29th. These reports are self-explanatory and are forwarded for your information and for any action you may wish to take. We have not communicated with KUSANO.

Yours truly,


(J. Fripps) Supt. for
O.C. "E" Division (A.O.D.)

Encls:

CANADIAN MOUNTED POLICE	
DIVISION	DIVISION FILE No.
SUB-DIVISION	SUB-DIVISION
PROVINCE	DATE
RE	COMPLAINT OF:
HEADQUARTERS	1. On August 26th, 1945, the following self-explanatory letter was received via the mails at this office:-
SUB-DIVISION	Bryden Paper Company, Bryden, Ontario. Aug. 21st.
DETACHMENT	"I would like to make an enquiry about a radio and a camera which I left with Mr. Jack DOYLE of Dandery, B.C. at the time of evacuation. He wrote and told me that he had reported this to the R.C.M.P. at Abbotsford. Whether these articles were surrendered or not I am not sure, so please let me know, because I do not know whereabouts of Mr. Doyle."
454. 25 - 13	Yours truly, Sgt. A. Kuwano.
P.C.R.	2. Check of files at this detachment does not indicate any correspondence in the name of captionally-noted or that of Jack DOYLE, or any correspondence dealing with the surrender of any articles as enumerated in the above letter.
1st.	3. Subsequent enquiries in the Dandery District reveals that Jack DOYLE is presently residing at MAILLARDVILLE, B.C. where it is suggested he works for one of the Sawmills, in any event he can be reached via The Post Office, Maillardville, B.C.
A. R. V. No.	4. Subject's christian name and Japanese Registration number not forwarded with letter. This file concluded at this point.
DIARY DATE	CONCLUDED HERE
SET FOR	(Sgt) Cst. (J.E. Hurton) 12638 Abbotsford Detachment

ROYAL CANADIAN MOUNTED POLICE

REPORT FILE NO. 42 E 1190/2-43

DIVISION **Investigation** DETACHMENT **Investigation Section**
 PROVINCE **British Columbia** DATE **Sept. 29th, 1945.**

RE **A. KUBANO (Japanese) Dryden, Ontario.**
 COMPLAINT OF:

HEADQUARTERS

1. Reference is made to report of our Abbotsford Detachment dated August 29th, 1945, relative to the whereabouts of a camera, and a radio the property of A. KUBANO, which he gave to Mr. J. BOYLE for safekeeping. Enquiries were made locally in this respect and the following learned.

SUB-DIVISION

2. A patrol was made via Police Car Code No. 9521 to Millerville, B.C. where enquiries were made, and Mr. Jack BOYLE was located working for the Fraser Mills, in the lathe mill, and found to reside 1/2 mile east of Mount road, on Austin road, Millerville, B.C.

DETACHMENT

3. Discreet enquiries were made of BOYLE regarding the camera and radio, and BOYLE informed the writer he had the articles as mentioned, but that the cameras had been turned over to the Custodians office, and he has a receipt signed by a J. MONTGOMERY of the Custodians office for three cameras which are the property of A. KUBANO. It will be noted that he turned in three cameras and not one. The radio in question is in the possession of BOYLE at the present time, and is a 5 tube, 1936 Majestic Model, Serial No. 35063. The receipt for the cameras bears the date May 15th, 1945.

P.C.R.

WITNESSES

A. R. V. NO.

4. Mr. BOYLE is quite willing to return the radio in question, but as he has spent the sum of \$24.45 only recently to have it repaired, he thinks it only fair that KUBANO pay him the sum of \$24.45 before the radio is returned to him. Mr. BOYLE has an itemized receipt for the repairs in his possession.

5. Records of the Custodian of Enemy Alien Property show that they have three cameras held in storage at 322-Rosell St. Vancouver, B.C. the property of A. KUBANO, which were turned over to them by Mr. J. BOYLE.

6. As both the radio and cameras have been located, this file is being concluded here, unless you wish otherwise.

(Sgd) **Oct.**
(R.C.M. Williamson) 11/1/45.

DIARY DATE

SET FOR

5981
5738

April 21st, 1945.

Mr. Akira KUSANO
Registration No. 10665,
Dryden, ONTARIO.

Dear Sir:

Re: Pol. #2107634-Isamu KUSANO
Pol. #2106389-Akira KUSANO

As requested in your letter of April 17th,
we wish to advise that we have paid to the Sun Life
Assurance Company the amount of \$75.02 due March 28th
under the above policies. The sum of \$75.02 has been
charged to your account with the Custodian.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH
Enc.

~~1981~~
1979

August 25th, 1944

Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B.C.

Dear Sirs:

We wish to acknowledge with thanks receipt
of your cheque for \$2.03 being the return premium on
the following policies:

North West Policy #206482---\$.28
North West Policy #206125--- 1.75

Our receipt for this amount and the signed
copies of the endorsements are enclosed herewith.

Yours truly,

S.M. Gibson
Insurance Department

SMG:KT
Encl.

File No. _____

Date June 2nd 44

SUMMARY

Name: KUSANO, AKIRA # 10665

Address: 3425 Trans Canada Highway Aldergrove

(1) - We have today moved to auction room at Abbotsford effects as per enclosed list at a total cost of \$ 16.60 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at nil where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ nil for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

nothing missing

The tenant gave us the following explanation: _____

I HAVE TO-DAY EXAMINED THE UNDERMENTIONED ARTICLES,
AND FIND THEM TO BE VALUELESS, AND SHOULD BE ABANDONED.

- 5 H.M Tables & 2 H.M. Benches
- 4 Old rusty X cut saws
- 1 H.M. Old child's crib
- 1 Old rusty Fawcette range, grate burnt out etc.

W. Carlin

NAME KUBANO, AkiraREGISTRATION NO. 10665FILE NO. 5981

The following chattels were sold by public
 auction at Abbotsford, B.C. on May 17th, 1944.

	\$ 3.00
	30.00
Boxer	4.00
Stump Puller	7.50
Saw	9.50
Shingles	1.00
Lumber	2.25
Grindstone	1.00
Drain Pipe	3.00
Barrow	.50
Wedges	1.25
Saw	1.00
Tools	1.00
Tools	.75
Tools	1.40
Tools	2.00
Tools	1.00
Tools	1.00
Tools	.25
Tools	.75
Blinds and Lantern	1.00
Iron	1.10
Wedges	2.50
Log Chain	3.00
3 Mattresses	4.00
3 E. Chairs	.50
E. Cupboard	3.00
Washstand	.25
Dresses	
E. Table	
Total to be carried forward	\$ 89.50
Leasehold interest	
Net proceeds	
Me	
Ex	
Re	

NAME KUSANO, Akira

REGISTRATION NO. 10665

FILE NO. 7931

The following chattels were sold by public
auction at Abbotsford, B.C. on May 17th, 1944.

	Brought Forward	\$
-Box Stove		89.50
-Wardrobe		5.00
-Stone Jug		3.00
-Oil Can		.25
-Cupboard		.75
-Hess		2.00
-Chain		.75
-1 H. cultivator		1.00
-1 Sec. Hary.		15.00
-1 H. Flaw		5.00
-Shovel		20.00
-Stambant		1.00
-Bed and Spring		.50
-Table		.50
		1.00

Total		\$ 145.25
Less Expenses:	(Auctioneer's Fees 14.52	
	(Advertising 3.96	\$ 29.08
	(Moving 10.60	
Net Proceeds Credited:		<u>\$ 116.37</u>

Members of Custodian Staff Present. Mr. Carlson

Extracted from Auctioneering List No. Abbotsford 6.

Remarks.

5261
5738

April 7, 1944.

Mr. Akira KUSANO,
Registration No. 10665,
SPRINGHILL, Tenn.

Dear Sir:

Re: Pol. #2107634-Issuu KUSANO
Pol. #2106389-Akira KUSANO

As requested in your letter of March 29th,
we wish to advise that we have paid to the Sun
Life Assurance Company the amount of \$75.33 due
March 28th under the above policies. The sum of
\$75.33 has been charged to your account with the
Custodian.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS
Encl.

Spearhill, Mont.
March 29th 44

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

EVACUATION SECTION	
Rec'd	APR 3 1944
File No.	6755.571
Ans.	L.M.G.
Referred	

Re file 5787

Dear sir:

Enclosed find two Premium
Notice from the Sun Life Assurance
Co. which I would like to have
it paid from my account.

Yours truly
A. J. Lusano.

Co. Bal
file 5781 - \$220.73
Apr. 5/44

Claims - nil.

5981

December 7, 1943.

Mr. Akira KUSANO,
Registration No. 10665,
Glenlea, Manitoba.

Dear Sir:

In reply to your letter of November 29, 1943,
we are enclosing herewith a cheque in the amount
of \$50.00 from funds held to your credit here.

The following is a statement of your account
at this office:

By Cash:		\$450.00
P. C. U. cheque		
To Cash:		
Land Registry Office,	\$1.00	
Cert. of Encumbrance	28.12	
Fire Insurance	50.00	
May 5/43 - Self	75.15	
Life Insurance	25.00	
Dr. W. Creighton	50.00	
Remittance enclosed	220.73	
Credit Balance	<u>3750.00</u>	<u>3750.00</u>

You do not appear to have received a copy of
our letter, dated August 30, 1943, and we are enclos-
ing a copy for your information informing you of the
present status of your property.

Yours truly,

W. E. Anderson,
Farm Department.

Enc. 2.
WEA/BO

Glenlee Man
Nov. 29th 1943

Office of the Custodian
506 Regal Bank Bldg
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	DEC 1 1943
File No.	5981
Ans.	W.A.
Referred	Clinton

Dear sir -

Re file no 5981

I have written to you about
a month ago about leaving Dr.
Creighton's Bill paid and also how
much is credited to my account.
But have not heard from your
office. I'll be waiting for an
answer within the next few
days.

Yours truly
A. Lusano.

BY
250 Cheque
72 LRO C/E 10
Fair Inc 25.17
Mey's Self 50.00
Lip Inc 75.13
L. W. Wright 25.00
L. W. Wright 50.00
L. W. Wright 270.73

Solar 16732

5981

October 14, 1943.

Dr. Wm. Creighton,
203 Medical Arts Building,
Winnipeg, Manitoba.

Dear Sir:

Re: KUSANO, Akira.

Pursuant to a request of Mr. Kusano,
we enclose herewith our cheque in the amount
of \$25.00, being payment in full of your
account as per your statement of September
28th, 1943.

Kindly acknowledge receipt of this
remittance.

Yours truly,

R. D. Richardson,
Farm Department.

RDR/MFP

Enc.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Akira Kusano

File No. 5981

St Agathe, Man

Reg. No. 10665

Company Sun Life

Agency Vancouver

Policy No. 2106389

Premium - \$ 40.40

Payable: ^X Annually, Semi-annually or monthly

Month March Day 28

REMARKS:

34

Letter sent 5/10/43

5981

30th August, 1943.

Mr. Akira KUSANO,
Registration No. 10665,
Glenlea, Manitoba.

Dear Sir:

We are in receipt of a letter signed by your wife,
requesting us to pay Dr. Creighton's bill.

We will be pleased to do this if we receive from
you a signed request. You understand that it is necessary
that you make the request, as the funds we hold are yours.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

EVACUATION SECTION

Rec'd AUG 24 1943

File No.

Ans.

Referred

Richardson

Lentia. Man.

August 14, 1943.

5738

5981

Dear Sir,

Re- File No.

About four or five months ago we asked you to settle my insurance bill. At this same time we also asked to have our doctor's bill paid. Last week we received the bill from our doctor again so could you please pay this from my husband's account?

His registration is in 1965.

2/2

Sincerely,

Mrs. Clara L. Lamm

5981
acct pay
return
295.7301
25-8-43
A

25-8-43
A

End July 31/43.

See 25-8-43
on 5981 file

5738
5981

1st June, 1943.

Mr. Akira KUSANO, ⁵
Registration No. 10667,
GLENLEA, MANITOBA.

Dear Sir:-

Re: Sun Life Policies 2,106,389 & 2,107,634

We are in receipt of your letter of May 25th.

We have today made payment to the Sun Life in the sum of \$75.15, covering the balances owing on the above two policies.

Copy of our letter is enclosed herewith for your information.

Regarding your debt to Dr. Creighton, we are passing your letter along to our Claims Department, who will attend to payment of same.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

Enc.

Glebe Man.
May 25th 1943

VACATION SECTION	
MAY 31 1943	
File No.	Lat 2A
Ans.	

Office of Custodian
506 Royal Bank Bldg
Vancouver B.C.

Dear sir -

Re file no 5981

Enclosed find 2 insurance
premium notices one of them
belong to my dear brother as I have
to take care of it. I also owe

Twenty Five Dollars ~~to~~ Dr. Creighton

Medical Arts Bldg. Winnipeg Man.

So please take care of this from
my account.

Cr. Bal.
5738 - no a/c
5981 - 370.88

Yours truly
A. Lusano.

5981

May 13th, 1943.

Mr. Ernest J. Hughes,
R. R. # 1,
Aldergrove, B. C.

Dear Sir:

The Custodian is prepared to grant you extended tenancy of the Japanese property at present under lease to you, that is to say from the termination of your present agreement to the end of December, 1944, for the sum of \$150.00.

If you are interested, would you please be good enough to sign the statement at the bottom of this letter and return one copy to us so that a new lease may be drawn at the expiration of the present lease.

Yours truly,

G. T. McKay,
Farm Department.

GTM/EA

I am prepared to complete a lease as per the terms described above.

SIGNED _____

5981

4th May, 1943.

Mr. Akira KUSANO,
Registration No. 10665,
c/o D.D. Boychuk,
Ste Agathe, Manitoba.

Dear Sir:

In reply to your letter of April 26th we enclose herewith our cheque in the amount of \$50.00, being payment on account of funds held to your credit here.

We note your request for \$200.00 to cover life insurance premium and doctor and hospital bills, but suggest that you forward the relative bills to this office and we can take care of them on your behalf from this office. We trust you will find this satisfactory.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

Encl:

St. Agathe, Man.
April 26th

Dear Mr. Richardson :

Re. File no. 598 Anderson

EVACUATION SECTION	
Rec'd	APR 30 1943
File No.	
Ans.	
Anderson	

I would be very much appreciated if you can release two hundred dollars from my account. Because I have to pay my Insurance Premium and having addition to my family I have to pay Doctor & Hospital Bill.

Yours truly.
A. Lusano.
P. D. D. Baychuk
St. Agathe, Man.

5981

March 24, 1943.

Messrs. Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Attention Mr. F. H. Coulthard

Dear Sirs:

Re: Akira KUSANO
North West Policy No. 206482

We wish to acknowledge receipt of your letter of
March 16th enclosing the above numbered policy.

Will you kindly add by endorsement \$50.00 to
cover on household furniture as per your inspection report
dated March 1st, and also please send your invoice to
cover the original premium and the addition.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MA

5981

March 8, 1943.

Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Akira KUSANO.

Kindly write a policy covering property
belonging to the above named and cover for amounts
as shown in your letter of February 22nd.

The Policy is to be written for three years
as from January 26th, 1943.

We wish to thank you kindly for making
an inspection of this property.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAD

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

Your File: 5981.

March 1, 1943.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

RE: Akira KUSANO.
Attention Mr. Gibson.

VACUATION SECTION	
DATE	MAR 3 1943
File No.	5981
Ins.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:

Kindly refer to the second paragraph of our letter of February 22nd re the above wherein we state that we failed to take note of the chattels on this property. We have now made an inspection of these and report as follows:

- 1 round table and four kitchen chairs
- 1 clothes cupboard
- 2 dressers
- 1 wash stand
- 1 square table
- 1 old cabinet

The total value of these chattels is \$50.00.

Yours very truly,
COULTHARD, SUTHERLAND & CO. LTD.

[Signature]
F. H. Coulthard.

TELEPHONE 106

COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

REGISTRATION CLERK
FEB 25 1943
5981
Gibson

February 22, 1943.

Your File: 5981.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Gibson.
RE: Akira KUSANO.

Dear Sir:

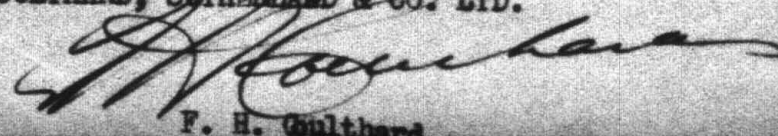
We have inspected the property of the above located at 3428 Trans Canada Highway at Aldergrove and wish to report as follows:

We value the house at \$700.00, the woodshed at \$125.00, pickers' cabin at \$150.00, barn at \$250.00 while the packing sheds are not worth insuring. We regret that the writer forgot to take note of the chattels.

You already have a cover note on this property and we will await your instructions to write the policy. The cover note expires February 25th.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.



F. H. Coulthard

5981

February 25, 1943.

Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Akira KUSANO.

On January 26th you issued a cover note in
the North West for \$1,000.00 to cover on property at No.
3428 Trans-Canada Highway, Aldergrove, B. C.

We haven't received further word from you
following inspection of this property and would ask you to
extend this cover note for another 30 days, during which
time you probably will be able to give us information
so that the policy can be written.

Yours truly,

S. M. Gibson,
Insurance Department.

SAG:MAD

5981

26th January, 1943.

Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B.C.

Dear Sirs:-

Re: Akira KUSANO

With reference to fire insurance on buildings belonging to the above named and located on Lot 2 of the North-west quarter of Section 21, Township 13, Map 3125, and being, I believe, 3428 Trans-Canada Highway at Aldergrove, B.C.

There is a one-storey frame Dwelling on this property with shingle roof, size 24' x 34', also out-buildings including Wood Shed, Pickers' cabins, Barn, and three packing sheds.

The assessed value of improvements is given as \$1500.00. Kindly hold us covered to the extent of \$1000.00 on the Dwelling only and if you know the property or have a chance of seeing it in the near future please let us have your ideas as to value of the other buildings for insurance purposes.

I understand this place is under lease to E.J. Hughes.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

Extract from Lease.

Lease No. 101.

File No. 5981.

Lessor: Akira KUSANO. *Secty of State*

Lessee: Ernest J. HUGHES.

Date: 14th January, 1943.

Term: 1 year from 1st September, 1942 to 31st August, 1943.

Consideration: \$150.00 payable June 15, 1943.

Property:

Land: Lot 2 of N.W. $\frac{1}{4}$ of Section 21 Tp.13 Map 3125, save and except part 21.66 acres as outlined red on sketch 6480, C.of T. 123310 E. (3428 Transcanada Highway) Municipality of Matsqui.

Buildings: Included. Sufficient space reserved for storing chattels.

Chattels: Not included.

Lease handed to S.S.B. 27/7/43.

5981

December 10th, 1942.

Mrs. E. J. Hughes,
R. R. #1,
Aldergrove, B. C.

Dear Madam:

Re: Akira KUSANO

We note that the lease, signed April 22nd, on the above Japanese property was in the name of Bernhard Banman, your partner.

Please advise us if Mr. Banman wishes to cancel his old lease and you are taking it up or if you are still continuing as partners in the renewal as applied for through the Soldier Settlement of Canada. If Mr. Banman is discontinuing his interest in the property, please have him advise us of the fact.

Trusting you will give this matter your immediate attention, we are

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

Extract from Lease.File #5931.Lessor: Akira KUSANO.Lessee: Bernhard BAUMAN.Date: 21st April, 1942.Term: 9 months from 1st May, 1942, with option to extend lease for 1943, arrangements to be made with P.C.U.Consideration: \$900.00, paid. 1943 rental to be \$450.00.Property:

Land: Lot 2 of N.W. $\frac{1}{4}$ of Section 21 Township 13 Map 3125 containing 20.52 acres more or less. Municipality of Matsqui.

House: Included, also buildings.

Chattels: Live stock and farm implements.

PDC #45000

File No: 5981

Name: Akira Kusano

Reg. No: 10665

Address: Glenlea, Manitoba.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 19 1942

Date: October 7th, 1942.

INVENTORY OF GOODS REMAINING AT 3428 Trans Canada Highway
Aldergrove, B.C.

Said goods being left in the care of Messrs E.J. Hughes and B. Banman.

In House

- 1 ~~Clothes cupboard~~ S
- 1 ~~kitchen chairs~~ S
- 1 ~~Round table (home made)~~ D
- 3 ~~blinds~~ S
- 1 ~~Heater~~ S
- 1 ~~Chest of Drawers~~ S
- 1 ~~Bed complete~~ S
- 2 ~~Home made tables~~ D
- 1 ~~Kitchen cupboard~~ S
- 1 ~~Wash stand~~ S

Woodshed

- 12-6" ~~tile pipe & 1 elbow~~ S
- 4 ~~Bundles of shingles~~ S
- 1 ~~Grind stone complete & 1~~
extra stone

- 2 ~~Home made tables~~ S

Small quantity of lumber S

- 1 ~~Kitchen cupboard~~ S

- 1 ~~5 gal. oil can~~ S

- 1 ~~2 gal. stone jug~~ S

- 2 ~~Old lanterns~~ S

- 2 ~~Axes; 1 Kout saws~~ S

- 1 ~~Rake~~ S

- 4 ~~Hoes~~ S

- 1 ~~Potato digger~~ S

Appr. 20 pickers trays

- 1 ~~Child crib (old)~~ D

- 1 ~~Wheel barrow~~ S

Barn

- 1 ~~Hand stump puller~~ S

- 1-~~1/2" cable~~ S

Pickers Cabin

- 1 ~~Range~~ D
- 6 ~~mattresses~~ S *5 sold*
- 2 ~~Home made tables~~ D
- 2 ~~Home made benches~~ D
- 7 ~~Wedges~~ S
- 3 ~~Shovels~~ S
- 1 ~~D Handle shovel~~ S
- 2 ~~Scoop diggers~~ S
- 2 ~~mattocks~~ S
- 1 ~~Pick~~ S
- 1 ~~Sledge hammer~~ S
- 1 ~~Pickerroon~~ S
- 1 ~~Axe~~ S
- 1 ~~1 1/2" Auger~~ S
- 1 ~~Logging chain~~ S
- App. 30 pickers trays

Barn

- 1 ~~Manure Fork~~ S
- 1 ~~Shovel~~ S
- 2 ~~Stone bolts~~ S *1 stone BOLT sold?*
- 4 ~~cut saws (X)~~ D
- 1 ~~Barrel heater~~ S
- 1 ~~Plow~~ S
- 1 ~~Seet. drag harrows~~ S
- 1 ~~Mattock~~ S
- 3 ~~bundles shingles~~ S
- 1 ~~1/4 cable choker~~ S
- 1 ~~Crow bar~~ S
- 1 ~~Horse Cultivator~~ S
- 1 ~~Teather chain~~ S
- 1 ~~Fork~~ S
- 1 ~~Potatoe digger~~ S

This represents all my chattels remaining in any protected area of
British Columbia.

Confirmed:

DATE:.....

SIGNED.....

Please sign and return one copy to the Custodian.

528
S. sold by Auction 17/11/42
albertford 6.

9. Discarded

5981

I HAVE TO-DAY EXAMINED THE UNDERMENTIONED ARTICLES,
AND FIND THEM TO BE VALUELESS, AND SHOULD BE ABANDONED.

- 5 H.M. Tables & 2 H.M. Benches
- 4 Old rusty X cut saws
- 1 H.M. Old child's crib
- 1 Old rusty Fayette range, grate burnt out etc.

J. H. [Signature]

LIST OF CHATTELS INCLUDED IN LEASE BETWEEN

KUSANO, A. of Hammond and Hughes & Banman.

4 Hoes
4 Shovels
2 Axes
3 Picks
1 Drill
1 Hammer
7 Saws
2 Cables
1 Crowbar
7 Wedges
2 Forkes
18 Crates
1 Plough
1 Barrow
1 Bed
1 Closet
2 Tables
1 Box of dishes
1 Box of dresses
2 Stoves
7 Bundles of shingles
6 Mattresses

The above signed by both parties

Mr. Campbell's File No. 573.

INVENTORY OF CHATTELS BELONGING

TO

KUSANO, Akira

#10665

B. BANMAN

CHILLIWACK B.C.

Which have been left in the care of

E. J. HUGHES

3428 Trans Canada Highway

(Aldergrove B.C.)

In House

- 1 Clothes cupboard ✓
- 5 Kitchen chairs ✓
- 1 Round table (Home made) ✓
- 3 Blinds, 1 Heater ✓
- 1 Chest of drawers ✓
- 1 Bed complete ✓
- 2 Home made tables ✓
- 1 Kitchen cupboard ✓
- 1 Wash stand ✓

Woodshed

- 12-6" tile pipe & 1 Elbow ✓
- 4 Bundles of shingles ✓
- 1 Grind stone complete & 1 extra stone ✓
- 2 Home made tables ✓
- Small quantity of lumber ✓
- 1 Kitchen cupboard ✓
- 1 5 gal. oil can ✓
- 1 gal. stone jug ✓
- 2 Old lanterns ✓
- 2 Axes ✓ 1 Xcut saw ✓
- 1 Rake, 4 Hoes ✓
- 1 Potatoe digger ✓
- App. 20 pickers trays ✓
- 1 Childs cribb (old) ✓
- 1 Wheel barrow ✓

Pickers Cabin

- 1 Range, 6 Mattresses ✓
- 2 Home made tables ✓
- 2 " " benches ✓
- 7 Wedges ✓ 3 Shovels ✓
- 1 D Handle shovel ✓
- 2 Scoop diggers ✓
- 2 Mattocks, 1 Pick ✓
- 1 Sledge hammer, 1 Pickerroon ✓
- 1 Axe, 1 1 1/2" Auger ✓
- 1 Logging chain ✓
- App. 30 Pickers trays

Barn

- 1 Manure fork, 1 Shovel ✓
- 2 Stone bolts, 4 Xcut saws ✓
- 1 Barrel heater ✓
- 1 Plow, 1 Sect. drag harrows ✓
- 1 Mattock, 3 Bundles shingles ✓
- 1 3" cable chocker ✓
- 1 Crow bar, 1 Horse cultivator ✓
- 1 Teather chain ✓
- 1 Fork, 1 Potatoe digger ✓
- 1 Hand stump puller & 3/4" cable ✓

The above articles have been left in my care by the owner, and I will be responsible for their safe keeping.

SIGNED

Bannan-Hughes

Witness Office
of Custodian

[Signature]

Per E Hughes

C.N. 5981

Chilliwack Dec. 16th 1942

The Custodian of enemy property.

Dear Sir. I hereby would like to
notify you, that I have no
intention of renewing my lease
on the property of Elmer Kussner
of Aldergrove B.C. and have
no objection of Mr. E. J. Hughes
who worked the said property
in partnership with myself
to acquire the lease for himself.

Yours truly

B. Bannan

Chilliwack B.C.

EVACUATION SECTION	
Rec'd	DEC 21 1942
File No.	5981
Ans.	<u>W. W. K.</u>
Referred	<u>Anderson</u>

EVACUATION SECTION
Rec'd DEC 18 1942
File No. 5981
Referred Richardson

Aldergrove BC
Dec. 15/42

Department of the Secretary of State
of the Custodian. Vancouver BC.
Dear Sirs.

In reference to your
letter of December 10th File No. 5981.
I would like to say that my
Partner Mr Bonman does not intend
to be a partner of mine on the
new lease through the Soldier -
settlement of Canada, I have
asked Mr. B. Bonman to write your
office in connection with this
matter.

Yours truly,

(Mr.) C. J. Hughes,

AUG 1 1942

File # 5981

Payment under lease in the amount of \$ 450.00

P.C.U.

Post dated cheque on which payment has been stopped.

ORIGINAL FILE # 46

File No. 7981

KUBANO, Akira (Mr.)

Reg. No. 10665

3428 Trans Canada Highway, Abbotsford, B.C.



STATEMENT OF ACCOUNT
Akira KUSANO - Registration No. 10665

21st April, 1947

File No. 5981

Date	Particulars	Debit	Credit	Balance
1944	Balance as per statement sent 26th May, 1944	\$1744.86		
Aug. 3	Net proceeds re auction sale	116.17		
Aug. 23	Refund of premium North West Policy 206422, cancelled	.28		
1945				
Apr. 21	Sun Life Assurance Co. premium on policies 2106389 and 2107634	\$75.02		
Apr. 23	Legal fees in connection with conveyance of property	15.00		
1946				
June 5	Cheque to you	\$1590.02	\$1861.33	<u>\$271.31</u>
1947 April 19	Remittance of balance of funds to Akira Kusano	<u>\$271.31</u> \$1861.33	<u>\$1861.33</u>	<u>GR. NIL</u>

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

File No. 9981
Reg. No. 10665

506 Royal Bank Building,
Vancouver, B. C.

Mr. Akira KUSANO,
Spearhill, Manitoba.

MAY 26 1944

Dear Sir:

Re: 3428 Trans-Canada Highway, Aldergrove, B. C.,
Municipality of Matsqui, Lot 2 of the S.W. $\frac{1}{4}$ of Sec. 21,
Twp. 13, Map 3125, save & except Part 21.66 acres as shown
outlined red on sketch dep. No. 6480, Dis. of New Westminster,
C. OF R. 50180.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	1623.00
Add:	
Unexpired insurance premium as at January 1st, 1943	1623.00
Less:	
Tax arrears to December 31st, 1942	47.64
Registration fee	3.00
Encumbrance—Principal	
—Interest	50.64
Net proceeds of sale	\$ 1572.36

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1961		Debit	Credit	Balance
Jan. 1	Credit re Sale of Property		\$1572.36	
	Land Registry Office C/E	\$ 1.00		
Feb. 22	P. C. D. Cheques		450.00	
Apr. 10	Pine Insurance premium (cheques)	1.00		
May 5	Cheque to you		90.00	
June 3	San Life Assurance Co.	75.15		
Oct. 16	Dr. Mrs. Creighton	25.00		
Dec. 9	Cheque to you		50.00	
1961				
Apr. 8	San Life Assurance Co.	75.33		
				\$277.48
			\$2022.36	CR \$1744.88

Farm Appraisal Report

File No. JL 245

Land Description Lot 2 of NW 1/4 Sec. 21, Tp. 13, Map 3125, exd. 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. Distance 3 miles

Nearest Rail Point Bradner Distance 7 miles

Market Town Abbotsford Distance reasonable distance.

Church (give denomination) All denominations available Distance 1/2 mile

Nearest School Aberdeen

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

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1-st'y	16 x 38 x 12	frame	9	shgl	9	wood	good	625.00
Leanto	8 x 38 x 7	"	7	"	9	"	fair	40.00
Woodshed	14 x 22 x 10	"	8	"	9	"	good	175.00
Leanto	8 x 38 x 7	"	8	shgl	4	"	"	150.00
Pickers Hse.	16 x 22 x 10	"	8 1/2	shk	5	"	"	
Shed	18 x 28 x 14	"	8	"	5	"	"	
Leanto	10 x 18 x 9	"	7	"	old	"	poor	10.00
GRANARY	"	"	7	"	3	"	good	20.00
Shed	12 x 22 x 9	"	8	"	5	"	"	10.00
Pack'g Shed	12 x 14 x 9	"	6	"	4	"	"	15.00
"	10 x 16 x 7	"	6	"	"	"	"	
"	12 x 18 x 8	"	6	"	"	"	"	

Total present day value \$1045.00

Electric Light.

\$ 710.00

Total Value Buildings add to farm

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 nearest 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 7.0 ac.	12" lt. med. ol ay	med. clay	berries, poor to good. Clean cult.	75.00	25.00
.72	" .72 ac	"	"	"	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.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
.55	undulating .55 ac.	as above		stumps & brush	50.00	50.00
11.23	" 11.23 ac	"		brush & stumps	150.00	30.00
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	
1.0	1.0 ac. 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.)

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 8 acres of strawberries, 14 acres raspberries. My acreages do not measure up to this, being shown on sketch and run 1 acre rasps and 5 1/2 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.

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

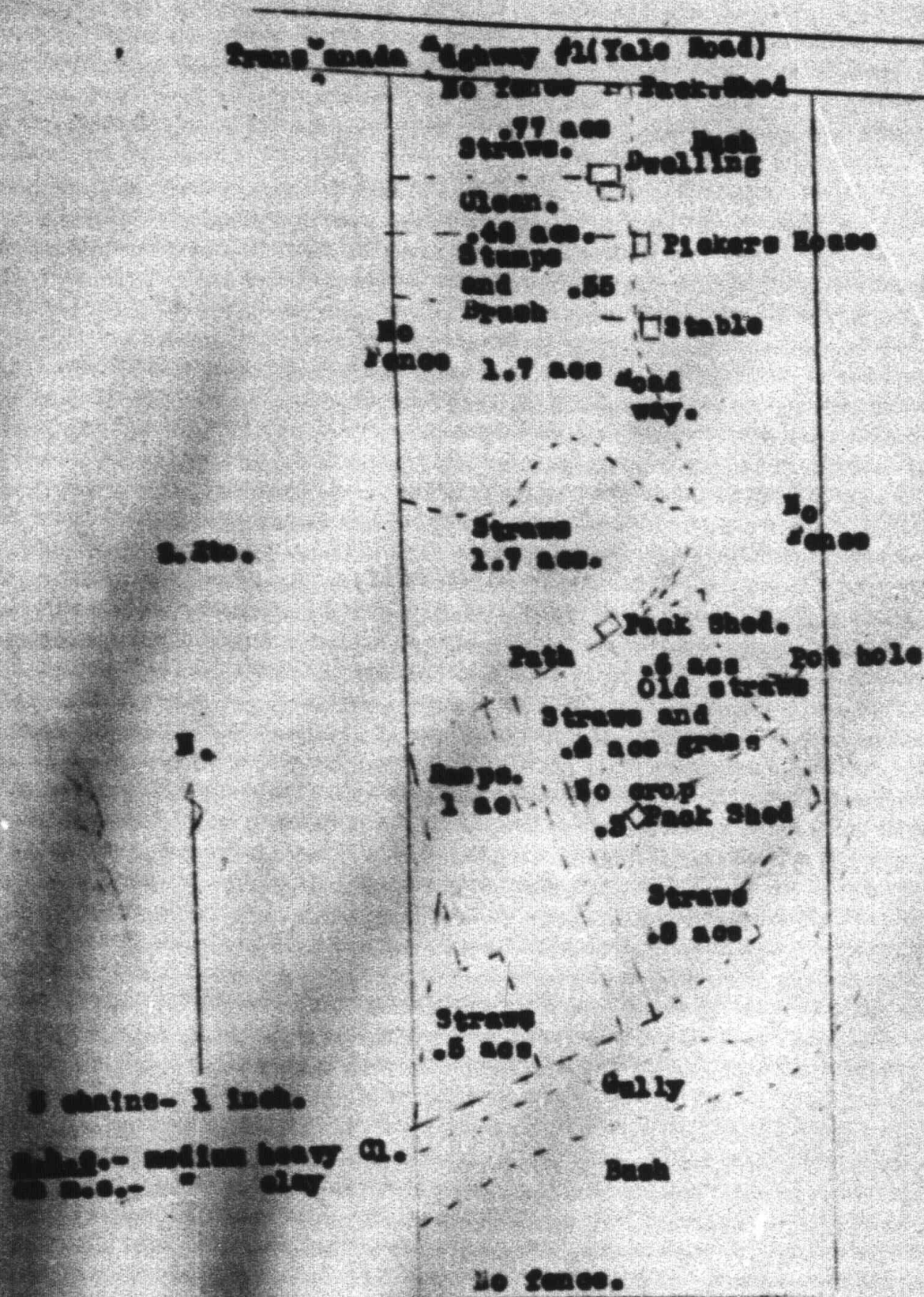
Total \$

Amount fruit trees add to value of farm \$

A. Encumbrance- 20.62 aces.

Diagram of Property

Lot 2 of N.W. 1/4, Sec. 21, Tp. 13, Map 5125, except part 21.62 aces shown red on S12480 N.W.D. and 1.14 aces taken out for Yale Road Map 4760.



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

value is \$ 1500.00

Date 11th June, 1942,

"I.T. BARNET"

District Superintendent.

File No. _____

Date: Sept. 28th. 1942

REGISTRATION NO. 10665

PROPERTY:

KIND OF CROPS: Straws Rasp
 5 1

HOUSE: 1 Storey

VACANT:

OCCUPIED: yes

DESCRIPTION: Frame

ROOF: shingle

SIZE: 24 x 34

NO. OF ROOMS: 5

CONDITION: Fair.

OTHER BUILDINGS: Woodshed 20x22 fr. Pickers cabin 16 x 22 fr.
Barn 18 x 34 fr, 3 Packing sheds 10 x 16

NAME OF LESSEE OR RENTOR: B BANMAN
E. J. HUGHES 3428 Chilliwack B. C.
Trans. Can. High.
TERMS: \$ 900. pr. year. as from May 1st. 42.

WATER: Well

ON:

OFF:

LIGHT: Electric

ON: Yes

OFF:

REMARKS: A clean property and has been kept up very well.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Signed:

~~S. H. Logan~~
S. H. Logan

V.L.A. 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.

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
(2) Pre-Evacuation Address Port Hammond B.C.
(3) Present Address Oxyden Paper Co Oxyden Ont
(4) REAL ESTATE B.C.
(a) Street Address (if any) Aldergrange City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Lot 2 North West 1/4 of Section 21
Township 12 Map 3125 (Deer & except
part 21.66 acres.

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

- (i) Farm
(ii) Residence
(iii) ~~Business~~
(iv) Any other type of property (describe)

Type of business Fruit Farm

(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.)

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land

(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)

(v) Amount at which Custodian sold property and credited your account

(f) Loss (This figure is arrived at by deducting item (v) from item (iv))

(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)) *\$3577.00*

(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, *Alvin Lusans*
of *Dryden*

of the *Town*
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.

Alvin Lusans
A Commissioner

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.

CASE NO. 876

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99JAPANESE PROPERTY CLAIMS COMMISSIONSUB-COMMISSION

10

BEFORE

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

Winnipeg, Manitoba.

September 8th, 1948.

IN THE MATTER OF THE CLAIM OFAKIRA KUSANO

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PROCEEDINGS AT HEARINGAPPEARANCES:

F.M. FERG, Esq.,

Appearing for the
Dominion Government

S.M. CHERNIAK, Esq.,

Appearing for the
Claimant.

G.H.R. UPTON, Esq.,

Official Interpreter.

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MARK H. PRANGE, Esq., Official Reporter.

A. Kusano
In Chief.

AKIRA KUSANO, the claimant herein, being

First duly sworn, testified as follows:-

MR. CHERNIACK: 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 \$5,000.00?

MR. CHERNIACK: 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.

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THE COMMISSIONER: The amount it was sold at was not
\$1,000.00?

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

THE COMMISSIONER: Leaving your claim at?

MR. CHERNIACK: \$3,377.00

DIRECT EXAMINATION BY MR. CHERNIACK:

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

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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.

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MR. CHERNIACK: I tender the Real Estate Statement as

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A. Kusano
In Chief.

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
property is located 3 miles from Brainer 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
doesn't remember.

Q I understand you do know the name 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 time it
was all bush. The Claimant states that he cleared
over eight and a half acres and estimates the

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A. Kusano.
In Chief.

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.

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MR. CHERNIACK: 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?

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

MR. CHERNIACK: 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 acres 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?

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A Yes.

A. Kasano.
In Chief.

MR. CHERNIACK: 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 lean-to, 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 lean-to 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 11.25 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 \$50.00 per acre. Evidence will be brought at

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A. Kusano
In Chief.

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 states "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?

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

THE COMMISSIONER: I suppose he means healthy.

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
20 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
30 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 These are your buildings?

A Yes, Sir.

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 B.)

MR. FERG:

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

MR. FERG: That is all, Your Honour.

K. Kusano
In Chief.

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 1948 is improved land \$821.00, value of improvements \$1,700.00, with a total acreage of 20.22 acres.

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

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KUWURO 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.

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Q Mr. Kusano, the man from the Government who appraised your land in 1948 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 of a winch and cable, \$150.00. Outside of the caps

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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: These items were in the form of expenditures and the cost of labour.

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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. CHERNIACK: 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

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MR. CHERNIACK: 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.

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Q Did you ever take an instrument and measure the

K. Kusano
Cr-Exam.

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.

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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.

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THE COMMISSIONER: All right witness.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript

Mark H. 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 Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

A. G. Cunningham
(SUB-COMMISSIONER)

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Defence Brief

Akira KUSANO

File No. 5981

Case No. 876A

WINNIPEG
8 Sept. 48
V.L.A.

REAL PROPERTY CLAIM

1. Real Property Claim

Appraised at

Sold for

\$5000.00

\$1643.40

\$1623.00

Witness: R. L. Ramsay, Appraiser.

Submission: Sold for its fair market value.

RWN-mw

Name of Claimant **KUSANO, Akira**
 Custodian File **5581**

Case **575**

<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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
					1523.00	938.85			938.85	
<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 & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										938.85

October 5th, 1950.

Mr. Akira KUSANO,
Box 517,
Dryden, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 876

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$938.86.

Cheque for \$884.55 is enclosed herein, and the sum of \$54.31 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FGS/js
1 encl.