

9587

FORM "JP"
FRASER VALLEYWHONNOCK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 9587

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, Kyujiro
HOME ADDRESS: R.R. No. 1, Port Hammond, B.C.
REGISTRATION NUMBER 14050 SEX: Male AGE: 57
OCCUPATION: Berry grower

(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: MyselfMARRIED? YesNAME OF WIFE OR HUSBAND: ShimaeADDRESS OF WIFE OR HUSBAND: R.R. No. 1, Port Hammond, B.C.NAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: (1) Subdivision 4, Section 241,
District of Maple Ridge. (2) Subdivision 12 of "B" Section 278
District of Maple Ridge. Title Nos. 100793E and 28529E

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) Eight-room dwelling,
woodshed, packing shed, garage, chicken house, (4); 2 brooder houses,
(2) Vacant

3. INSURANCE (Give particulars; state where policies are) \$2500 on dwelling (company
name unknown) Policy at home

4. TAXES (Amount and where payable) (1) \$49.41 for 1942, (2) \$18.82 for 1942.
Payable at District of Maple Ridge

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself at present. The house
will be rented to Mr. A. Edmundson, Hammond for \$15 per month.
The land is leased to Mr. Ben Niessenfor, Hammond, for \$450 (including
crop)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. At home

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None

9. IF FARM LAND STATE CROPS SOWN Strawberries, asparagus, crop leased

to Mr. Ben Nissenfor, Hammond, for \$450 (including land)

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

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: See clause 9

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Household furniture including chesterfield set, dining room set,

1 radio, kitchen table and chairs, desk, books, dresser, 1 vacuum cleaner,

4-piece bedroom suite, 3 beds complete, chinaware, kitchen utensils,

stove, 4 lamps, chicken coxer, 4 incubators, kitchen stove, 1 water pump,

Beatty washing machine, lawn mower, in the house at R.R. No. 1, Port

Hammond, B.C.

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 None

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$500 on furniture, details unknown

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) \$35
owing me by Mr. K. Hoshizaki, Pitt Meadows, B.C. (I hold his note)
\$21.43 owing me by Mr. Matsuka, Haney, B.C. \$17.25 by Mr. H. Arinobu,
Hammond, B.C. \$

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$100 Victory Bond, two \$5 War Savings Certificates, six shares in
Pacific Co-op Union at home

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$1000 - 20-year endowment policy in the Sun Life Ins. Co.
Beneficiary my wife. Policy No. 2035343 in my possession
Family Beneficiary No. A3018, premiums about \$25 per year

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

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 19th day of May 1942.

May A. Quah
Witness

(Signature)

TK Kusano

FOR DEPARTMENTAL USE

9587

INFORMATION FROM R.C.M.P.

DATE Aug. 2/43

Our File No. 9587

Full Name KUSANO, Kyujiro
(Surname in Block Letters)

Registration No. 14050

Male - Female
(Check)

Age Mar. 5, 1885

Former Address R.R.#1, Port Hammond, B. C.

Date Evacuated May 19/42

Naturalized - Canadian-Born - National
(Check)

Present Address c/o C. Schindel (Co-op)

Glenlea, Man.

Single
(Check)

nee

Name of Wife (GYOTOKU) Shimaye #14049

Name of Husband

nee

Name of Mother (HADA) Rie

Name of Father KYUTARO (Dec'd)

Names of Children under 16 Kusano, Chieko (F) 20/1/26

Requested by K. Corker

Registered with Custodian

yes
(Yes or No)

Additional Information Berry grower. Owner of 10 acres - one house

REAL PROPERTY SUMMARY

JAPANESE NAME: Kujiro KUSANO Reg. No. 14050 File No. 9587.

CATALOGUE NO: Direct Sale made by Kujiro KUSANO to Ivar Lehdon and Cecilia Elizabeth Lehdon "Joint Tenants".

PROPERTY ADDRESS: R. R. No. 1, Port Hammond, B. C.

LEGAL DESCRIPTION: Lot 4 of a 36.305 acre part of Lot 241, Group 1, Map 2998, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Kujiro KUSANO.

ENCUMBRANCES: 18383 C. 19th June, 1911, Easement to Western Canada Power Company Limited.
40135 C. 1st November, 1916, Assignment of above Easement to Western Power Company of Canada Limited.

No indication of any unregistered charges.

Vesting Order No. 24432, dated July 28th, 1942.

ASSESSED VALUE: Land - \$ 600.00
Improvements - \$2700.00 - \$3300.00. Taxes - \$75.60.

CLASSIFICATION: Small Berry Farm, Dwelling and out-buildings.
According to Kujiro KUSANO'S statement on his JP Form there was an 8 room dwelling, woodshed and garage. The land was planted to 1 acre strawberries and 4 acres asparagus, according to copy of crop lease on file.

HISTORY OF ADMINISTRATION: Kujiro KUSANO gave Ben Niessen a crop lease dated April 24th, 1942, for a term of 9 months from May 1st, 1942, with option to extend lease for 1943. Arrangements to be made with the Pacific Co-Operative Union. Consideration being \$450.00 cash - paid. 1943 rental to be \$250.00. House, garden and lawn not included in lease, other buildings included.

Kujiro KUSANO gave a property lease to Alfred H. Edmondson, dated May 18th, 1942, for a term of 1 year. Consideration being \$180.00 payable \$15.00 per month in advance. This lease included house and furniture.

The Secretary of State leased this property to Alfred Harley Edmondson March 1st, 1943, for a term of 1 year from 1st January, 1943, to 31st December, 1943. Consideration being \$280.00 payable \$15.00 monthly in advance, with extra payments of \$50.00 on 1st June, 1943 and a further \$50.00 on 1st October, 1943. Buildings included, space reserved for storing chattels.

SOLD: To Ivar Lehdon and Cecilia Elizabeth Lehdon - Joint Tenants, for \$4,200.00 as at June 10th, 1943.
Kujiro KUSANO made arrangements before evacuation to sell this

to sell this

Page 2.

File 9587.

property to Ivar Lehdon and Cecilia Elizabeth Lehdon but the deal was not consummated until June 10th, 1943. Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Kujiro KUSANO, June 14th, 1943, against which were charged the following expenses: 1942 Taxes and Interest - \$55.70, proportion of 1943 Taxes - \$19.90, Registration Fees - \$3.50, Commission for sale of property - \$200.00, which leaves a net credit balance of \$3920.90 from this transaction.

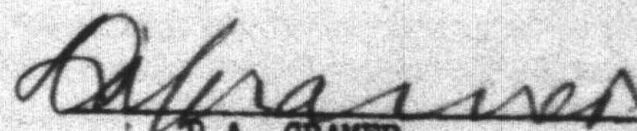
In view of the rents being collected by the Custodian up until 10th June, 1943, an adjusting credit of \$156.49 was allowed Ivar Lehdon and Cecilia Elizabeth Lehdon.

Adjustments to the amount of \$32.00, covering unexpired Insurance Premiums were placed to Kujiro KUSANO'S credit.

Certificate of Title No. 167350-E in the name of Ivar Lehdon and Cecilia Elizabeth Lehdon - Joint Tenants, was sent to Hal Menzies, Haney, B. C., by Registered Mail, February 1st, 1944, to be delivered to his clients.

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

November 17th, 1945.


D.A. CRAMER.

DAC:JS

REAL PROPERTY SUMMARY

JAPANESE NAME: Kujiro KUSANO Reg. No. 14050 File No. 9587.

CATALOGUE NO: Sold by Special Arrangement to S.S.B., BC/72-P. First Offer.

PROPERTY ADDRESS: 2475 Power Line Road, Hammond, B. C.

LEGAL DESCRIPTION: The East half of Lot "B" of Lot 278, Group 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, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the name of Kujiro KUSANO.

ENCUMBRANCES: None registered and no indication of any unregistered charges.
Vesting Order No. 24433, dated July 27th, 1942.

ASSESSED VALUE: Land - \$350.00
Improvements - \$450.00 - \$800.00. Taxes - \$18.82.

CLASSIFICATION: Small Farm Holding, 4.376 acres of which $1\frac{1}{2}$ acres were planted to hops and $\frac{1}{2}$ acre to asparagus.
The only buildings were 2 brooder houses.

HISTORY OF ADMINISTRATION: Hop acreage under bulk lease to Haas Hop Co., the revenue from which was \$37.55 for 1942. KUSANO was given statement regarding this, March 2nd, 1943. The balance of the land was included under lease on the main property for 1942.
The Custodian gave a lease to James A. Head, dated December 22nd, 1942, for a term of 1 year from 2nd January, 1943 to 31st December, 1943. Consideration being - Lessee to pay $\frac{1}{2}$ 1943 Taxes.

SOLD: To The Director, The Veterans' Land Act for \$422.00 as at January 1st, 1943.
Approval of Advisory Committee - 1st June, 1943.

Funds released to the credit of Kujiro KUSANO as at May 10th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, 1942 Tax arrears - \$21.53, leaving a net credit of \$382.47 from said transaction.

Certificate of Title No. 169785-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.

December 18th, 1945.


D. A. CRAMER.

Farm Appraisal Report

80/72-P

Page 1

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

File No. JL-55

Land Description E $\frac{1}{2}$ 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: Regt., 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 \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NO BUILDINGS						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	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 nearest bush

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

LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
4.3	Approx. 1 Ac. Light or slight ridge, dark sdy. remainder level. 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, UNULATING, 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, UNULATING, 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.

Notable weeds:

Some thistle, couch grass & mare's tail 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.)

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.

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.

NIL

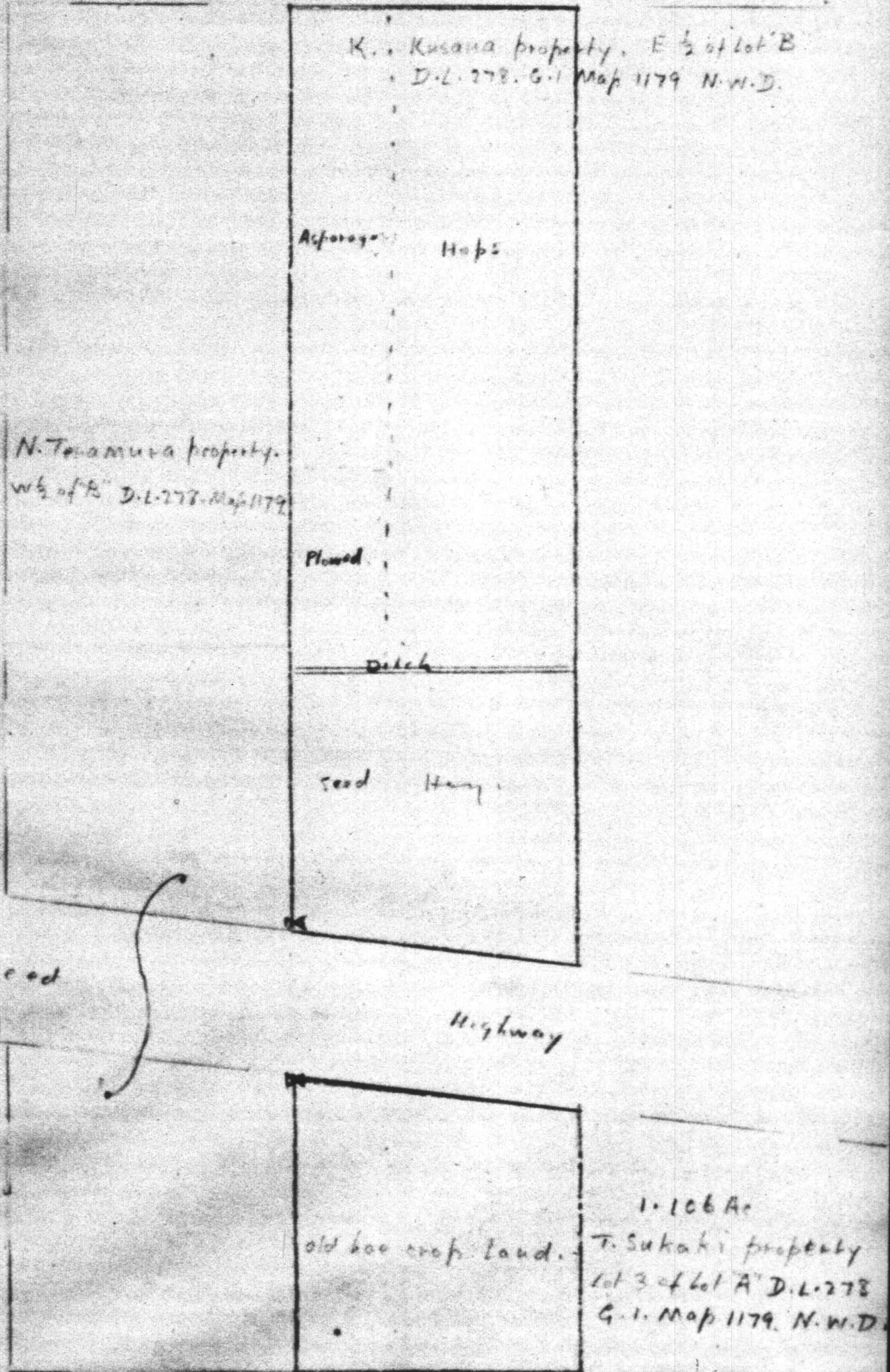
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

[illegible]

Amount fruit trees add to value of farm \$

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 1942.

"I.T. BARNET"

District Superintendent.

9587

506 Royal Bank Building,
Vancouver, B.C.

3rd December, 1943.

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Kyuhiro KUSANO

The attached Transmission and Conveyance are in completion of a transaction of which you have some knowledge.

They refer to a deal which had been under negotiation between Mr. Kusano and Mr. Hal Menzies, on behalf of his clients. The sale was agreed to in March last. The whole matter was submitted to Judge Whiteside's Advisory Committee and the completion of the sale was approved by them on June 1st 1943.

Documents were sent to Kusano for his signature and a considerable amount of correspondence and stalling has since taken place. Kusano has not endeavoured to withdraw from the sale of the real estate but has been trying to have the sale of his furniture included in the deal. Kusano has advised that he has the deed already signed but that he would only send it if the purchasers would also pay \$1,000.00 for his furniture. The purchasers have no desire or use for the chattels but were prepared to offer \$800.00. The matter has reached a deadlock.

The purchasers have been very patient but are now becoming insistent that the deal be completed and have consulted a Solicitor. We have therefore agreed to the transmission of this property by ourselves in the usual way.

The title is registered in the name of Kusano, the only charge is an easement to the Western Power Company of Canada Ltd. The property has not been valued as the sale price was agreed upon by Kusano. The assessed value is \$3,300.00 and the sale price \$4,200.00.

9587

2.

G.M. McPherson, Esq.

As mentioned above, the deal was approved by Judge Philbrick's Committee on June 1st and the Director, The Veterans' Land Act was advised in August last that this property had been withdrawn from their offer.

We shall be obliged if you will have the enclosed documents signed by Dr. Coleman and returned in due course.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH

encl.

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Sun Life Insurance
Company's Agencies

Office Phone 105

The Oldest Established Agency in the District

Residence Phone 63M

Hal Menzies

REAL ESTATE and INSURANCE

.. HANEY, B.C. ..

Notary Public
Conveyances
Loans and Appraisals

November 22nd 1943

EVACUATION SECTION	
REC'D	NOV 24 1943
File No.	9587
Ans.	Rye
Refer	Chen

Mr F.G. Shears
Acting Director of the
Office of the Custodian
912 Royal Bank Building,
Vancouver B.C.

Dear Sir:- Re Sale of Kyujiro Kusano's property
to Ivar Lehdon et al. File 9587.

I believe you are quite familiar with the negotiations, so far, in connection with the above sale.

As you know the property was sold at Kusano's own price last June, Kusano by wire and letter approved the sale and the whole of the nett proceeds were deposited with your office. early-last-june-

When a deed was sent to Kusano to sign and return he suggested that he wished the purchaser to buy all his household furniture and effects for the sum of \$1,000.00

The purchaser said he had neither desire or use for the chattels but to get the negotiations completed he would give \$800.00 for furniture. This Kusano refused to accept and intimated that the deed would be sent along only when his terms were complied with. He said the deed was already signed.

These negotiations have exhausted six months already and we appear to have now reached a "Dead-lock" and certainly we have exhausted the patience of the purchaser who has now consulted a Solicitor and is demanding his deed.

Believing that Mr Kusano's attitude is indefensible and wishing to avoid any legal action we are appealing to your office to exercise your vested authority and convey direct to the purchaser. In the hope that you might be willing to do this we are inclosing a draft of conveyance to give you the particulars as to purchasers names, occupation etc.

We will be very grateful if your office should see fit to assist us in a very difficult situation.

Thanking you for your consideration we remain

yours very truly

Hal Menzies

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

*Notes for
 info. drain*

9587

CHATELS SOLD BY AUCTION APRIL 6TH, 1944

	<u>Estimated Value</u>	<u>Sale Price</u>
Tools	10.00	7.00 1
Blinds	1.00	.50 2
2 sets of egg scales	2.00	.50 3
2 Hay hooks	1.00	.45 4
Cupboard doors	.50	.25 5
Tins	.90	.45 6
Window screen, basket, rack	1.00	.50 7
Sprayer	1.00	.50 8
3 lunch pails	.25	.25 9
Truck lights, car lamp	2.00	.50 10
Table	1.00	.25 11
Cultivator	7.00	4.00 12
Wheelbarrow	6.00	4.50 13
Truck rails	15.00	8.50 14
3 Brooders	30.00	4.00 15
Shingles	10.00	4.50 16
Stoves	15.00	4.00 17
Tea tray & miscellaneous	1.00	.25 18
5 boxes of glass jars	4.00	1.00 19
7 chairs	3.50	2.00 20
7 old chairs	2.90	5.25 21
Electric lamps	10.00	6.00 22
4 tubs	1.00	.50 23
Incubator	60.00	10.00 24
Incubator	40.00	2.00 25
Bed & Spring	5.00	2.00 26
Cupboard	5.00	1.50 27
Chest of drawers	10.00	3.50 28
Chest of drawers	10.00	3.50 29
Chest of Drawers	10.00	4.00 30
2 hat stands	5.00	3.50 31
Gramophone	15.00	5.00 32
Smoker's stand	7.50	4.50 33
Fancy table	7.50	4.50 34
Smoker's stand	3.50	2.50 35
Dining room suite	175.00	155.00 36
Bed & spring	25.00	15.00 37
Bed & spring	25.00	15.00 38
Bed & spring	25.00	15.00 39
Bed & spring	5.00	2.00 40
Plough	5.00	3.00 41
2 pulleys	1.00	.50 42
Pump	4.00	3.00 43
Tools	10.00	7.25 44
2 cross cut saws	1.50	.70 45
Incubator	40.00	5.00 46
	621.55	
	323.60	323.60
Loss -	\$297.95	

CHATELS SOLD BY AUCTION FEBRUARY 10TH, 1944.

	<u>Estimated value</u>	<u>Sale Price</u>
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	
	\$127.00	

Loss -

Canada

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

JUN 28 1944

JAPANESE EVACUATION SECTION

File No. 9587

Reg. No. 14050

506 Royal Bank Building,
Vancouver, B. C.

Mr. Kyujiro KUSANO,
Reg. 14050,
c/o C. Schindel (Co-op),
Glenlea, Man.

Dear Sir:

Re: Mun. of Maple Ridge - The east half of Lot "B" of Lot 278 Group 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.

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 - - - - - \$ 422.00

Add:

Unexpired insurance premium as at January 1st, 1943 - - - - -

Less:

Tax arrears to December 31st, 1942 - - - - - \$ 21.53

Registration fee - - - - - 3.00

Encumbrance—Principal - - - - -

—Interest - - - - - 24.53

Net proceeds of sale - - - - - 397.47

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.

R.

1943	Dr.	Cr.	Balance
Jan. 1	Balance brought forward	89.45	89.45
	Cr. re Sale of Property	397.47	
	Land Registry Office - Certificate of Encumbrance (2)	2.00	
8	Pacific Co-op Union-Cheque	225.00	
Feb. 1	A. Edmondson - Rent	15.00	
March 2	"	20.00	
4	Western Can. Hop Co.-Proceeds from hops	37.55	
15	A. Edmondson - Rent	10.00	
19	Pacific Co-op Union - Share redeemed	20.00	
Apr. 16	A. Edmondson - Rent	10.00	
June 14	H. Menzie - Sale of Property	4,200.00	
	" Adjustment Fire Insurance	32.00	
	" 1942 Taxes	55.70	
	" Adjustment 1943 Taxes	19.90	
	" Commission	200.00	
Jan. 3/44	" Reg. Fees Adjustment	12.90	
Jan. 13/44	"	16.40	
Feb. 15/44	To Adjustment of Lease Consideration due to Purchaser	156.49	
July 3	A. Edmondson - Rent	45.00	
Aug. 3	S. Sano - Settlement of Debt	100.00	
Sept. 6	Sale of Truck Platform	9.00	
Oct. 13	A. Edmondson - Rent	30.00	
Nov. 1	Sun Life Assurance Co.	50.47	
Dec. 4	Sale of Wall-Box	2.00	
1944	Jan. 5	A. Edmondson - Rent	20.00
	13	" Bal. to 31/12/43	140.00
March 8	Pacific Co-op Union/Interest on shares	3.20	
	"	.30	
	22	Proceeds of Auction Sale	387.26
May 19	"	346.16	
		<u>500.96</u>	
		<u>6,152.29</u>	
		<u>5,651.33</u>	
		1.76	
		<u>\$5,653.09</u>	
		Cr.	Dr.

File No. 9587

Date _____

DebitCreditBalance

		<u>Income</u>	<u>Expenses</u>
1944	Balance as per statement sent 28th June, 1944		\$5653.09
July 5	Net proceeds auction sale, Haney 8		87.19
July 9	Returned premium re fire insurance policy cancelled		7.40
Sept. 9	Sun Life Insurance premium on Policy No. 20353443	\$49.99	
1945			
Feb. 16	Net proceeds auction sale Haney 11		6.21
Mar. 1	Interest on Pacific Co-op. Union redeemable shares " " " " " unredeemable "		.67 .30
Mar. 12	Redemption of 1938 & 1939 Pacific Co-op. Union shs.		90.00
Mar. 22	The Gazette, Settlement of claim	1.00	
Apr. 23	Legal fees in connection with conveyance of property	15.00	
May 12	Interest on Pacific Co-op. Union redeemable shares " " " " " unredeemable "		2.80 .30
June 14	Full settlement of claim, Tomekichi TAKAYAMA	14.00	
Aug. 6	B.C. Electric Rlwy. Co. Refund light security deposit		2.19
Sept. 12	Sun Life Insurance premium on Policy No. 20353443	49.41	
Nov. 9	Full payment of loan made to F. TSUJIURA, Dec'd		100.00
Nov. 23	Cheque to you	500.00	
Nov. 28	Refunding loan to Mrs. TSUJIURA, having been paid by her direct to you	100.00	
		<u>\$729.40</u>	<u>\$5950.15</u>
			\$5220.75

File No. 9587

STATEMENT OF ACCOUNT (Cont'd)
Kyuiro KUSANO - Registration No. 14050

12th May, 1947

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945	Carried forward:-		\$5220.75	
1946				
Jan. 10	Redemption of Pacific Co-op. Union 1940 sha.		20.00	
Jan. 28	Cheque to you	\$5000.00		
1947				
Jan. 24	Redemption of Pacific Co-op. Union 1941 shares		30.00	
	Interest on redeemable Pacific Co-op. Union shs.		1.00	
	" " unredeemable " " " "		.30	
		<u>\$5000.00</u>	<u>\$5272.05</u>	<u>\$272.05</u>

LIABILITY SUMMARY

File No. 9587

16th May, 1947.

Re: Kyujiro KUSANO - Reg. No. 14050.

The above Japanese declared no liabilities and none were filed against him at the office except one for \$1.00 by the Haney Gazette.

This was confirmed as correct by him on the 13th March, 1945 and was therefore paid.

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

WEA:HA

.....

COPY

HAL MENZIES

Haney, B. C.,
June 10, 1943.

Mr. K. Kusano

File No. 5987

	DR	CR
By Sale Price of Property to I. Lehdon		4200.00
By Adjustment for Fire Insurance		32.00
To 1942 Taxes unpaid	54.35	
Interest 6% on above	1.35	
Adjustment of 1943 Taxes (unpaid)	19.90	
Commission	200.00	
	\$ 275.60	4232.00
Cheque herewith for Balance \$3956.40	3956.40	

9587

April 15th, 1943.

Mr. Kyujiro KUSANO,
Reg. No. 14050,
c/o G. Schindel,
Glenlea, Manitoba.

Dear Sir:

In reply to your letter of April 9th the following is a statement of your account at this office:

By Pacific Co-operative Union cheque		\$225.00
" Pacific Co-op. asparagus returns	\$34.05	
Less account	<u>20.80</u>	13.25
" rent, A. H. Edmondson		110.00
" Western Canada Hop Company		37.55
" Pacific Co-op. interest on shares		11.20
" P.C.U. redemption of 1937 shares		<u>20.00</u>
By Balance at credit		<u>\$417.00</u>

Your property is rented for the year 1943 as follows: East half of Lot B is rented to Mr. J. A. Head for 50% of the taxes on your property. The balance is rented to Mr. A. H. Edmondson for the sum of \$280.00, payable \$15.00 monthly and an extra \$50.00 payable on June 1st and October 1st, 1943.

With regard to the chattels in the dwelling house, the next time our field crew is in that district we will have them make a report on the situation but from observations your furniture would be much better in use by a reputable tenant than stored in a locked room subject to dampness and mice.

We trust you will find this satisfactory.

Yours truly,

R. D. Richardson,
Farm Department.

WEA/EM

12/5/43

NAME KUSANO, Kyujiro

REGISTRATION NO. 14050

FILE NO. 9587

The following chattels were sold by public auction at Haney, B.C.

on Apr. 6, 1944.

Tools	\$7.00
Blinds	0.50
Curtain rods	1.00
2 sets of egg scales	0.50
2 Day hooks	0.45
Cupboard doors	0.25
Tins	0.45
Window screen, basket, rack	0.50
Sprayer	0.50
3 lunch pails	0.25
2 Glass jars, 3 jars	1.25
Truck lights, car lamp	0.50
Table	0.25
Cultivator	4.00
Wheelbarrow	4.50
Truck rails	8.50
3 brooders	4.00
Shingles	4.50
Stove	4.00
Tea tray & miscellaneous	0.25
5 boxes of glass jars	1.00
7 chairs	2.00
7 old chairs	2.90
Box of sealers	1.60
Oil can	1.75
Electric lamps	6.00
4 tubs	0.50
Ironing board	0.50

Totals:	Carried forward	\$59.40
---------	-----------------	---------

Less Expenses:

Net Proceeds Credited:

Members of Custodian Staff Present.

Extracted from Auctioneering list No.

Remarks.

NAME KUSANO, Kyuhiro

REGISTRATION NO. 14050

FILE NO. 9587

The following chattels were sold by public auction at Haney, B.C.

on Apr. 6/44

	Brought forward	\$59.40
4 boxes of miscellaneous		2.85
Incubator		10.00 ¹⁴
Incubator		2.00 ¹⁵
Barrel		0.50
Bed & Spring		2.00 ¹⁶
Cupboard		1.50 ¹⁷
Sewing machine		54.00
Bamboo table		0.25
Table		0.75
Table		0.50
Chest of drawers		3.50 ¹⁸
Chest of drawers		3.50 ¹⁹
Shelves		1.00
Chest of drawers		4.00 ²⁰
Plant stand		0.25
Table		5.00
2 Hat stands		3.50 ²¹
Gramophone		5.00 ²²
Smoker's stand		2.50 ²³
Dining room suite		155.00 ²⁴
Bed & Spring		15.00 ²⁵
Bed & spring		15.00 ²⁶
Bed & spring		15.00 ²⁷
Bed & spring		2.00 ²⁸
Smoker's stand		4.50 ²⁹
Fancy table		4.50 ³⁰

Totals

Carried forward

\$373.00

Less Expenses:

Net Proceeds Credited:

Members of Custodian Staff Present.

Extracted from Auctioneering list No.

Remarks.

NAME KUSANO, Kuniro

REGISTRATION NO. 14090

FILE NO. 9587

The following chattels were sold by public auction at Haney, B.C.

April 6/44

	Brought forward	\$373.00
5 Beds (no springs)		22.00
Cultivator		14.00
Plough		3.00 ⁴
2 Pulleys		0.50 ⁴
Pump		3.00 ⁴
Tools		7.25 ⁴
2 Cross cut saws		0.75 ⁴
Kitchen cabinet		1.00
Incubator		5.00 ⁴
Cupboard		0.50

Totals

\$430.00

	(Auctioneer's Fee:	\$43.00
Less Expenses:	(Advertising:	6.28
	(Moving:	<u>34.56</u>

83.84

Net Proceeds Credited:

\$346.16

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering list No.

Haney 6.

Remarks.

NAME KUSANO, Kyujiro

REGISTRATION NO. 14050

FILE NO. 9587

The following chattels were sold by public auction at Haney, B.C.
on February 10, 1944.

Chesterfield	\$130.00
Dresser	10.50
Bedroom suite	130.00
Electrolux	52.50
Washing machine	100.00
Lawn mower	18.00
Trilight	13.00

Total		\$454.00
Less Expenses:	(Auctioneer's Fee: \$45.41	
	(Advertising: 5.75	66.01
	(Moving: 14.85	
		<u>\$387.99</u>

Members of Custodian Staff Present.

Mr. J. Moryson

Extracted from Auctioneering list No.

Haney 5

Remarks.

NAME KUSANO, Kyujiro

REGISTRATION NO. 14050

FILE NO. 9587

The following chattels were sold by public

auction at Haney, B. C. on December 14, 1944.

Platters, bowls	\$ 1.75
2 Jugs	0.65
Christmas decorations	1.00
Trays etc.	0.25
Basket etc.	0.25
Baseball bats	3.40
Mitt and mask	1.75
Sundries, dolls etc.	0.25
Cups and saucers	0.50
Cups and bowls, pictures	1.20
Box sundries	0.10

Total

(Auctioneer's Fee: \$ 1.11
Less Expenses: (Advertising: 0.12
(Moving: 3.66

\$	<u>11.10</u>
\$	<u>4.89</u>
\$	<u>6.21</u>

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 11.

Remarks.

NAME KUSANO, Kyojira

REGISTRATION NO. 14050

FILE NO. 9587

The following chattels were sold by public
auction at Haney, B. C. on June 15, 1944.

1 Power Pump Spray

\$ 100.00

Total

\$ 100.00

Less Expenses: (Auctioneer's Fee: \$10.00

\$ 12.81

(Advertising: 1.33

(Moving: 1.48

Net Proceeds Credited:

\$ 87.19

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 8

Remarks

File No. 9587

January 27th, 1944.

MEMORANDUM

TO: Mr. Anderson

FROM: Mr. Cramer

Kyujiro KUSANO
Municipality of Maple Ridge
Lot 4 of a 36.305 acre part of
Lot 241, Gp. 1, Map 2998, N.W.D.

With reference to the above property which was recorded
in the New Westminster Land Registry Office, January 13th, 1944,
we enclose herewith the following documents in connection therewith.

1. Copy of application number 167349-E dated January 13th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 167350-E dated January 13th, 1944, registering the property in the names of Ivar Lehdon and Cecilia Elisabeth Lehdon - Joint Tenants (Deed).
3. Duplicate of Transmission dated December 7th, 1943.
4. Duplicate of Deed dated December 7th, 1943 - Secretary of State to Ivar Lehdon and Cecilia Elisabeth Lehdon - Joint Tenants.
5. Certificate of Indefeasible Title number 167350-E dated January 19th, 1944, covering the above property in the names of Ivar Lehdon and Cecilia Elisabeth Lehdon - Joint Tenants.

W. Cramer

DAC:JS
Encls.

9587

16th November, 1949.

Mr. Kyujiro KUSANO,
Regn. No. 14050,
Box 4,
Oxdrift, Ontario.

Dear Sir:

We wish to advise that on the 15th November, we shipped to you prepaid, via Canadian Pacific Express, one parcel of books which was in our storage.

When said books are received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in Haney. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify shipping charges.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ:HA

Room 506,
Royal Bank Building,
Vancouver, B.C.

9th November 1948.

Mr. G.T. McKay,
Appraiser,
Veterans' Land Act,
B.C.A.,
1231 Burr Street,
Vancouver, B.C.

Dear Mr. McKay,

Re Kujiro KUSANO
V.L.A. Ref. J.L. 35

We have now reviewed Mr. Godfrey's brief relating to the above case, which is one of the twelve sales made by Japanese in 1942.

Apparently this property had considerable residential value, which Mr. Godfrey did not give in his appraisal, the latter being made entirely from an agricultural point of view and he considered that the buildings were better than were justified by the land. Throughout his brief, Mr. Godfrey keeps talking about having "cut" the insurable value heavily in order to arrive at the fair market value of the buildings. If this is the way he arrives at his value it is no wonder it does not represent fair market value because he is trying to obtain something from something else that had no relation to it.

We should appreciate your discussing this case with Mr. Godfrey, to see whether the situation can be clarified.

Yours very truly,

"J. G. Hunter"



SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. 9587

PLEASE QUOTE J.L. 55

1231 Haro Street,
Vancouver, B.C.
October 21, 1948.

Mr. J.W.G. Hunter,
Crown Counsel,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

Re: Kujiro KUSANO - J.L.55

Enclosed is Mr. Godfrey's Brief of October 14th on this case, together with a further memo from him dated October 18th, together with a photo of the house and garage.

From the information gathered, it would appear that this property was not sold in 1942 but rather at the end of 1943, and further, there was no option on it. Under the circumstances it would seem that a sale of this property should not have been made by the Custodian without submitting it to the Director for consideration under P.C. 5523.

At the time this property was appraised in 1942 war conditions were at a stage where people on the West coast were not showing much interest in buying real estate. A house of this size runs into more money than most people were prepared to invest in a house in the country at that time.

Yours truly,

(I.T. Barnet)
District Adviser

ITB/W
Encl.

J.L. 55

Custodian File 9587

New Westminster, B.C.,
October 18th, 1948.

Kujiro Kusano

Lot "A" of D.L.241, Group 1, Map 2998
6.415 acres

To Crown Counsel.

Further to my brief submitted under date of October 14th, and our discussion in your office on the 15th instant. I submit further that Mr. Ivar Lehdon purchased this property from Claimant with its better than average dwelling for its residential value. Such value was not taken into consideration on appraisal as instructions were interpreted to appraise the land from an agricultural value. The cut in buildings to land value were made primarily because I recognized that a white operator carrying on the necessary type of farming best suited to the limited acreage, i.e. fruits, asparagus, vegetables and poultry, could not without cheap labour which the Japanese operator had in his family help operate at a profit, had the full replacement value of the buildings been added to the land value.

T. Godfrey.

TG:ms

T. GODFREY.

*Photo of House & Garage attached
taken 18 Oct 1948. has been repainted*

Photo taken by G.T. McRae.

Lot 4 of D.L. 241, Group 1, Map 2998. - 6.415 acres

To Crown Counsel

This is one of the cases in the Analysis of Sale of 69 properties withdrawn from Veterans' Land Act offer. This Analysis shows property was sold by Japanese Owner in May 1942. I have searched Land Registry Office records which shows this parcel was acquired by Ivar Lehdon and Cecilia Elisabeth Lehdon, joint tenants under Title 16350 E dated 7th December 1943 for \$4,200, from Secretary of States. Veterans' Land Act records show the property had been under lease from the time of Japanese evacuation. 167350E

On October 2nd, 1948, Mr. I. Lehdon living at Stave falls, informed me that in 1942 he had put down a \$1.00 deposit with Mr. Hal Menzies, Real Estate of Haney, to hold the property for him. On October 12th, I visited the Custodian's office in Vancouver to see their file. I was informed, after a search, that this file was not in the office. Lehdon informed me he had taken possession either late in 1943 or early in 1944 and incidentally he resold in 1946.

My appraisal dated May 7, 1942 shows 6.45 acres cleared and	
cultivated at \$100.00 per acre - - - - -	\$ 641.50
with buildings value to land added - - - - -	1600.00
Total farm value	\$2241.50

It was my considered opinion at appraisal date that \$1600.00 for buildings was fair value to the acreage from a farm point of view, in spite of this being less than half of present value of buildings, which if carried forward to land value, would have shown a total farm value of \$4156.00. The siting of the outbuildings in relation to the dwelling was a further factor in heavy cut given to the buildings.

When I interviewed Mr. Lehdon on October 2nd, 1948, he informed me that he was farm raised in Finland, had been over thirty years in Canada and for the last sixteen or eighteen years had been employed on C.P.R. railroad maintenance etc.

I interviewed Mr. Hal Menzies of Haney on October 13, 1948 when he went through his file on this case and we read relative correspondence together. Mr. Menzies informed me that all negotiations leading up to the sale would also be on Custodian's file, and that the Japanese, prior to evacuation had asked him to find a buyer for him and that when the sale was finally made toward the end of 1943, it was for the Real Estate only, no chattels or other consideration, there being taxes to pay and his commission to come out of the purchase price amounting to some \$260.00 approximately. Veterans' Land Act file will show that 1942 and 1943 crops were taken off by the Lessee. Mr. Menzies stated, in contradiction to what Lehdon had told me, that Lehdon never had put up any deposit or had any option to purchase prior to the sale being made. I point this out as the Custodian's lists show this property as being sold in May 1942. Which so far as I am able to trace, was made in December 1943 and no Agreement for Sale made prior. Mr. Ivar Lehdon's address is: R.R.#1, Ruskin, B.C., where he is now residing on acreage purchased following sale of property to one Guy Marshall.

J. Cooper

9587

12th May, 1947.

REGISTERED

Mr. Kyujiro KUSANO,
Registration No. 14050,
P.O. Box 4,
Oxdrift, Ontario.

Dear Sir:

We received your letter of the 5th May, and are attaching hereto Custodian cheque in the amount of \$272.05, representing your full remaining credit balance at this office. In accordance with your request, a statement is attached, showing full details of your account since the one sent to you 28th June, 1944, with details of your property sale.

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.

WEA:HA
Incls.3(ch cheque)

1-573

Bank of Montreal.

PORTAGE AVENUE BRANCH
340 PORTAGE AVENUE

Winnipeg, Man.

April 8
1946

RECEIVED SECTION
Rec'd. APR 11 1946
File No. 9587
Ans.
Referred

Mr. W. E. Anderson,
Department of the Secretary of State,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir;

Re Kyukiro Kusano - Reg. No. 14050

Referring to your memorandum of the 24th January, File No. 9587, as the above named has not yet called at our office, will you please be good enough to advise us further in this connection. We have been unable to advise Mr. Kusano as we do not have his address on file, but we have opened an account in his name for the amount of the cheque.

Yours truly,

W. A. Hay
Pro Manager,
W. A. Hay.

WAH/K

9587

24th January, 1946.

The Manager,
Bank of Montreal,
340 Portage Avenue,
Winnipeg, Manitoba.

Dear Sir:

Re: Kyukiro KUSANO - Reg. No. 14050

We enclose herewith Custodian cheque in the amount of
\$5000.00 to be placed to the credit of the above Japanese.

We would appreciate your advising Mr. KUSANO of its receipt.

Yours truly,

W.E. Anderson,
Administration Department.

WEA/HA
Encl.

9587

24th January, 1946.

Mr. Kyukiro KUSANO,
Registration No. 14050,
Oak Bluff, Manitoba.

Dear Sir:

We received your letter of the 21st January, and wish to advise that we have forwarded a Custodian cheque in the amount of \$5000.00 from your account here to the Bank of Montreal, 340 Portage Avenue, Winnipeg, Manitoba, to be placed to your credit there.

We wish to advise that your two 1940 Pacific Co-operative Union shares have now been redeemed at par and the sum of \$20.00 has been credited to your account here.

The review of your file at this office has not as yet been completed. However when it is finished, the balance of your funds will be sent to the Bank of Montreal to your credit, and we will notify you then.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

9587 5729
8654 5957

March 21st, 1945.

Mr. Kyujiro KUSANO,
Registration No. 14050,
Oak Bluff, Manitoba.

Dear Sir:

We have for acknowledgment your letter of the 13th of March, 1945 and we reply below to the questions which you have asked therein:-

1. Your claim of \$100.00 against Mrs. Natsu TSUJIURA. This claim had been filed against her and will be attended to in due course. Her husband's farm has not yet been sold. In the meantime, if you are desirous of collecting this money you should contact Mrs. TSUJIURA direct. Her address is:- Registration No. 14177, c/o Smith Farms, Box 229, Lethbridge, Alta. It would appear from some correspondence on file as if she may have made part settlement to Sansuke KAWAMOTO and Ichijo AOMOTO.

2. Your claim of \$35.00 against Kazuo HOSHIZAKI has been filed against him but as he has no funds with the Custodian, and as you were advised in our previous letter to you dated the 27th of March, 1944, this office is not taking any further action in regard to that claim. We suggest that you contact him direct at the address given in our previous letter to you, namely, Registration No. 14368, Sloan, B. C.

3. Your claim of \$17.25 against Hatsuo ARINOBU. This claim has been filed against him but has not yet been paid. If it is paid to this office you will be duly notified. We have not got sufficient funds with which to make a settlement. We suggest that in this case also you write to him direct; his address is:- Registration No. 14381, Bay Farms, Sloan, B. C.

4. We have paid the claim of \$1.00 lodged against you by the Gazette.

5. Tomejiro TAKAYAMA - We have no tract of this man in the Custodian's Office. If you will give us his full Postal Address we will be pleased to pay him \$14.00 from your account with the Custodian, but we cannot do this until we have his complete Postal Address.

Yours truly,

A. McAlister,
Claims Department.

AMcA:ND

9587 & 5957 Evac.

509 Royal Bank Building
Vancouver, B. C.
July 28th, 1944

Mr. Kyujiro KUSANO
Reg. No. 14050
c/o S. Achison
Oak Bluff, Manitoba

Dear Sir:-

On June 19th, last we wrote you as follows:

"We understand that at the time Mrs. Hatsu TSUJIRU borrowed \$100.00 from you and \$100.00 each from Sansuke KAWAMOTO and Ichijo ACHOTO she delivered to you a Certificate of Title to a property described as Block 3, of part of lot 222, Group 1, Map 2987, Municipality of Maple Ridge in the name of her deceased husband, Tsuchisaburo TSUJIRU.

Mr. J.M. Streight, the Official Administrator of New Westminster, is attending to the administration of the estate of T. TSUJIRU and he has requested delivery of the Certificate of Title above mentioned. Will you kindly see that we receive this Certificate by return Registered Mail.

In regard to your loan to Mrs. Tsujiru we would suggest that you, S. Kawamoto and I. Achoto file claims against her with the Custodian so that when her share of the estate is received the matter of payment of your claims may be given attention. In this connection we might say that as your loans were made to Mrs. Tsujiru subsequent to her husband's death, your claims are against her and not against the estate of her deceased husband."

Will you kindly see that we receive your reply at once enclosing the Certificate of Encumbrance and Certificate of Title mentioned above.

Yours truly,

K. W. BRIGHT
COUNSEL TO THE CUSTODIAN

CHP/FR

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

518 Rogers Building
VANCOUVER, B. C.

19th June, 1944.

Gibson
Attention: Mr. S. M. Gibson

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Fire Insurance Policies

We have for acknowledgment your letter of the 9th instant with reference to unpaid insurance premiums on the following properties:

BC/11P	-	Yr. File	5284 & 6399	(J.L. 188)
371P	-	"	4619	(J.L. 200)
416P	-	"	8664	(J.L. 431)
303P	-	"	3267	(J.L. 88)
664P	-	"	4742	(J.L. 108)
327P	-	"	5420	(J.L. 23)
72P	-	"	<u>9587</u>	(J.L. 55)

These have now been identified with the additional information you have furnished in your letter of the 15th instant and we will let you have a cheque to cover the amount due on each policy with the exception of BC/11P (J. L. 188), Otani. No insurance policy or copy has so far been received by this office in this case, either from you or from your solicitor Mr. Crux. In view of the fact that both your lists of insurance policies transferred to us showed none in force on this property we naturally took immediate steps to cover it ourselves. We have insured the house in question since 13th August last and paid the premium. In the circumstances, therefore, we feel that if any responsibility exists for unearned premium as far as this Department is concerned, it should not extend beyond the period, 1st January 1943, to 13th August, 1943, and we are agreeable to assume for this period if you consider we should do so. Kindly advise.

Yours truly,

I. T. Barnet
DISTRICT SUPERINTENDENT

WB:DR

Per:

9587

Green
509 Royal Bank Building
Vancouver, B.C.
June 19th, 1944

Mr. Kyujiro KUSANO
Reg. No. 14050
c/o S. Achison
Oak Bluff, Manitoba

Dear Sir:-

We understand that at the time Mrs. Natsu TSUJIURA borrowed \$100.00 from you and \$100.00 each from Sansuke KAWAMOTO and Ichijo AOMOTO she delivered to you a Certificate of Title to a property described as Block 3, of part of lot 222, Group 1, Map 2987, Municipality of Maple Ridge in the name of her deceased husband, Tsuchisaburo TSUJIURA.

Mr. J. M. Streight, the Official Administrator of New Westminster, is attending to the administration of the estate of T. TSUJIURA and he has requested delivery of the Certificate of Title above mentioned. Will you kindly see that we receive this Certificate by return Registered Mail.

In regard to your loan to Mrs. Tsujiura we would suggest that you, S. Kawamoto and I. Aomoto file claims against her with the Custodian so that when her share of the estate is received the matter of payment of your claims may be given attention. In this connection we might say that as your loans were made to Mrs. Tsujiura subsequent to her husband's death, your claims are against her and not against the estate of her deceased husband.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/PR

5284, 4742
6399, 5420
4619, 4741
8664, 9587
3267,

Anderson
June 15, 1944.

Soldier Settlement and Veterans' Land Act,
Rogers Building,
Vancouver, B. C.

Attention Mr. Broadbent

Dear Sirs:

Further to our letter of June 9th, which you returned and which I am attaching hereto, I will deal with each of the cases that we discussed as follows:

J. L. 188, File 5284-Kenzo OTANI & File 6399-Yasuko OTANI, Premium \$5.08, Municipality of Maple Ridge.

On our first report to you this case was reported "No Insurance"; but that was followed up shortly with a correction and the policy in question (North West 205109, covering for \$1000.00 on a one story frame dwelling with shingle roof, located on Subd. 2 of 1, NE $\frac{1}{4}$, Sec. 20, Tp. 12, Municipality of Maple Ridge, being on the E. side of 11th Ave. Honey, B.C.) was transferred to you with endorsement completed by ourselves on the 9th of November, 1943. The policy should be somewhere in your office; and if not, we can request a duplicate to be issued.

The next three mentioned cases you found to be O. K. and ready for payment. They are as follows:

J. L. 200, File 4619, Susiechi KODAMA, Premium \$6.23
Municipality of Matsqui.

J. L. 431, File 8664, Takaji KAITA, Premium \$21.53
Municipality of Pitt Meadows.

J. L. 88, File 3267, Yoshiso WATANABE, Premium \$12.72
Municipality of Mission.

J. L. 108, File 4742-Yoshio MORI Premium \$10.10
Municipality of Mission.

The policy in question is New England 6251731 covering for \$500.00 on a one story shingle roof root-house and being located on Lot 8 of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 29, Tp. 17, on the E. side of Cherry Street in the Municipality of Mission.

(over)

Soldier Settlement and Veterans' Land Act. June 15, 1947.

This should have been dealt with under file 4741, the registered owner being Yoshitake KORI, who owns Lots 8, 9, 10 and 11. The property, I understand, is being taken over by the A. L. A. but has been held up until the title to Lot 11 has been cleared. This, as you will see, had been transferred to you and shown on our records as covering property belonging to Yoshitake KORI, J. L. 108, file 4742. Yoshitake KORI was the registered owner of Lots 5 and 6; and I understand that the property of Yoshitake KORI described above, is now being taken over and amount chargeable would be the same as shown, namely \$10.19.

J. L. 23, file 5420-Kayson CHIKAZE

Village of Mission.

In checking this I find that the property in question taken over by the A. L. A., and on which the insurance has been transferred but not paid for, is described as Lot 12 both inclusive, Block 4 of the SNE corner of 7th Street and Grand Avenue in the Village of Mission. The policies with endorsements completed by ourselves were forwarded to your office on the 6th of November, 1947 and they are as follows:

"New Building 6252155 covering for \$300.00 on a one story frame single roof garage station and repair garage, premium \$6.50. It is written for a term of one year to expire April 15th, 1947."

"New Building 6252156 covering for \$300.00 on a one story frame single roof garage station and repair garage, premium \$9.30. It is written for a term of one year expiring April 15th, 1947." We charged you 100% of both premiums totalling \$15.80.

J. L. 55, file 9587-Kayiro KUBAKO, the policy on which we showed a charge to you of \$31.68 covered on Lot 4. This, I find, was withdrawn from the sale to the A. L. A. and the \$31.68 charge should have been cancelled.

I trust that the above will be sufficient information to clear up the matter; if not give me a call on the telephone.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

9587

February 19, 1944.

Mr. Kyujiro KUSANO,
Registration No. 14050,
c/o C. Schindel (Co-op.),
Glenlea, Manitoba.

Dear Sir:

The sale of your property, Lot 4 of Part of Lot 241,
Group 1, Township 9, has now been completed and the following
is a statement of your account at this office:

By Cash:

Pacific Co-operative Union Crop	\$ 34.05
" " " Interest on Shares ...	11.20
" " " Cheque	225.00
Western Canada Hop Proceeds	37.55
Pacific Co-operative Union Share Redemption	20.00
Senji SANO, Settlement of Debt	100.00
Sale of Mail Box	2.00
Sale of Truck Platform	10.00
Rent Received from A. Edmondson	355.00
Sale of Property January 1, 1943	4,200.00
Adjustment on Fire Insurance	X 32.00

To, Cash:

Pacific Co-operative Union Account ...	\$ 20.80
Land Registry Office, Cert. Encumbrance	2.00
Sun Life Insurance	50.47
Appraisal of Truck Platform	1.00

Property Adjustments:

1942 Taxes and Interest	55.70
Proportion of 1943 Taxes	19.90
Commission (H. Menzies)	200.00
Rent Adjustment from January 10, 1943 ..	156.49
Land Registry Office, Fees	3.50
<u>Credit Balance</u>	<u>\$4,516.94</u>

<u>\$5,026.80</u>	<u>\$5,026.80</u>
-------------------	-------------------

Your chattels are to be sold at auction and, as prices obtained at these auctions are very satisfactory, we should have no trouble in obtaining for you the price you are asking for them.

To Mr. Kyujiro KUSANO.

You will note from your credit balance at this time, which stands at \$7,516.94, that this sum is available to you. You may wish the office to invest a portion of these funds in Dominion of Canada War Bonds, which pay interest at 3%, in view of the fact that this money is lying idle the way it is at the present time, however, we will await your reply.

Yours truly,

W. E. Anderson,
Farm Department.

WEA/EG

160
70
140 115
Ruby Creek, B.C.
January 6th 1944 5 75
115³⁰

Mr. Anderson,
Custodian's Office,
Vancouver, B.C.

Dear Sir:-

Re:- Kusano's & Lehdon's deal.

As I can not get off from my work at present, Mrs. Lehdon like to talk with you Mr. Anderson about the matters.

Will you kindly to take a step to move Mr. Kusano's furniture out the house as soon as possible. If we can get tenant, Mr. C. Edmonds to vacate the place by 15th of January, then we can move in on that day. As I must get there very soon to work on the land, as there has no any work done on it in last two years.

It has been understood in the first palce between me and Mr Kusano (through Mr. Hal Menzies) that the farm tools which Kusano left on property, irrigation pipes and of course the automatic electric waterpump goes with the property.

Your very truly

D Lehdon

File No. 9587

October 16, 1943.

MEMORANDUM FOR THE FILE.

Re: Kyujiro KUSANO, Reg. No. 14050.

Mr. Hal Menzies called into this office recently and stated that he had been corresponding direct with Mr. Kusano who appeared to be now ready to sign the Deed covering this property. The matter had been held up owing to the hesitation of the Japanese to sign the Deed while the disposition of his household goods was not settled. He however appears to have made a satisfactory settlement with Mr. Lehdon, the purchaser, *as to chattels* and Mr. Menzies expects that Mr. Kusano will now return both the Deed and the Bill of Sale covering the chattels, duly signed. He will advise us as soon as these documents come to hand.

In the event of the Japanese holding out much longer on the pretense of dickering with the purchaser over the chattels we will consider a transmission and Deed signed by the Custodian.

Wm

A. G. McArthur.

AGW:AS

Noted [Signature]

(MAPLE RIDGE)

9587

OFFER TO LEASE JAPANESE PROPERTY.

File No. 55

Place Vancouver B.C.

Date 6th October 1943

Custodian of Enemy Property,
Vancouver, B.C.

Re: T. Hasegawa Property.

E 1/2 of Lot B. of D.L. 275 Group 1

Map 1179. N.W.D.

I hereby offer to lease the above described property

on the following basis:

Term: From 2nd Jan 1943 to 31st Dec 1943.

Cash Rental: \$ per to be paid as follows:

The equivalent of 1943 taxes: 50%

of the 1943 Taxes

Lease to include all land and buildings, - except: 1 acre house,

no buildings

Other special conditions (if any):

The following taxes will be payable by me:

Land & School Taxes: Irrigation Taxes:

Dyking or Drainage Taxes: " Tolls:

Domestic Water Rates:

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one(1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

I recommend that Lease on the above terms be approved.

T. Graham
Field Supervisor,
Soldier Settlement of Canada.

Full Name: James A Head

Address: Power Line Road

R.R. 1 Haney

9.10.42.
2475 Power Line R2

9587

August 26th, 1943.

Mr. Kyujiro KUSANO,
Registration No. 14050,
c/o Mr. C. Schindel,
Glenlea, Manitoba.

Dear Sir:

In reviewing your file we note that your J.P. form of information, dated May 19th, 1942, indicates as owing to you the following amounts:

K. HOSHIZAKI, Pitt Meadows	\$35.00 (Note)
Mr. MATSUOKA, Haney	21.43
Mr. H. ARINOHU, Hammond	17.25.

No. 1 has been filed under file No. 5729 as Kasuo HOSHIZAKI.

No. 3 has been filed under file No. 8654 as Hatsuo ARINOHU.

No. 2 - We notified you on the 7th of July that we could not locate MATSUOKA from the description given by you. We are now placing it on file No. 8674, Tsunehichi MATSUOKA, on the chance of his being the proper person.

We refer to your letter of the 19th inst. in which you mention a note against Mrs. N. Tsugiura, now of Alberta, asking if we have been able to collect from her. We have carefully checked the file and do not find any previous mention of this party. You will, therefore, require to give full particulars of amount, the first name, and the correct surname; former residence and approximate age, etc. We do not find any name like this in our records and shall, therefore, await your reply before taking any further action regarding this party.

Yours truly,

A. McAlister,
Claims Department.

BRD:DE

9387

11th August, 1943.

Mr. Kyujiro KUBANO,
Registration No. 14050,
c/o C. Schindal, (Co-op.)
Olanlea, Manitoba.

Dear Sir:-

We do not appear to have received any reply from you as yet to our letters to you dated July 6th and July 23rd in connection with the sale effected by you through Mr. Hal Menzies to Mr. I. Lehdon for the sum of \$4,200.00; nor have we received any word from Mr. Menzies to indicate that he has received from you duly completed Deed covering the property in question.

Please note that in the event that you do not take the necessary action in connection with this transaction in the very near future, the Custodian will authorize Mr. Lehdon to take appropriate legal action of any nature deemed appropriate under the circumstances.

The buyer has, through Mr. Hal Menzies, deposited with us the \$3956.40 covering the property regarding which we wrote you on June 16th and of course is definitely entitled to receive clear title to the property. Any further delay on your part in completing title will be entirely your responsibility and you will be held strictly accountable.

Yours truly,

R.P. Alexander
Manager

RPA:FM

cc - Mr. Hal Menzies

File 9587

Richardson
MEMORANDUM

MR. ANDERSON

11/1/43
and 1/2/43
Would you please let me know status of payments due by tenant, Edmondson, on property known as Lot 4, etc., sold by KUSANO to Lebdon for \$4,200.00. ☐ I believe that relative lease should be returned by Mr. Duncan Cruz and assigned by the Custodian in favour of Lebdon retroactively to June 10, 1943.

If you agree, and following return of the lease, would you please place said lease in the hands of Mr. Wright for assignment. In the meantime, sales proceeds of \$3956.40 are held pending transmission of title from KUSANO to Lebdon.

HPA:YM

Enclosed I. LEBDON
RM

File this please

9587

~~9587~~
9587

July 9th, 1943

Mr. Kiyonobu NISHIMURA,
Registration No. 09463,
Alacan City, B. C.

Dear Sir:-

We have received through the Security Commission copy of your Custodian Release of June 11th asking for the following items.

(all the following, unpacked and in a partition--somewhat like a coal-bin structure--on eastern side of the cellar.)

Unpacked kitchen utensils--(Oval dish-pan; roast pan with cover; 1 big mixing bowl; 1 mixing bowl with grinding grooves inside; porcelain soup bowls; rice bowls; all dishes, and all other cooking utensils.)

You did not declare anything to the Custodian and further enquiries from you at Hastings Park elicited the fact that you had only one bed in the protected area which you did not think worth declaring. Our records for Kiujiro Kusano do not show anything belonging to you left with him.

As, however, the above items are of no great importance, we shall go ahead and arrange shipment unless we hear promptly to the contrary from Kiujiro Kusano to whom we are sending a copy of this letter.

Yours truly,



H. F. Green
Protection Department

HPO:IF
c/c to Kiujiro Kusano

June 16, 1943.

MEMORANDUM - MR. SHEARS

Re: Kuroiro KUSANO

Attached is the file. This is the first sale of this nature I have seen, and there are going to be many such sales, and I would like to be sure that steps for cleaning up such sales are correct.

We are holding the money now. Kusano has the Conveyance and as soon as he has signed it and forwarded it to Mr. Hal Menzies, we will vacate our Vesting Certificate to permit Title to pass to the buyer.

In the meantime, what steps exactly should be taken towards notifying the tenant or towards assigning current farm lease and what steps should be taken also covering Mr. Kusano's chattels with a view towards disposing of them possibly through shipment to Kusano or through sale to the tenant or through storage or through sale by auction or by a combination of any or all of the methods mentioned. Chattels, you will note, are somewhat extensive.

RPA:WA

5th July, 1943.

MEMORANDUM

To: Mr. R.P. Alexander

Until the conveyance has been signed by Kusano I do not think we can take any definite steps in regard to negotiating with the tenant.

In this particular case in view of the fact that this parcel is included in the Soldier Settlement deal, I think it desirable to bring this matter to a conclusion as soon as possible. Also in view of the fact that Kusano is not now in the protected area and the matter of receiving "full cash" was a part of the arrangement, that the full amount realized should be sent to Kusano either in cash or bonds and Kusano should be advised that we will do this if he will immediately complete the conveyance.

F. G. Shears
Director.

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Sun Life Insurance
Company's Agencies

Office Phone 105

The Oldest Established Agency in the District

Residence Phone 63M

Hal Menzies

REAL ESTATE and INSURANCE

“ HANEY, B.C. ”

EVACUATION SECTION	
Rec'd	JUN 12 1943
File No.	9587
Ans.	
Referred	
Notary Public Conveyances Loans and Appraisals	

June 10th., 1943.

Office of the Custodian,
Japanese Evacuation Section,
Vancouver.

Dear Sirs:

Re: File No. 5987. Kiujiro Kusano.

Following our conversation with Mr. Shears yesterday I am enclosing a statement of adjustments re the sale of Kusano's property and a cheque for the nett amount due Kusano, namely \$3956.40. There will probably be some adjustments when we come to transferring of the lease interests but that can be attended to later.

If your office would prefer that we send you a cheque for the nett amount of the sale for Kusano without adjustments, namely \$4000.00, we will be glad to do so if you return us the enclosed cheque, but we thought it better to keep out the adjustments as the taxes are not paid for last year.

We have written Kusano and told him that we have sent on the cheque to your office and we have asked him to please forward the signed conveyance, which he has now in hand, and we will advise your office immediately we hear from him.

Yours truly,

Hal Menzies

HM:K



CANADIAN PACIFIC TELEGRAPHS

World Wide Communications

W.D. NEITZ

Vr 32 m Inter Via Vancouver
St Agathe Man 3
Hal Menzies
Haney B C

Received your letter monday house property deal ok no furnituaa
will go with house will custodian hold money or you send money
direct to us letter following waiting for your reply soon

K Kusano

820 AM

January 27th., 1943.

Mr. Akiro Kusano,
Glenlea, Man.,

Dear Akiro :

I have at last completed the sale of the property to the man that has been trying to buy yours all along and he has agreed now to give \$4200.00; that is, \$4000.00 clear to you .

This is a very good sale now the way these properties have gone back in the care of less experienced farmers , but this man has had his heart set on your place and has instructed me that if I could sell his I was to buy yours for him . So that if you will please write and confirm this sale I will by that time have the papers all ready to complete .

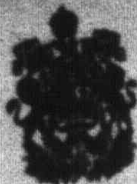
That will take me a little time here to get all things fixed up, and the money all in hand; but if I have your letter, which should be signed by Kiujiro Kusano as , I understand, the property is in his name, it will speed things up .

I hope you will write right away confirming the sale, and if you know any of the other boys back there who want to sell I wish you would write me .

Yours truly,

HM:K

"H. Mengier"



SOLDIER SETTLEMENT OF CANADA

YOUR FILE NUMBER.....

PLEASE QUOTE FILE..... **JL 57**
JL 55

518 Rogers Bldg.,
Vancouver, B.C.,
November 28, 1942.

The Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: S. Nakano Ppty. and
K. Kusano - Lot 4 less bldgs.

We are advised by Mr. Ben Neissen that he does not intend to continue with his lease of the above properties which was arranged this past season through the P.C.U. We understand that he has left the premises of the Nakano place properly secured.

This man is working in the shipyards and apparently owing to his wife's illness he has decided to stay with this employment and has given up the idea of farming. His present address is 121 Heatley Ave.

Yours truly,

I.T. BARNET,
District Superintendent.
Per: *[Signature]*

Copy

JL 55

JL 57

October 14, 1942.

MEMO FOR MR. GODFREY

Re: K. Kusano and S. Nakano Pties.

With reference to the recent misunderstanding with regard to the Kusano property rented to Niessen, the latter called yesterday in reply to our letter of the 8th. It might seem that Niessen had not properly represented matters at the time of his previous call but as he did not at that time bring his lease agreements with him it is not difficult to understand how the mix-up occurred.

I have now confirmed the fact that he wishes to renew his lease of the Nakano place including the dwelling and also wishes to obtain the land only of the Kusano holding on the Power Line Road. It was pointed out to Niessen that this property contains considerable asparagus and that his application had been previously taken on as the basis of his being interested in the second Kusano parcel containing no buildings. Niessen now offers \$150.00 for the Kusano land provided the Nakano place is included at that figure. This is a slight increase over his previous offer for the two properties but it was intimated that the Kusano place was worth more.

However, he was advised that you would inspect the place and that we would advise him as to the amount of the rental we are prepared to recommend for the two holdings; that is, Lot 4 of the Kusano property but without the buildings, and the Nakano place with no exceptions. In the meantime no amended application was taken covering the renewals. Niessen's temporary address in the city is 121 Hestley Avenue.

"JK"

CONFIRMATION OF OWNERSHIP

Name of Registrant: KUSANO, Kyujiro

Former Address:

Legal Description of Land:

Lot 4 of a 36.305 acre part of Lot 241, Group 1,
Map 2998, Municipality of Maple Ridge, District of
New Westminster.

Title in name of: Kujiro Kusano,
Port Hammond, B. C.

Encumbrances: Easement to W.C.P.C. Ltd. 19th June, 1911.
A.E. " " " " 1st Nov. 1916.
None

No Judgments.

Confirmed by Land Registry Search: July 17th, 1942.

C. of T. in possession of:

July 23rd, 1942.

San Macpherson

File No. 9587

Police Registration No. 14050

Required - Vesting Certificate covering the above described
property.

Approved: *RS Alexander*

REC'D FEB 17 1943

File No. 9587

This Indenture,

Made in duplicate the Eighteenth day of May in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

KIUSIRO KUSANO

of the town of Hammond, province of British Columbia. Farmer.

Insert full Names, Addresses and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

ALRED H. EDMONDSON

of the town of Hammond, province of British Columbia. Mill employee.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of Maple Ridge, province of British Columbia, and more particularly known and described as Lot Four (4) of Lot Two Hundred Forty-one (241), Group One (1), Map 2998, New Westminster District.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

From the Eighteenth day of May one for the term of One Year thence ensuing.

(180) Yielding during the said term therefor the rent of One Hundred and Eighty (180) Dollars.

of lawful money of Canada, payable on the following days and times that is to say: The sum of \$15.00 a month in advance, the first month's payment is now paid and is hereby acknowledged.

The Lessee herein shall have the use of all the property and all the buildings thereon, except that portion of the crop already sold to Ben Nielson, who shall have the privilege of access to acre for and remove the said crop and the Lessee shall not interfere with him doing so.

The Lessee shall also have the full use of whatever of the furniture on the attached list he may wish to use, all of which shall be taken care of and returned to the Lessor on the expiration of this lease.

the first payment to be made on the Eighteenth day of May, 1942

That the said Lessee covenants with the said Lessor to pay rent; ~~and to pay taxes~~ and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Provide for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Provide for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

1 Dining Room Set ..6 chairs, 1 table, 1 china cabinet.
 2 Ash Tray Stands .
 1 Coffee Table .
 3 Lamp Sets.
 1 Tri-light Lamp.
 1 Chesterfield Suite, three piece.
 1 Stove, in Dining Room.
 1 House Temple.
 1 Radio.
 2 Coat Racks.
 1 Table.
 4 Kitchen Chairs.
 1 Dish.
 1 Set (14) Books) "The Concise Dictionary Encyclopedia"
 1 Kitchen Cabinet.
 1 Dresser.
 2 Clothes Closets.
 1 Chiffonier.
 1 Set Elector-Lux/
 4-piece Bedroom Suite..Bed, Dresser, Stool, Chiffonier.
 1 Bedside Table.
 3 Small Tables.
 2 Pair Bedroom Blinds, small.
 3 Beds, complete.
 8 Big Platters.
 24 Small Plates.
 10-piece Japanese Soup Bowls.
 12-piece Japanese Tea Cups.
 1 Big Tray .
 4 Chicken Sexer) 2 Charter, 1 Jubilee, 1 Master .
 Incubator)
 1 Kitchen Stove.
 1 Water Pump.
 6 Kitchen Chairs.
 1 Beatty Washing Machine.
 4 Pairs Big Blinds
 1 Lawn Mower .

ALRED H. EDMONDSON

K.KUSANO

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness HALBERT MENZIES
Street Address Haney, B.C.
City or Town
Occupation Notary Public

K. KUSANO

ALRED H. EDMONDSON

9587

FARM LEASE

THIS INDENTURE made in duplicate the 24th day of April A.D. 1942

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:- KIUJIRO KUSANO of Port Hammond
in the Province of British Columbia
Farmer
(hereinafter called the Lessor)

Of the First Part

- and -

HEN NIESSEN of Port Hammond
in the said Province
Farmer
(hereinafter called the Lessee)

Of the Second Part

WITNESSETH THAT: for and in consideration of the rents, covenants, conditions and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hath demised and leased AND BY THESE PRESENTS DOTH DEMISE AND LEASE unto the Lessee all those certain parcels or tracts of land and premises situate, lying and being in the Municipality of Maple Ridge in the District of New Westminster and Province of British Columbia, more particularly described as:

Block Four (4) of Lot 241 in Township Nine (9) containing
seven (7) acres more or less

TOGETHER with all erections and buildings, ~~dwellings~~, barns, stables and outhouses thereupon erected, standing and being; ~~except the dwelling house, garden and lawn~~

AND TOGETHER ALSO with all ways, paths, passages, water courses, privileges and advantages whatsoever to the said premises belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said premises unto the said Lessee for and during the term of nine (9) months to be computed from the first day of May A.D. 1942 and from thenceforth next ensuing and fully to be completed and ended:

YIELDING AND PAYING THEREFOR, for the said term hereby granted, unto the Lessor the sum of Four hundred and Fifty - - Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged).

THE LESSEE covenants with the Lessor to pay rent; and to repair (reasonable wear and tear and damage by fire and tempest only excepted) and to keep up fences; and not to cut down timber for any purpose whatsoever; and that the Lessor may enter and view the state of repair; and that the Lessee will repair according to notice; and will not carry on any business on the said premises that shall be deemed a nuisance; and will leave the premises in good repair;

AND it is understood and agreed that in the event of a crop failure by Vis Major or an act of war the Lessee shall have the right to the use and occupation of the said lands and premises and the crops thereof during the year A.D. 1943 without any further payment.

THE LESSEE FURTHER covenants with the Lessor that he will, during the said term, properly cultivate, fertilize, harvest and market all of the growing crops upon the said land, which growing crops consist of:-

One (1) acre of strawberries

Four (4) acres of asparagus

and that he will not impoverish, depreciate or injure the soil and that he will cultivate the aforesaid lands after the said crops have been marketed, in a good husbandlike manner and will, in all respects, look after the cultivated portion of the said land in accordance with the best practices of prudent fruit farmers; and will protect and preserve all orchard fruit trees on said premises from waste, injury or destruction and will carefully prune and care for such trees as often as they may require it.

THE LESSEE covenants with the Lessor that he will market all of the aforesaid crops with the Pacific Co-operative Union and will in all respects carry out the obligations of the Lessor to Pacific Co-operative Union under the Lessor's contract with that co-operative association and will execute an Agreement of his own with Pacific Co-operative Union;

AND it is further understood and agreed that statements of the proceeds of the aforesaid growing crops shall be furnished to the Custodian of Enemy Property or his representative by Pacific Co-operative Union in the same manner as statements have previously been furnished to the Lessor.

THE LESSEE FURTHER covenants with the Lessor that he will properly care for and account to the Lessor for any livestock, farm implements or miscellaneous tools which are left by the lessor in the care of the Lessee and such accounting will be given to the Lessor or his Agent at the termination of this lease; which live stock, farm implements and miscellaneous tools are evidenced by a list signed by the Lessee;

THE LESSEE ALSO agrees that the Lessor shall have the use of the dwelling house on the said lands until he and his family are evacuated. PROVIDED THAT, if the Lessee shall properly operate the aforesaid lands and premises during 1942, he shall be able to again rent the said lands for the year 1943, but any arrangement in respect thereto must be made with the Pacific Co-operative Union (an association incorporated under the Co-operative Associations Act of the Province of British Columbia, having its registered office at Mission City aforesaid) and for this purpose Pacific Co-operative Union is hereby appointed the Agent of the Lessor in that respect with regard to the year 1943 and subsequent years until the Lessor shall resume occupation of the aforesaid lands and premises.

PROVISO for re-entry by the Lessor on non-payment of rent or non-performance of covenants The Lessee covenants with the Lessee for quiet enjoyment.

PROVIDED ALSO in case of any breach of any of the covenants and conditions herein contained, it shall be lawful for the Lessor or his Agent to re-enter upon the said lands and premises and the same to have again, repossess and enjoy;

PROVIDED ALSO and it is hereby agreed and understood by and between the parties hereto that if the term hereby granted or any of the goods and chattels of the Lessee shall, at any time during the said term, be seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or, becoming bankrupt or insolvent, shall take the benefit of any Act which may be in force for bankrupt or insolvent debtors, or shall abandon said premises, then, and in every such case, the current rent shall immediately become due and be paid and the term hereby granted shall, at the option of the Lessor or his Agent, forthwith become forfeited and determined;

AND it is further agreed that the words Lessor and Lessee wherever used in this Indenture shall, wherever the context allows, include each of their respective heirs, executors, administrators and assigns, and the masculine shall include the feminine and the singular the plural.

IF the Lessee desires to renew this lease for the year 1943 the
annual rent for that year shall be Two hundred and Fifty (\$250.00) Dollars

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the
day and year first above written.

Signed, Sealed and Delivered by
KIUJIRO KUSANO and BEN NIESSEN
in the presence of

K Kusano

M M Fletcher

Ben. Nielsen

AFFIDAVIT OF EXECUTION

I, Mildred M. Fletcher of Mission City in the Province of British Columbia, Make Oath
and Say:-

1. That I was personally present and did see KIUJIRO KUSANO and BEN NIESSEN
the parties thereto, duly sign and execute the within instrument, for the purposes therein named.
2. That the said instrument was executed at Mission City aforesaid.
3. That I know the said parties and that they are each, in my belief of the full age of
twenty-one years.
4. That I am the subscribing witness to the said instrument and am of the full age of six-
teen years.

Sworn before me at Mission City in
the Province of British Columbia
this twenty fourth day of April
A. D. 194 2.

M M Fletcher

[Signature]
A Commissioner for taking affidavits
within British Columbia.

IN THE MATTER OF THE "INQUIRIES ACT"PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92JAPANESE 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 OFKUJIRO KUSANOPROCEEDINGS AT HEARINGAPPEARANCES:

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

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

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

MARK H. FRASER, Esq., Official Reporter.

K. Kusano.
In Chief.

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 shares 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

K. Kusano.
In Chief.

\$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 personal chattel statement.

20

(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 1928 for \$800.00 which would be, roughly \$200.00

30

K. Kusano.
In Chief.

10 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 Loughheed 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 Loughheed 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 Loughheed Highway and Power Line Road about 1 mile from Hammond and three west of Hanny. 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

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K. Kusano
In Chief.

location this property should sell fairly readily at \$500.00 or better. Mr. Barnett, 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 withdrawn, that is the \$30.00 and the \$50.00, totaling \$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.

20

Q Mr. Kusano, 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?

6.
K. Kasane.
In Chief.

MR. CHERNIAK: Yes, Your Honour, I am excluding the equipment, the household furniture consisting of chest of drawers, gramophone, 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?

10 A The House was completed in 1939 and for that 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 COMMISSIONER: 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.

20 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 sold, sold at its fair market value.

CROSS-EXAMINED BY MR. FERG:

Q Mr. Kasane, you owned a house on property which you sold yourself 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.

K. Kusano.
Cr-Exam.
Re-Exam.

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 the 19th 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.

K. Kusano.
Re-Exam.

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.

10

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.

20

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 H. 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.

M. J. Cunningham
(SUB-COMMISSIONER)

Defence Brief

Kyujiro KUSANO

File No. 9587

Case No. 877

WINNIPEG
8 Sept. 48
V.L.A.
Sheet B 4-14

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Land only

E 1/2 of Lot B of Lot 278 Group 1 Map 1179
Municipality of Maple Ridge

<u>Claim reduced to</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$1600. (Trans. Page 2)	\$430.	\$422.

Witness: Appraiser, J.D. Patterson.

Appraiser (Patterson) reported -
No buildings. Property well situated.
Although I only appraise it at \$430.
from a more or less productive point of
view I am of opinion that owing to its
fairly good location this property
should sell fairly readily for \$500.
or better.

It was submitted that the real property
was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim for Western Canada Hop Co-op Union shares withdrawn
(value unknown).

Claim for Hop Spray Equipment \$30. and 12 boxes of
Chattels, value \$50. withdrawn. (Trans. Page 2)

Claim 2 Household Goods and Farm Equipment

<u>Claim reduced to</u>	<u>Sold for</u>
\$1191.90	\$757.30

The 10 pieces of water pipe which are
not accounted for and for which claimant
is claiming \$25. were not declared by
him.

(a) Goods value	\$1166.90	Sold by auction for \$757.30
(b) " "	25.00	Not accounted for (Theft, etc.)
	<u>\$1191.90</u>	

Other goods sold by auction for \$237.80 are not being claimed for. This makes a sales total of \$995.10 and claimant had offered to sell these goods to the purchaser of his house on his other property for \$1000. The completion of the sale of this house was delayed for several months in an effort by claimant to force the purchaser to buy his chattels.

It was submitted that the personal property was sold at its fair market value.

Summary of Defence Witnesses

J. D. Patterson
C. Spencer Pallot
J. Moryson

Where required

1	Appraiser
2 (a)	Auctioneer
2 (a)	Staff

BMP/mw

Name of Claimant **KUSANO, Kyajiro**Case **577**Custodian File **9587**

<u>REAL PROPERTY</u>										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% 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		
					422.00	636.00			636.00 ✓	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
1166.90	757.50	227.19	64.89%	25.00	16.22		243.41 ✓			
TOTAL RECOMMENDATION										881.49 ✓

9587

October 5th, 1950.

Mr. Kyujiro KUSANO,
Box 4,
Ondrift, Ont.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 877

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 \$881.49.

Cheque for \$830.50 is enclosed herein, and the sum of \$50.99 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FCS/js
1 encl.