

13763

Deceased 13763
INFORMATION FROM R.C.M.P.

DATE

Nov. 27/11/46

Our File No. *13763*

Full Name

Yajiro Koizumi (Estate of)
(Surname in Block Letters)

Registration No.

24/4

Male - Female
(Check)

Age

Former Address

New Westminster, B.C.

Date Evacuated

Naturalized - Canadian-Born - National
(Check)

Present Address

Deceased in 1938

Married - Single
(Check)

Name of Wife

John File 5593

Name of Husband

Name of Mother

Deceased

Name of Father

Bob Brown

Names of Children under 16

Requested by

Registered with Custodian

(Yes or No)

Additional Information

13763

September 4, 1947.

J. M. Streight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Estate of Yojiro KOIZUMI. Deceased.

We have to acknowledge your letter of September 3, enclosing statement of receipts and disbursements in this estate, for which we thank you.

According to our records, Yojiro Koizumi is survived by his widow, Take, and three sons, Tiichi, Kumio and Teiji. This information was obtained from the Royal Canadian Mounted Police records and is not necessarily complete. If it is found that the widow and three sons are the heirs in this estate, the Custodian will have no objection to the funds being sent to them direct. For our file record, however, we would appreciate being advised when these funds go forward to the heirs.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

/AC

September 2nd, 1947.

STATEMENT RE:

ESTATE OF YOJIRO KOIZUMI

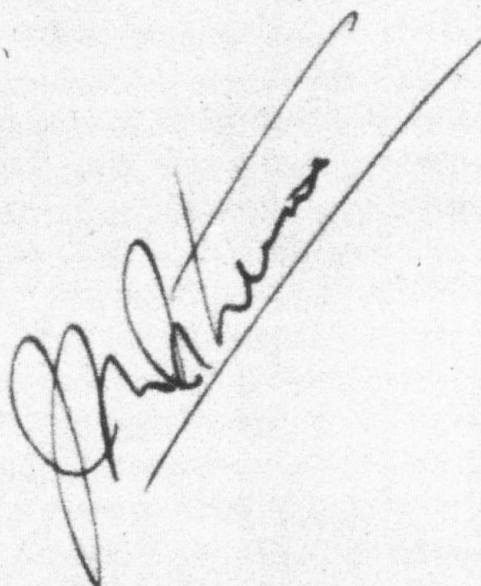
From Apr. 1945
to
Aug. 1947.

Dr.

Cr.

By Cash	Custodian-rents		
" "	Sale of Property		475.36
			2752.25
To "	Taxes, Ins. etc.	103.86	
" "	Valuation fee	15.00	
" "	Advertising	16.96	
" "	Legal	147.12	
" "	Ins. Taxes Reg. fees	112.82	
" "	Expenses this office	111.38	
To Balance in Treasury		2720.47	
		<u>3227.61</u>	<u>3227.61</u>
1947 Sept 1-	By Balance in Treasury		2720.47

E. & O. E.
This is my Statement
J. M. Streight,
Official Administrator



13763, 5593, 5594,
5589, 5588.

July 29, 1947.

Messrs. Forrester & Forrester,
Solicitors, Attorneys,
Emerson, Manitoba.

Dear Sirs:

Re: Estate of Yojiro KOIZUMI. Deceased.

We have to acknowledge your letter of July 25, in which you make inquiry regarding distribution of funds in the above estate.

All funds to the credit of the deceased in this office were remitted to Mr. Streight on October 19, 1946, and you will, no doubt, by now have received a reply from him to your inquiry.

Yours very truly,

for
A. G. McArthur,
Office of the Custodian.

/AC

FORRESTER & FORRESTER
SOLICITORS, ATTORNEYS, ETC.

W. R. FORRESTER

SOLICITORS FOR THE BANK OF NOVA SCOTIA
THE MUNICIPALITY OF FRANKLIN
THE TOWN OF EMERSON

TELEPHONES

RES. - 57
OFFICE 111

EMERSON,
MANITOBA

July 25th 1947

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

EVACUATION SECTION	
Rec'd	JUL 28 1947
File No.	13263
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sirs:-

Re Yojiro Koizumi Estate.

The family of this deceased are now resident in Emerson and have asked us to communicate with you in reference to payment for their B.C. property.

J. M. Streight, Official Administrator reported on August 2nd last that the property had been sold for \$2500. and that when the money was received, it would be paid to you.

No further word has been received from him, altho we are writing him by concurrent mail.

Kindly let us know what you can of the proposition.

Yours Truly

[Signature]
Forrester & Forrester



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

607 COLUMBIA STREET
NEW WESTMINSTER, B. C.

October 24, 1946

EVACUATION SECTION	
Rec'd	OCT 25 1946
File No.	13763
Ass.	
Refer to	<i>Mrs. MacKinnon</i>

The Department of Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg,
Hastings & Granville Streets,
VANCOUVER, B.C.

Dear Sirs:

Re: Estate of Yojiro Koizumi

I enclose herewith my receipt for \$2639.43, being
proceeds in your hands.

Yours very truly,

J. M. Straight
OFFICIAL ADMINISTRATOR

JMS*F

Enc.



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

here below
here
SPECIAL RECEIPT

2500
189.43
No 29418 E

Oct. 24th, 19*41*

RECEIVED from

Custodian of Enemy Property

Twenty-six Hundred Thirty-nine Dollars $\frac{43}{100}$

being

Acce of real estate

Estate of Yoichi Koizumi

\$2639 $\frac{43}{100}$

Signature

J. D. Smith

Position

Off. Ad.

13763

19th October, 1946.

J.M. Straight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B.C.

Dear Sir:

Re: Estate of Yoifiro KOIZUMI - Deceased.

Attached hereto please find Custodian cheque in the amount of \$2639.43, representing full credit balance in the account of the above Estate, in accordance with the statement attached hereto, supplementary to our remittance to you of the 3rd April, 1945.

This credit balance includes the sale price of this property which was sold with your co-operation to the Director of "Veterans' Land Act, and we have attached hereto also a detailed statement of property sale adjustments so that you may have a clear picture of it.

Your acknowledgment of these funds for the credit of the above Estate would be appreciated.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA
Encls. (3)

STATEMENT OF ACCOUNT
Estate of Yojiro KOIZUMI, Deceased.

File No. 13763

19th October, 1946.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
May 10 1945	Mrs. H.K. Klanner, Rent to 31st May, 1945		\$30.00	
June 18	" " " 30th June		15.00	
July 18	" " " 31st July		15.00	
August 30	" " " 30th Sept. (2 months)		30.00	
Nov. 1	" " " 30th Nov. (2 months)		30.00	
1946				
Jan. 12	" " " 31st Jan. 1946 (2 months)		30.00	
March 7	" " " 31st Mar. (2 months)		30.00	
April 12	" " " 31st May (2 months)		30.00	
May 7	To premium North West policy 210436	\$55.07		
July 18	To 1944/45 Taxes, Mun. of Delta \$43.55 Interest to date <u>2.45</u>	46.00		
June 26	Registration fees	11.75		
Oct. 2	Full payment re offer to purchase Spec. Adv. 1315 Bailey Road.		2500.00	
	Closing Adjustments re property	3.	3.75	
Oct. 7	Refund of premium re cancellation of Ins. policy No. 210436		<u>38.50</u>	
		\$112.82	\$2752.25	<u>\$2639.43</u>

2108

13763

REGISTERED A/R

September 14, 1946.

The Director, The Veterans' Land Act,
518 Rogers Building,
Vancouver, B. C.

Dear Sir:

Re: Spec. Ad. Nov. 7/45 by J. M. Streight
1315 Bailey road, New Westminster.
74/440/2/1133/Mun. of Delta/D.M.W.
Your File No. EC/427P

Enclosed please find Certificate of Title No. 206141-E,
covering the above described property in the name of The Director, The
Veterans' Land Act.

Adjustments as of June 25th, 1946, as shown on the
enclosed sheet, have been calculated and a balance of \$2,503.75 has been
charged to you.

Please mail us a cheque for the above amount and at the
same time return to us the attached title receipt, duly signed. Adjustments
with Mr. J. M. Streight will be made by this office.

Yours truly,

George Peters,
Administration Department.

GP/EL

Enc. 3 - Certificate of Title
Statement of Adjustments
Title Receipt

File Nos. 13763 & 5593

May 10, 1946

MEMORANDUM

TO: MRS. A. G. MCARTHUR
FROM: MR. W. J. JOHNSTON
RE: Estate of Yojiro KOIZUMI, Dec'd,
Lot 74, of Lot 440, Group 2, Map 1133,
Municipality of Delta, NWD

The above noted property was advertised for sale by tender on November 7, 1945, by Mr. J. M. Streight, Official Administrator, and he received an offer of \$2,500.00, cash, from the Director, Veterans' Land Act, and recommended acceptance of same in his letter of December 24, 1945. X

In my memorandum of December 28, 1945, I requested Mr. Shears to place this case on the agenda for the consideration of the Advisory Committee on Rural Properties, and he advised me, in his memorandum of January 24, 1946, that the above offer to purchase was recommended for acceptance by the said Committee at their meeting on January 9, 1946.

This property was specially Vested in the Custodian on April 9, 1945, and Mr. Streight has advised us today that he does not have the Certificate of Title covering this property, and his Letters of Administration have not been filed at the Land Registry Office. /Noted

Will you be kind enough to have the necessary documents of transfer, including Transmission, prepared, in order that they may go forward for the Custodian's signature in the usual way. //Mr McPh.

We attach hereto File No. 13763.

W. J. Johnston
W. J. JOHNSTON

WJJ/JF
Attach.
CC: Mrs. Harrop

*Mr McPherson: would you
please have the necessary
papers prepared*

Attn

Files Nos. 13763 & 5593 (Evac)

December 28, 1945

MEMORANDUM

TO: MR. F. G. SHEARS

FROM: MR. W. J. JOHNSTON

RE: Estate of Yojiro KOIZUMI, Dec'd,
Lot 74, of Lot 440, Group 2, Map 1133,
Municipality of Delta, NWD

Will you be kind enough to put this case on the agenda for the next meeting of the Advisory Committee on Rural Properties, to be held at New Westminster.

This property was advertised for sale by tender by Mr. J. M. Streight, Official Administrator, New Westminster, on November 7, 1945. In response to this advertisement, three offers were received, as follows:

H. Foster, North Vancouver	\$2100.00 (terms)
Helen Klammer (tenant)	2350.00 (terms)
Director, Veterans' Land Act	2500.00 (cash)

Mr. E. R. Bell, Real Estate Agent, Ladner, B. C., in his report of December 3, 1945, values this property at \$1,800.00.

We attach hereto, for your information, the following:

1. Copy of advertisement, dated November 7, 1945.
2. Copy of Mr. E. R. Bell's valuation report, dated December 3, 1945.
3. Copy of Mr. J. M. Streight's letter to the Custodian, dated December 20, 1945.
4. Copy of Mr. J. M. Streight's letter to the Custodian, dated December 24, 1945.

You will note Mr. Streight states this sale must be approved by Court Order in this particular case.

WJJ/JF
Attach.

W. J. Johnston

COPY

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN PROBATE

IN THE MATTER OF THE ESTATE OF
YOJIRO KOIZUMI, DECEASED

AND

IN THE MATTER OF THE ADMINISTRATION ACT

OFFERS to purchase Lot 74 of Lot 440, SE $\frac{1}{4}$ of Section 36, Township 4, according to a registered plan thereof, deposited in the Land Registry Office, New Westminster, B.C., numbered 1133, commonly known as 1315 Bailey Road, Municipality of Delta, Province of British Columbia, will be received at the office of the undersigned up to the hour of twelve o'clock noon, on the 23rd day of November A.D. 1945.

Said property consists of 4.78 acres more or less, 4-room wooden frame bungalow, chicken house, barn, garage, packing shed, pump house, storage house, wood shed, feed house and bath house.

Consideration will be given to offers of not less than 40% of the purchase price in cash and the remainder within two years, together with interest at 5% (minimum down payment \$1500.00).

Any sale will be subject to confirmation by the said Court, and subject to any existing tenancy. The highest or any offer not necessarily accepted.

DATED at New Westminster, B. C., this 7th day of November, A.D. 1945.

JACK MILTON STREIGHT

Official Administrator

405 Westminster Trust Bldg.,
New Westminster, B. C.

C
O
P
Y

J. M. STREIGHT
OFFICIAL ADMINISTRATOR

405 Westminster Trust Building,
NEW WESTMINSTER, B. C.

December 20th 1945

Office of the Custodian,
509 Royal Bank Bldg.,
VANCOUVER, B. C.

Re: Estate of Yojiro KOIZUMI dec'd
Your File 13763

Dear Sirs:

I beg to advise you that I offered the property herein for sale by tender and bids are now closed. The following have been submitted:

H. Foster, North Vancouver	\$2100.00 on terms
Helen Klammer (Tenant) (Klammer would consider another offer according to letter received provided cash payment not over \$1000.)	\$2350.00 on terms
Director, Veterans' Land Act	\$2500.00 cash

I enclose herewith valuation report of E. R. Bell. Please return this with your recommendation.

Yours very truly,

"J. M. Streight"

OFFICIAL ADMINISTRATOR

JMS/WP
Encl.

0
O
P
Y

E. R. BELL
Notary Public
Insurance
Real Estate

P. O. Box 55,
LADNER, B. C.

December 3rd, 1945

J. M. Streight, Esq.,
Official Administrator,
405 Westminster Trust Building,
New Westminster, B. C.

Dear Sir:

Re: Estate of Yojiro KOIZUMI dec'd

As requested in your letter of the 24th ultimo, I visited the property known as Lot 74 of Lot 440, SE $\frac{1}{4}$ of Section 36, Township 4, Plan 1133, Known as 1315 Bailey Road, Delta Municipality, for the purpose of arriving at a valuation, and beg to report as follows:

Location The property is located on the North side of the Bailey Road about 8/10ths of a mile West of the Scott Road.

<u>Assessed value</u>	Land, 4.78 acres	\$ 263.00
	Improvements	<u>1,600.00</u>
		<u>\$1,863.00</u>

Land The land is only partly cleared around the front and where buildings are located. The soil is light and sandy, somewhat stony.

Buildings The buildings consist of a small dwelling poorly built and in an almost dilapidated condition, 4 rooms, electric light but no other modern conveniences. It is unpainted. Worth very little.

There are seven or eight other buildings mostly chicken or poultry houses, feed rooms, etc., all poorly constructed and in a poor state of repair, and deteriorating rapidly.

Water Water is obtained from a well with a hand-pump in the yard adjoining the house.

I have considered the matter carefully and have made enquiries as to values in this area and have come to the conclusion that the present value of this property would be

EIGHTEEN HUNDRED DOLLARS (\$1,800.00)

Yours very truly,

"E. R. BELL"

17763 & 5593
Evacuee Section

509 Royal Bank Building,
Vancouver, B.C.,
April 25th, 1945.

J. H. Streight, Esq.,
Official Administrator,
New Westminster, B.C.

Dear Sir:

Re: Estate of Yojiro KOIZUMI and
Lot 74 of Lot 440, Group 2,
Map 1133, Municipality of Delta.

This is to advise you that we are filing a Special Vesting Order covering the above noted property at the Land Registry Office, New Westminster, a copy of which we attach. It will now be in order for you to advertise, offering this property for sale by tender, subject to the existing tenancy.

The property is rented on a monthly tenancy and the tenant, Miss Helen Klammer, has requested that she be advised when the property is offered for sale. Will you kindly attend to this. It might also be advisable that you inform Mr. Godfrey, Regional Supervisor of the Soldier Settlement and Veteran's Land Act, New Westminster, of your advertisement.

After the close of tenders, will you kindly forward to us a list of the offers received, together with a copy of an independent valuation, a copy of the advertisement and your recommendation as to acceptance or otherwise. This information will then be submitted to the Rural Advisory Board for their decision.

If a sale is agreed upon, the documents of conveyance will be drawn by this office and forwarded to the Custodian in Ottawa for execution. On completion of the sale, the net proceeds will be remitted to you.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B
ATTACH.

32471

IN THE SUPREME COURT OF BRITISH COLUMBIA

In the Matter of YOJIRO KOIZUMI, deceased,

and

In the matter of the "Administration Act "

DATED the 5th day of January, A.D. 1945. ✓



UPON reading the Affidavits of JACK MILTON STREIGHT, it is ordered, that JACK MILTON STREIGHT, Official Administrator for the County of Westminster, shall be Administrator of all and singular the estate of Yojiro Koizumi, deceased, Intestate, and that notice of this Order be published for two days in a Vancouver Daily Newspaper.

Died ; July 12th, 1938.

"J.M.Coady "

J.

B.C.L.D.

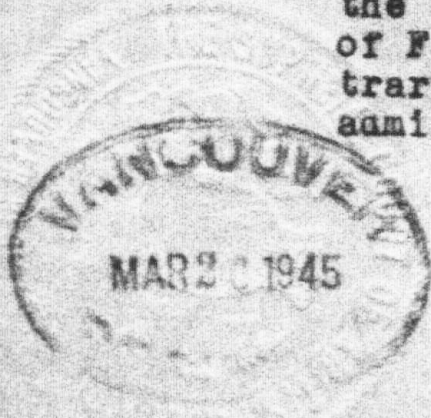
\$.50

Vancouver
January 5, 1945
Registry

(Seal of the
S.C. of B.C)

Messrs. Locke, Lane, Guild & Sheppard, Solicitors.

This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance ; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.



I hereby certify that the within instrument is a true and correct copy of the instrument of which it purports to be a copy.
Given under my hand and seal of office this 34 day of Mar A.D. 1945
A.R. Rodway
Dist. District Registry

Vancouver Province -- 1st March, 1945

Evacuee File No. 13763

IN THE SUPREME COURT OF
BRITISH COLUMBIA
13763 IN PROBATE
In the Matter of the Estate of
Yojiro Kikuchi, Deceased,
and
In the Matter of the Administration
Act

TAKE NOTICE that by Order of
the Honourable Mr. Justice Gandy
made the 9th day of January, A.D.
1945, I was appointed Administrator
of the Estate of Yojiro Kikuchi, de-
ceased, and all parties having claims
against the said Estate are hereby
required to furnish same, properly
verified, to me on or before the 15th
day of April, A.D. 1945, after which
claims filed may be paid without
reference to any claims of which I
then had no knowledge.

AND all parties indebted to the
Estate are required to pay the
amount of their indebtedness to me
forthwith.

DATED this 27th day of February,
A.D. 1945.

JACK MILTON STREIGHT,
Official Administrator,
Court House, New Westminster,
British Columbia.

BC-427 /
BC 2449 A

HC/487-P
HC/2449-A

Page 1

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

Farm Appraisal Report

File No. JL-693

Land Description Lot 74 of D.L. 440. S.E. 1/4 Sec. 36. Tp. 4. Map 1133. N.W.D.

Containing 4.78 Acres

Owner's Name KOIZUMI, Yojiro Post Office Address R.R. 1, New Westminster.

Nearest Rail Point Kennedy Distance 1 1/2 miles.

Market Town New Westminster Distance 5 1/2 "

Church (give denomination) Evangelical, R.C. Distance 1/2 "
Presbyterian

Nearest School Kennedy Distance 1 1/2 "

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

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

Near end of mediocre but always passable, gravelled cross road
tributary to hard surfaced Scott Road.

Is this district a good one? Agriculturally not.

Employment opportunity Good. New Westminster & nearer, various industries.

Predominating Nationality and religion: Many Jap holdings just here, but district as a whole is British and Protestant.

Describe Fencing and its condition: Cleared area serviceably fenced. Value \$
mostly good 7' poultry netting.

Water supply: 2 wells. Supposed to be good supply. Value \$

BUILDINGS ON FARM

13763

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE <u>1 1/2 st.</u>	<u>24 x 28 x 13</u>	<u>Frame</u>	<u>8' 6"</u>	<u>Shgl.</u>	<u>10</u>	<u>Wood</u>	<u>Fair</u>	<u>450.00</u>
Toilet & Bath	<u>8 x 22 x 7</u>	<u>"</u>	<u>6'</u>	<u>"</u>	<u>10</u>	<u>"</u>	<u>"</u>	<u>"</u>
(Above has toilet and wash basin with running water in it)	<u>10 x 20 x 9</u>	<u>"</u>	<u>8'</u>	<u>"</u>	<u>2</u>	<u>"</u>	<u>Good</u>	<u>100.00</u>
Wood shed	<u>14 x 20 x 9</u>	<u>Frame</u>	<u>8'</u>	<u>Shgl.</u>	<u>Old</u>	<u>Wood</u>	<u>Poor</u>	<u>nil</u>
Pump house	<u>8 x 6 x 8</u>	<u>"</u>	<u>7'</u>	<u>"</u>	<u>2</u>	<u>"</u>	<u>Good</u>	<u>15.00</u>
Garage	<u>12 x 18 x 7</u>	<u>"</u>	<u>6'</u>	<u>"</u>	<u>4</u>	<u>"</u>	<u>"</u>	<u>40.00</u>
Granary	<u>18 x 24 x 9</u>	<u>"</u>	<u>8'</u>	<u>"</u>	<u>4</u>	<u>"</u>	<u>"</u>	<u>125.00</u>
Hen house	<u>20 x 40 x 9</u>	<u>"</u>	<u>7'</u>	<u>"</u>	<u>11</u>	<u>"</u>	<u>"</u>	<u>100.00</u>
"	<u>20 x 18 x 9</u>	<u>"</u>	<u>7'</u>	<u>"</u>	<u>6</u>	<u>"</u>	<u>"</u>	<u>400.00</u>
"	<u>20 x 40 x 9</u>	<u>"</u>	<u>7'</u>	<u>"</u>	<u>2</u>	<u>"</u>	<u>"</u>	<u>210.00</u>
"	<u>20 x 40 x 9</u>	<u>"</u>	<u>7'</u>	<u>"</u>	<u>2</u>	<u>"</u>	<u>"</u>	<u>250.00</u>
"	<u>20 x 40 x 9</u>	<u>"</u>	<u>7'</u>	<u>"</u>	<u>2</u>	<u>"</u>	<u>"</u>	<u>340.00</u>
"	<u>20 x 40 x 9</u>	<u>"</u>	<u>7'</u>	<u>"</u>	<u>2</u>	<u>"</u>	<u>"</u>	<u>175.00</u>
Feed House	<u>20 x 20 x 14</u>	<u>"</u>	<u>12'</u>	<u>"</u>	<u>New</u>	<u>"</u>	<u>"</u>	<u>125.00</u>
4 Col. Hoes.	<u>10 x 18 x 6</u>	<u>"</u>	<u>4'</u>	<u>"</u>	<u>"</u>	<u>"</u>	<u>"</u>	<u>80.00</u>
1	<u>8 x 12 x 7</u>	<u>"</u>	<u>6'</u>	<u>"</u>	<u>2</u>	<u>"</u>	<u>"</u>	<u>25.00</u>

Electric Lights.

Total present day value \$ 2385.00

Total Value Buildings add to farm \$ 1500.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? Cheap type of house. Shingles getting bad.

\$

Describe the basement and chimneys: No basement. Metal chimney.

No. rooms downstairs? 3 Upstairs? Garret How finished Shiplap in; fir siding out.

Are buildings painted? No. Condition of paint

Distance from nearest bush None near house. Back Henhouses 66 feet.

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

Cultivated Land

BC/487-P
BC/8449-A

Page 2

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.84	Undulating	10" 14. sil. loam. to 12" 14. sil. gravelly to some better.		Berries - fair	50.00	162.00
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
1.84	Undulating	As above		Light alder	110.00	25.00
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 200.50

Total added by buildings to value of farm \$ 1500.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ 20.00

Total value of farm \$ 1720.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Continuously occupied but tillage this year is nil.

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

Noxious weeds:
Old Canada thistle.

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:
Delta - General \$17.27

Date: July 30, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 27 day of July 1942.

Inspector's Signature

"R. L. RAMSAY"

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

Farm Appraisal Report

Remarks: Place is fairly well located about 1/2 mile off main hard surfaced
Scot road and reasonably close to eastminster. Served by electric light
Soil is a trifle better than many on this row but is inclined
to be hungry and dry. Rather sandy with pebbles intermixed though quite
small ones. Hardpan is about 5' deep.

House is somewhat shacklike. All outbuildings are served with
electric light and water including henhouses. Place is overloaded with
poultry buildings for any but a poultry specialist. The outbuildings
on the whole are a better class than the house.

Small fruit plantings consist of,-

Strawberries- .44 acs

Gooseberries- .06 acs. Very weedy & chewed up.

Red and black Currants. .33 acs Some very weedy

There are also a few asparagus plants in orchard.

Tenant is,- G.W. Johnson who pays \$20 per mo. with nothing extra for the
crop.

(FOR ORCHARD LANDS ONLY)

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

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

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

Present Value

There are 20 mixed fruit trees about 8 years old on average
in very fair shape with a good proportion of Yellow Trans-
parent apples.

\$ 20.00

\$

\$

\$

\$

\$

\$

\$

Total \$

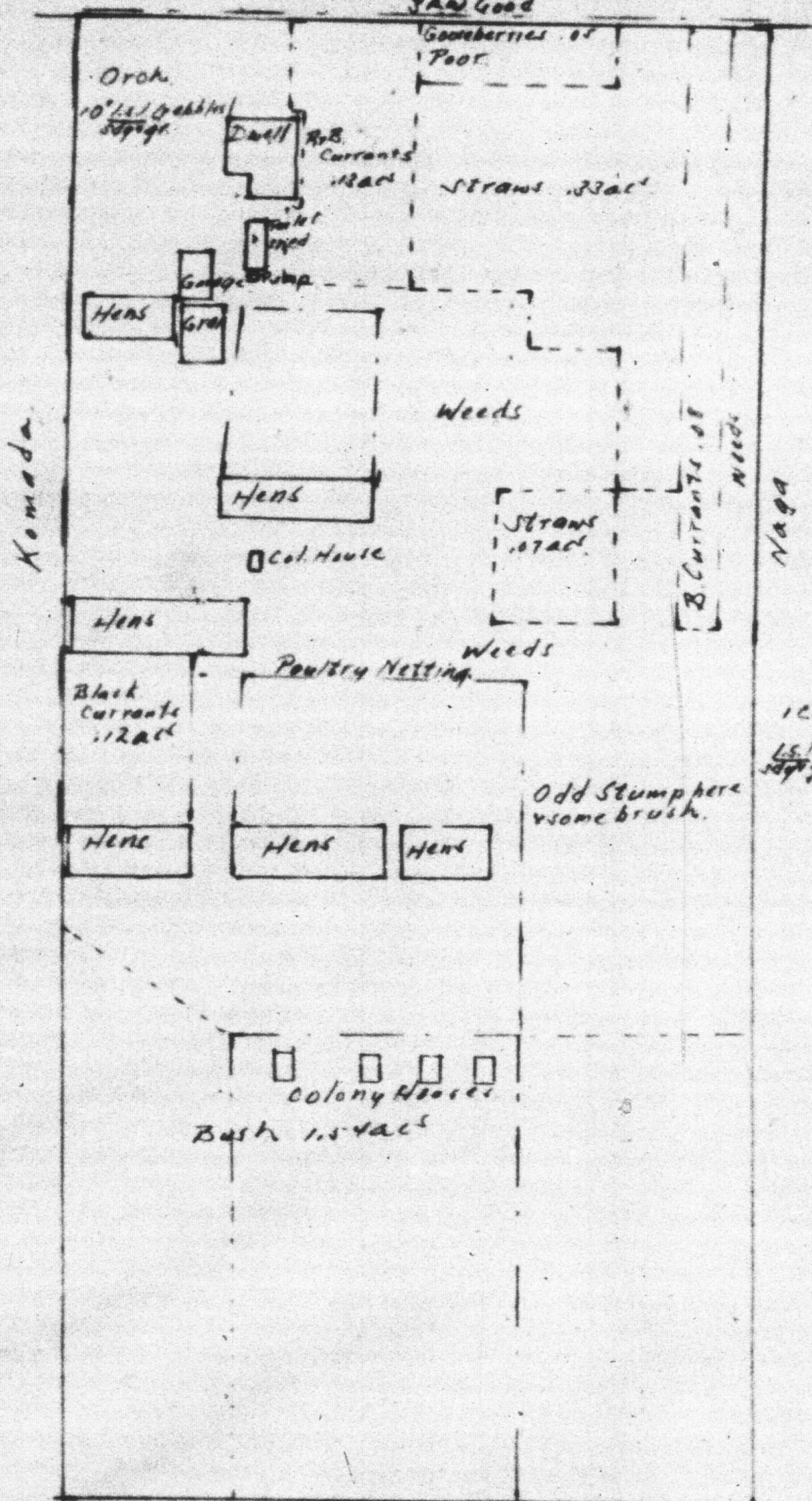
20.00

Amount fruit trees add to value of farm \$

Scott Rd .7m.

Diagram of Property Bayley Rd

YADINI



LOT 74 of DL 440 SE 1/4 Sec. 36 Tp 4, Map 112, N.W.D.

Following careful review of this appraisal report, it is my opinion that the present value is \$ 1800.00

Date 31st July 19 42.

"I.T. BARNET"

District Superintendent.

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

This side to be filled in by office of origin
Le recto est à remplir par le bureau d'origine

REGISTERED ARTICLE

Envoi recommandé

ENTERED AT THE OFFICE OF
Enregistré au bureau de poste de

DATE UNDER NO
sous le NO

ADDRESSED TO The Director, The
Adressé à Veterans' Land Act

518 Rogers Building,

AT Vancouver, B. C.

SEP 1961 4-1-61

ACKNOWLEDGMENT
AVIS DE RÉCÉP

Date &
Time

To be filled in by sender who will
indicate below the full address

A remplir par l'expéditeur qui doit
inscrire ci-dessous son adresse
complète



RETURN TO Office of the Custodian,
Retourner à

506 Royal Bank Bldg.,

Vancouver, B. C. (13763-EL)

STREET AND NUMBER

(1) VANCOUVER, B. C.

PLACE OF ORIGIN OF REGISTERED ARTICLE
Lieu d'origine de l'objet recommandé

(1) IN PRINTED CHARACTERS
En lettres imprimées

CANADA

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE
Le soussigné déclare que l'envoi mentionné d'autre part

OTHER SIDE WAS DULY DELIVERED ON THE
a été dûment livré le

Sept 16 1946

Stamp stamp of office of destination
Timbre du bureau destinataire



SIGNATURE OF THE ADDRESSEE
Signature du destinataire

(1) *Minister of Public Works*

OF ADDRESSEE'S REPRESENTATIVE
du représentant du destinataire.

(2) *E. Hawland*

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

J. T. Lachlan

(1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.

Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte

(2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.

Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

13763

REGISTERED A/R

September 14, 1946.

The Director, The Veterans' Land Act,
518 Rogers Building,
Vancouver, B. C.

Dear Sir:

Re: Spec. Ad. Nov. 7/45 by J. M. Streight
1315 Bailey road, New Westminster.
74/440/2/1133/Mun. of Delta/B.N.W.
Your File No. BC/427P

Enclosed please find Certificate of Title No. 206141-E,
covering the above described property in the name of The Director, The
Veterans' Land Act.

Adjustments as of June 25th, 1946, as shown on the
enclosed sheet, have been calculated and a balance of \$2,503.75 has been
charged to you.

Please mail us a cheque for the above amount and at the
same time return to us the attached title receipt, duly signed. Adjustments
with Mr. J. M. Streight will be made by this office.

Yours truly,

George Peters,
Administration Department.

GP/EL

Enc. 3 - Certificate of Title
Statement of Adjustments
Title Receipt

May 14th, 1946.

REAL PROPERTY MEMORANDUM

FILE NOS: 13763 and 5593.
NAMES: Take KOIZUMI, Teiji KOIZUMI, Riichi KOIZUMI
and Kunio KOIZUMI.
CATALOGUE NO: Advertised.
RE: 1315 Bailey Road, New Westminster, B.C.
- Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	Lot 74 of Lot 440, Group 2, Map 1133, Municipality of Delta, in the District of New Westminster.
Encumbrances:	None.
Taxes:	1945 Taxes paid in full.
Vested:	No. 24992.
VALUATION BY APPRAISER:	\$1,800.00 (E.R. Bell).
AMOUNT OF BID:	\$2,500.00.
APPROVED BY ADVISORY COMMITTEE:	January 9th, 1946.
AMOUNT RECEIVED BY CUSTODIAN:	\$2,500.00 cash to be paid upon receipt of executed Deed.
NAME OF PURCHASER:	The Director, The Veterans' Land Act.

Prepared by: *W. L. Kramer*

Approved by:

DAC:JS

File No. 13763.
Advertised.

July 4th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Take KOIZUMI, Teiji KOIZUMI,
Riichi KOIZUMI, Kumio KOIZUMI
Mun. of Delta
Lot 74 of Lot 440, Gp. 2,
Map 1133, D. N. W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, June 25th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 206140-E dated June 25th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 206141-E dated June 25th, 1946, registering the property in the name of The Director, The Veterans' Land Act (Deed).
3. Duplicate of Transmission dated May 20th, 1946.
4. Duplicate of Deed dated May 20th, 1946 - Secretary of State to The Director, The Veterans' Land Act.
5. Certificate of Indefeasible Title number 206141-E, dated June 27th, 1946, covering the above property in the name of The Director, The Veterans' Land Act.

DAC:JS
Atch.

D. A. Cramer

1998

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[illegible]

Ad. Nov. 7/45 by J. M. Straight
File No. 13763
1315 Bailey Rd., New Westminster.
74/440/2/1133/Mun. of Delta/D.N.W.

September 14, 1946.

THE DIRECTOR, THE VETERANS' LAND ACT
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at June 25, 1946)

	DEBIT	CREDIT
Purchase price	\$2,500.00	
Seller's proportion of taxes for 1946 - 175/365 x \$24.46		\$ 11.75
Registration fees on deed	3.50	
Rent owing - June 1st to June 24th - 24/30 x \$15.00	12.00	
Balance owing by purchaser		2,503.75
	<u>\$2,515.50</u>	<u>\$2,515.50</u>

BALANCE OWING BY PURCHASER

\$2,503.75

REAL PROPERTY SUMMARY

JAPANESE NAME: Estate of Yojiro KOIZUMI Deceased, Reg. No.— File No. 13763.
Copy for File 5593.

CATALOGUE NO: Specially advertised November 7th, 1945, through J.M. Streight,
Official Administrator.

PROPERTY ADDRESS: 1315 Bailey Road, New Westminster, B. C.

LEGAL DESCRIPTION: Lot 74 of Lot 440, Group 2, Map 1133, Municipality of Delta, D. N. W.

TITLE: Registered in the name of Yojiro KOIZUMI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 24992, dated November 22nd, 1942.

ASSESSED VALUES: Land \$ 263.00
Improvements \$1600.00 - \$1863.00. Taxes - \$22.32.

CLASSIFICATION: This is a small chicken and fruit farm.
The Custodian's representative reported on May 13th, 1942, that this property had an area of 5 acres planted to the following crops: 2 acres strawberries, $\frac{1}{2}$ acre gooseberries, $\frac{1}{2}$ acre red currants, $\frac{1}{2}$ acre black currants, some fruit trees.
1 - 1 storey 4-room dwelling 30' x 21' in good condition. 5 chicken houses. 1 Barn. 1 Garage. 1 Packing shed. 1 Pumphouse. 1 Woodshed. 1 Feed house. 1 shack.

HISTORY OF ADMINISTRATION: As Yojiro KOIZUMI died 12th July, 1936, this property was in charge of his widow, Take KOIZUMI, File 5593.
The property was rented 2nd May, 1942, to Gordon W. Johnson, on a monthly basis. Consideration - \$20.00 per month. Mr. W. Page of Brackman-Ker Milling Co. Ltd., collected the rents. Gordon W. Johnson vacated the place on October 1st, 1942. The premises remained vacant until November 1st, 1942, when it was leased to Adolph Klammer. Consideration \$15.00 per month payable in advance.
Then on December 10th, 1942, the Custodian gave a lease No. 67, covering this property for a term of 1 year from December 1st, 1942 to November 30th, 1943. Consideration - \$180.00 payable \$15.00 per month. First payment to be made 1st December, 1942, and a further sum of \$15.00 on the 1st day of each and every month thereafter until the said term has been completed. Mr. Klammer still occupied this property when it was sold to The Veterans' Land Act as at June 25th, 1946. Rents collected - \$685.00.

As Yojiro KOIZUMI died intestate, J.M. Streight, Official Administrator for the County of Westminster, was appointed Administrator of his Estate on January 5th, 1945. Mr. Streight advertised this property calling for tenders 7th November, 1945. The following tenders were

were

Page 2.

File No. 13763.
Copy for File 5593.

received: H. Foster, North Vancouver - \$2,100.00 on terms.
Helen Klammer (Tenant) - \$2,350.00 on terms.
Director, Veterans' Land Act \$2,500.00 cash.

After receiving Valuator's valuation which placed the value at \$1800.00, The Director, The Veterans' Land Act tender was accepted.

SOLD:

To The Director, The Veterans' Land Act for \$2,500.00 as at June 25th, 1946.
Approval of Advisory Committee - January 9th, 1946.

Funds released to the credit of the Estate of Yojiro KOIZUMI as at October 2nd, 1946, \$2503.75 net, which together with all revenue from the property less expenses was sent to Jack Milton Streight, Official Administrator, vis., April 3rd, 1945 - \$ 371.50
Oct. 19th, 1946 - ~~\$2639.43~~ - \$3010.93,

which amount less Administration expenses will be returned to this office with official instructions re the distribution of same.

The following Fire Insurance Policy:-

North West Fire Insurance Co., No. 210436 - \$2375.00 was cancelled on October 7th, 1946, and a refund of \$38.50 was placed to the Estate credit.

The Director, The Veterans' Land Act have their own arrangements for taking care of their Fire Insurance.

Certificate of Title No. 206141-E in the name of The Director, The Veterans' Land Act, was sent to him by Registered Mail, September 14th 1946. Post Office Receipt No. 22741 acknowledging receipt of letter is on file.

This summary is certified to be in accordance
with information on file.
November 1st, 1946.

DAC:JS


D. A. CRAMER.

Estate of Yelice KOIZUMI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 9	A. Klammer - rent Nov. 1 to Dec. 30/42	\$	\$ 15.00	
October 22	W. Page Brackman - Ker Milling Co. - crop returns		55.00	
November 13	Municipality of Delta - taxes	17.27		
December 3	Land Registry Office - Certificate of Encumbrance	1.00		
1943 January 4	A. Klammer rent Jan. 1 - 31/43		15.00	
February 1	A. Klammer - rent		15.00	
March 12	A. Klammer - rent		15.00	
April 27	A. Klammer - rent		15.00	
May 12	Insurance premium	63.05		
June 3	A. Klammer - May & June rent		30.00	
July 31	A. Klammer - rent July & August		30.00	
1944 May 31	Rents from A. Klammer to July 31/44		165.00	
June 1	Insurance premium	5.27		
	1943 taxes	17.27		
July 6	Returned insurance premium		.36	
August 28	A. Klammer - balance in full of lease to Nov 30/44		60.00	
December 12	Rent to Dec. 31/44 - A. Klammer		15.00	
1945 January 20	A. Klammer - rent		15.00	
February 21	A. Klammer - rent		15.00	
March 27	A. Klammer - rent		15.00	
April 3	J. M. Streight - Official Administrator	371.50		

475

NIL

LIABILITY SUMMARY

File No. 13763

30th October, 1946.

Re: Estate of Kojiro KOIZUMI, deceased.

This file reveals no liabilities.

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

WEA:HA

[Signature]

I hereby verify the above to be true.

October 31st, 1946.

DAC:JS

[Signature]
D. A. CRAMER.

PERSONAL PROPERTY SUMMARY

File No. 13763

30th October, 1946.

Re: Estate of Yojiro KOIZUMI, deceased.

This file reveals no personal property assets.

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

/HA

W. L. ...