

15606

15606  
INFORMATION FROM R.O.M.P.

DATE June 14, 1946.

Our File No. 15606

Full Name Toshio FUKUDA, Deceased  
(Surname in Block Letters)

Registration No. \_\_\_\_\_ <sup>X</sup>  
Male - Female  
(Check) Age \_\_\_\_\_

Former Address New Westminster, B.C.

Date Evacuated Died prior to  
evacuation Naturalized - Canadian-Born - National  
(Check)

Present Address \_\_\_\_\_

<sup>X</sup>  
Married - Single  
(Check) Name of Wife Tsugiko (File No. 7348)

Name of Husband \_\_\_\_\_

Name of Mother \_\_\_\_\_ Name of Father \_\_\_\_\_

Names of Children under 16 \_\_\_\_\_

Toshiko (F) 9/1/32

Asako (F) 26/1/37

Shiungi (M) 11/6/34

Keiko (F) 12/3/39

Requested by \_\_\_\_\_ Registered with Custodian (Yes or No)

Additional Information Mr. Toshio Fukuda died in New Westminster,  
B.C. on or about the 3rd day of February, 1940. Letters of Administration  
were granted to Jack Milton Streight, Official Administrator for the County of  
New Westminster, B. C. on the 27th day of October, 1944.



MEMORANDUM

Files 7348 and 15606

January 24, 1948.

TO: THE ACCOUNTING DEPARTMENT

*Mr. Good!*

FROM: MRS. A. G. McARTHUR

Re: Tsugiko (Mrs. Toshio) FUKUDA,  
Registration No. 14157, File No. 7348.

Please credit the attached Provincial Government cheque  
No. 1702 for \$1727.56 to the account of Tsugiko Fukuda.

These funds represent the entire credit balance in the  
estate of Toshio Fukuda, Deceased. The Will of the deceased bequeathed  
the entire estate to his widow. The Estate was administered by  
J. M. Straight, Official Administrator, and funds forwarded to this  
office at our request as the widow and her children have been  
repatriated to Japan owing the Treasury \$399.66.

/AC

*A. G. McArthur*

September 29, 1947.

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

Dear Sir:

Re: Estate of Toshio Fukuda, Deceased.

We have to acknowledge your letter of September 23, enclosing Statement of Receipts and Disbursements in the above Estate, for which we thank you.

Tsugiko Fukuda, the widow, and her children were repatriated to Japan on August 2, 1946. At the time of her departure from Canada, Mrs. Fukuda received, from the Treasury Department, the sum of \$399.60 as a Repatriation Grant, which sum is repayable from any assets belonging to Mrs. Fukuda remaining in Canada. We would, therefore, request that any funds which may become payable to Mrs. Fukuda, from the estate of her late husband, be forwarded to this office for the credit of her account. The claim of the Treasury Department will then be paid therefrom and the balance remitted to Mrs. Fukuda in Japan.

Yours very truly,

A. G. McArthur,  
Office of the Custodian.

/AC

*Handwritten notes:*  
15606-7348-29, 1947  
J. M. Streight, Esq.  
607 Columbia Street  
New Westminster, B. C.  
2224 8 2224





J. M. STREIGHT  
OFFICIAL ADMINISTRATOR

TELEPHONE:  
703

607 COLUMBIA STREET  
NEW WESTMINSTER, B. C.

August 7th, 1947.

STATEMENT RE: ESTATE OF TOSHIO FUKUDA

From April/45  
to  
Aug-1947

By Cash Custodian  
" " Property

Dr. Cr.  
215.16  
1800.00

To " Legal  
" " Tax adjustment  
" " Valuation fee  
" " Expenses this office

155.37  
54.67  
7.50  
70.06

To Balance in Treasury

1727.56

2015.16 2015.16

August 1, 1947

By Balance in Treasury

1727.56

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



15606

8th January, 1947.

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

Dear Sir:

Re: Estate of Toshio FUKUDA, deceased

In view of the fact that this property is already registered in your name in trust, and you will have no difficulty in giving Title to the purchaser of the property, we would request that you complete adjustments regarding the sale in this case.

Attached hereto please find North West Fire Insurance Policy No. 212112 covering the property in the name of the Custodian, and to which we have attached Transfer and Consent Forms in blank, which you can fill in to be given to the purchaser. I believe the adjustment date is 6th June, 1946, and in this case the adjustment should be \$4.55 in your favour.

The tenant on this property, Mr. R. Bouffard, I believe you gave me to understand was the actual purchaser of the property through Mr. Sky. Mr. Bouffard is in rental arrears for the period from the 16th August, 1945, to the 6th June, 1946, for a total of \$95.00. You will no doubt be in a position to collect this when making adjustments in view of the facts known to you.

You will find attached hereto Custodian cheque in the amount of \$49.00, representing the credit held in the account of the Estate at this office, and we have attached the details as to how these funds accrued.

Will you please acknowledge receipt of the enclosures.

Yours truly,

W.E. Anderson,  
Office of the Custodian.

WEA:HA  
Encls.



File Nos. 15606 and  
7348

December 11, 1946.

MEMORANDUM

TO: Mr. Macpherson

FROM: Mr. Johnston

Re: Lot 1 of Parcel "D" of Lots 278  
and 279, Group 1, Map 4384  
Municipality of Maple Ridge in the  
District of New Westminster.

The above-mentioned property was advertised for sale by tender by Mr. J. M. Streight, Official Administrator, New Westminster, B. C., and Mr. Streight has recommended acceptance of an offer of \$1,800.00 cash, received by him. The Advisory Committee on Rural Properties has approved the sale and as the property is registered in the name of James Milton Streight "In Trust", it will be in order for him to draw the Deed.

Will you, therefore, kindly forward a Vacating Certificate to Mr. Streight to be filed concurrently with the Deed.

  
.....  
Administration Department.

WJJ/HMS

W. Shears-

Attached for your approval  
is Vacating Certificate requested  
by Mr. Johnston  
JMS



15606 & 7348  
Evacuee Section

509 Royal Bank Building,  
Vancouver, B. C.  
June 5, 1946

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

Re: Estate of Toshio FUKUDA, Dec'd

Dear Sir:

We duly received your letter of the 22nd ultimo, enclosing copy of advertisement and valuation report in connection with property described as Lot 1 of Parcel "D" of Lots 278 and 279, Group 1, Map 4384, Maple Ridge Municipality.

We note that you have received an offer to purchase from George Edward Sky for the sum of \$1,800.00, and same will be submitted to our Advisory Committee on Rural Properties at their next meeting.

In view of the fact that this property is registered in your name "In Trust", it will be in order for you to draw the Deed, and we will accordingly release our vesting.

We are returning herewith copy of advertisement and valuation report of Mr. Hal Mensies, dated February 9, 1946.

Yours very truly,

W. J. Johnston  
Administration Department

WJJ/JF  
Encl.



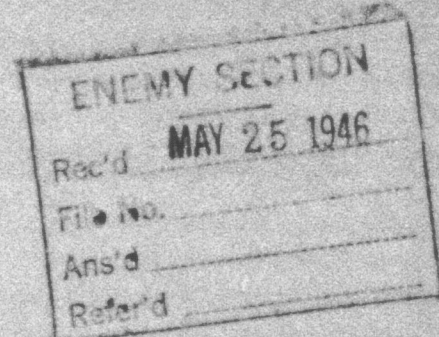


J. M. STREIGHT  
OFFICIAL ADMINISTRATOR

TELEPHONE:  
703

607 COLUMBIA STREET  
NEW WESTMINSTER, B. C.

May 22, 1946.



The Office of Custodian,  
509 Royal Bank Building,  
VANCOUVER, B.C.

Dear Sir:

Re: Estate of Toshio Fukuda  
Your File 15606-7348

Subject to your approval I have accepted the sum of \$1800.00 cash for the property in the above estate.

The tenant on the property has arranged purchasing this amount and I would recommend sale of same at that price.

I understand you have a vesting order regarding the said property which you filed March 12, 1945. I herewith enclose valuation report and copy of the advertisement calling for tenders. Please return same at your earliest convenience.

The purchaser is George Edward Sky, Agent, 402 West Pender Street, Vancouver.

According to the Solicitor a Title is in my name in Trust under #184629E and I presume in that event I will draw the Deed and you will release your vesting order.

Yours very truly,

OFFICIAL ADMINISTRATOR.

JMS:FB

*Handwritten signature*



ENEMY SECTION	
Rec'd	MAY 25 1946
File No.	
Ans'd	
Ref'd	

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

**IN PROBATE**

**IN THE MATTER OF THE ESTATE OF  
TOSHIO FUKUDA, DECEASED**

**TENDERS** for the purchase of the property of the above-named deceased, known as Lot 1 of Parcel "D" of Lots 278 and 279, Group 1, Map 4384, Maple Ridge Municipality, will be received by the undersigned up to 5 o'clock the 28th day of February 1946. **TERMS:** Cash. The highest or any Tender not necessarily accepted.

**SUBJECT** to any existing Tenancy.

**DATED** at New Westminster, B.C.,  
the 6th day of February 1946.

**JACK MILTON STREIGHT**

**Official Administrator for the  
County of Westminster**

607 Columbia St.,  
New Westminster, B.C.



COPIES

HAL MENZIES

Real Estate and Insurance

Haney, B. C.

February 9th, 1946

Mr. J. M. Streight,  
Official Administrator,  
New Westminster, B. C.

Dear Sir:

Re: Estate of Toshio Fukuda, deceased

As per your instructions I have examined the above property and find it consists of,

3.999 acres of cleared land lying close to the town of Hammond. The land is a sandy loam for the most part; 1 acre on the front however lies very low and would be suitable for very few crops. There appears to be about 2 acres of the higher ground in asparagus but which has been so neglected that it's value as a crop is questionable, as it is badly infested with couch grass and other weeds. There are about 15 bearing fruit trees scattered around the buildings.

The buildings consist of an old 4-room house which has never been painted; has been finished on the outside with shingles; the roof is in bad repair and is leaking in several places. The building is 36 x 28 feet and the foundation is cedar posts that will be required replacement soon. The inside of the house is finished in shiplap and paper which has not been redecorated for years. There is a lean-to 14x28 feet with one board wall of shiplap only. A large shed at the back is in such state of depreciation that it is of no value and should, I think, be torn down for safety sake.

There is an open well by the back verandah that is also in poor condition and I am advised by the tenant that he has to carry water to the property in the summertime. However, the well could probably be deepened or water obtained from the town water system at Hammond which may eventually reach the property and which is now only 500 or 600 feet from it.

The only access to the building is a strip 12 feet wide which provides access for the property in the rear and could, of course, be cut off by that owner at any time. This is not likely but if that happened a new approach to the road would have to be built across this low piece of ground and would entail some expense. However, the property being cleared and being so close to Hammond would, I believe, sell readily on the present market for \$1,800.00.

The land only is assessed for \$400.00 and the improvements at \$1,100.00 but this was probably made when the buildings were in good repair and never changed.

I trust this information is sufficient for your requirements and will be glad to furnish you with any further details you may require.

Yours truly,

"Hal Menzies"

HM/w



MEMORANDUM

File Nos. 15606  
7348

March 13th, 1945.

TO: Accounting Department

FROM: Mr. Richardson

Re: Toshio FUKUDA (Deceased) File 15606

Letters of Administration with Will annexed have been issued to Jack Milton Streight, Official Administrator for the County of Westminster, under date of October 27th, 1944 (notarial copy on file). Date of death - February 3rd, 1940.

Beneficiaries of Estate of Toshio FUKUDA:

Tsugiko FUKUDA	Wife	Reg. #14157	File #7348
Toshiko	Daughter	Born	9/1/32
Shunji	Son	"	11/6/34
Asako	Daughter	"	26/1/37
Keiko	Daughter	"	12/3/39

Will you please change your records to conform with the above.

RDR:OH



15606 & 7348  
Evacuee Section

509 Royal Bank Building,  
Vancouver, B. C.  
March 12th, 1945

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

Re: Estate of Toshio FUKUDA

Dear Mr. Streight:

Special Vesting Order from The Secretary of State has today been forwarded to the Land Registry Office, New Westminster, for registration. We enclose herewith copy of Order for your information.

Will you now obtain an independent appraisal and offer the property for sale by public tender. Kindly send us a list of all tenders received, together with a copy of valuation, copy of advertisement and your recommendation as to acceptance or otherwise.

The offers received, together with valuation you have obtained, and an independent appraisal secured by the Custodian, will be submitted to the members of our Rural Property Advisory Board. Provided the highest offer is in line with said valuations, the Board will probably recommend acceptance and documents will then be prepared by this office and go forward to Ottawa for signature of the Custodian, together with the Board's recommendation.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/JV  
Encl.



In the SUPREME

Court of BRITISH COLUMBIA

In the matter of TOSHIO FUKUDA, deceased,

and

In the matter of the "Administration Act."

DATED THE 27th DAY OF October, A.D. 1944

the petition and  
UPON reading the Affidavits of Jack Milton Streight and the Renunciation of  
Tsugiko Fukuda

, it is ordered,

that Jack Milton Streight, Official Administrator for the

County of Westminster, with the Will annexed,  
shall be Administrator of all and singular

the estate of Toshio Fukuda, deceased,\* who died at  
the City of New Westminster, British Columbia, on the 3rd. day of  
February, A. D. 1940

and that notice of this Order be published in  
one issue of a newspaper circulating in the District in which the  
deceased resided.

A. M. Harper,  
J.

Value of Estate \$1500.00

Extracted by Lidster & Allison,  
Solicitors.

CERTIFIED A TRUE COPY

*[Signature]*  
Deputy District Registrar

★ Insert

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.





LOCKE, LANE, GUILD & SHEPPARD  
Barristers & Solicitors

703 Rogers Building,  
Vancouver, B. C.

June 8th, 1944

Office of the Custodian,  
509 Royal Bank Bldg.,  
675 West Hastings Street,  
VANCOUVER, B. C.

Attention Mr. Wright

Dear Sir:

Re: Properties sold to Director under Veterans'  
Land Act. Your File No. 1247-A

We note your instructions that in some fifteen parcels the title is in the name of a Japanese who has died prior to the Orders-in-Council coming into effect, and the beneficiaries either evacuees or alien enemies have not taken out Letters, probably to offer an obstacle to the Custodian. We are of the opinion that the Orders-in-Council in their present form will not assist. Reg. 12 (2) (P.C. 1665 as enacted by Sec. 4 of P.C. 2483) does not appear to us to assist in that it relates to property "belonging to any person of the Japanese race" but those words in the defining section of P.C. 2483 mean and are therefore restricted to a person of the Japanese race required to leave the protected area, and that description could not apply to a deceased owner who had died before the Orders-in Council came into effect requiring the Japanese to leave this area.

There appears, therefore, no regulation which is applicable to these registered owners and the utmost the Custodian could assert is that under P.C. 2483 there is vested in him the equitable or beneficial interest which has passed by devolution to the beneficiaries; that vesting in the Custodian does not however permit him to proceed directly against the title. The Administration of Estates Act, Chap. 2, Sec. 106 provides that real estate vests in the personal representative therefore the right of these respective beneficiaries must be against the personal representatives when appointed and similarly as the rights of these beneficiaries are vested in the Custodian the Custodian's right must be limited to a right against such personal representatives when appointed. There appears to be two methods whereby you may get title in the legal state:-

1. By having the Official Administrator apply. Under the Administration of Estates Act, Chap. 5, Sec. 47 the Official Administrator may apply in the event of (a) a person dying intestate or leaving a will with an Executor not willing and competent to take probate, or where the executor resides outside the Province, and (b) that the deceased had his fixed place of abode in the County or had no fixed place of abode in the Province but had assets within the County and the Official Administrator so applying can see that no relatives within the Province entitled to share in the estate are ready and competent to take out Letters. Under Section 48 the Official Administrator is obliged to take out Letters where all the heirs and next-of-kin in the Province renounces or requests him to do so. We assume that the beneficiaries will not permit complying with Sec. 48 but Sec. 47 would appear to apply in that the beneficiaries although being within the Province have by neglecting to take out Letters over a considerable period must have shown that they are not ready to take out such Letters. There would appear no difficulty in complying with the remainder of Sec. 47.
2. An alternative method could be set up by amending the Orders-in-Council to provide that the Custodian could enquire whether evacuees or enemies were the



beneficial owners of any property registered in the name of the deceased, and if he were of that opinion could direct that such property vest in him.

The latter method could carry the advantage of giving you control of the disposal of this property whereas there are disadvantages to relying upon the Official Administrator. In the first place there must be in every instance some doubt as to whether grant will be made to an Official Administrator; that can be defeated by any beneficiary deciding to take the grant and having taken the grant could then decline to go on the register. Further, certain Official Administrators have taken the position that both Sec. 47 and 48 must be complied with. We do not so read the Statute and the Official Administrator at New Westminster, where the majority of these properties will lie, would apply under Sec. 47 irrespective of compliance with Sec. 48.

Further the power of sale contained in the Official or other Administrator must be subject to the limitations of that office but you will appreciate that an Administrator is not a Liquidator, and we can expect each Official Administrator to act with considerable precaution and not necessarily dispose of the properties as we may direct. It is, therefore, evident that only by amending the Orders-in-Council could the control of this administration be obtained by the Custodian. If there be any reason against amending we could have the Official Administrator at New Westminster apply.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD

Per: "F.A.S.

FAS/EB



C  
O  
P  
Y

CRUX & MCMASTER

308 Randall Building,  
535 West Georgia Street,  
Vancouver, B. C.

March 16, 1944

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

Attention: Mr. Wright

Dear Sir:                   Toshio Fukuda (deceased) and Mrs. Tsugiko  
Fukuda - Lot 1 of parcel "D" of Lots 278  
and 279, Gp. 1, Map 4384, Municipality of  
Maule Ridge

As indicated in our discussion with you yesterday it becomes important to know the precise date of the death of the above named Japanese to determine whether title can be given to real estate on the basis that the property vested in the Custodian ipso facto or whether such vesting will only occur after extraneous evidence has been brought in, such as upon the Official Administrator procuring letters of administration showing an intestacy and an interest in the estate in favour of a Japanese.

As soon as this information has been received from you we can continue with the necessary legal steps to put the matter in order.

Yours truly,

CRUX & MCMASTER

PER: "G. F. McMaster"

G. F. MCMASTER

GFM/MH



Farm Appraisal ReportFile No. 52-13Land Description Pl. 1 of S.D. "D", Op. 1, D.L. 278, Plan 4384.Containing 3.99 AcresOwner's Name FUKUDA, TorbiePost Office Address Hammond, B.C.Nearest Rail Point Hammond, B.C.Distance 1/2 mileMarket Town New WestminsterDistance 16 milesChurch (give denomination) Hammond, all denominationsDistance 1/2 mileNearest School Hammond (Bus to high school, 4 miles)Distance 1/2 milesState how property was identified: Map location & corner posts.

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

Property has direct access to 2nd Avenue.Is this district a good one? Good general locality.Employment opportunity 2 saw mills, 1 brickyard, 1 peat plantPredominating Nationality and religion: Immediate vicinity, Japanese.Describe Fencing and its condition: East, west and north boundary fair Value \$Water supply: Ample domestic water from shallow well.

Value \$

## BUILDINGS ON FARM

5606/7348

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	27 x 36	frame	1 1/2	shgl	20	wood	fair	600.00
Add'n.	14 x 27	"						
Shed	21 x 24	"	1 st.	shgl	20	wood	poor	50.00
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$ 650.00Total Value Buildings add to farm \$ 600.00Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable?

\$

Describe the basement and chimneys: No basement. Brick chimney on bracket.No. rooms downstairs? 5 Upstairs? 1 How finished wood.Are buildings painted? No Condition of paint -Distance from nearest bush Approx. 200 yards.

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



ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.99	level	loam	clay	mixed small fruit	100.00	399.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 399.00

Total added by buildings to value of farm \$ 600.00

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

Total value of farm \$ 999.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:  
 Property occupied by owner. Land in very good state of cultivation and  
 appears to be in good state of fertility.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.  
 Suitable for small fruits but is more adapted for a home than as a farm.

Noxious weeds:

Give approximate detail and  
 amount of all annual taxes and  
 names of Taxing Authorities:

Maple Ridge Municipal Assessment District.

1942 - \$25.49

Date: May 12, 1942.  
 Place: New Westminster

I certify that the above report is based on a personal examination  
 of the whole farm made on the 11 day of May 19 42

Inspector's Signature

"D. DODDING"

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



# Farm Appraisal Report

Remarks: This is a small holding with acreage too limited to ever become a self-supporting unit. It is well situated as a home site, it is close in to Hammond and has electric facilities, also direct access to paved highway and is close to municipal facilities including a good golf course.

The house is serviceable but would be improved by paint and foundation repairs. The front part of the property is rather low and wet but drainable, the rear of the holding is slightly higher with dry foundations for building site where house is located.

**(FOR ORCHARD LANDS ONLY)**

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

H11

### ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

W11

## ORCHARDS, SMALL FRUITS, ETC.

(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 \$

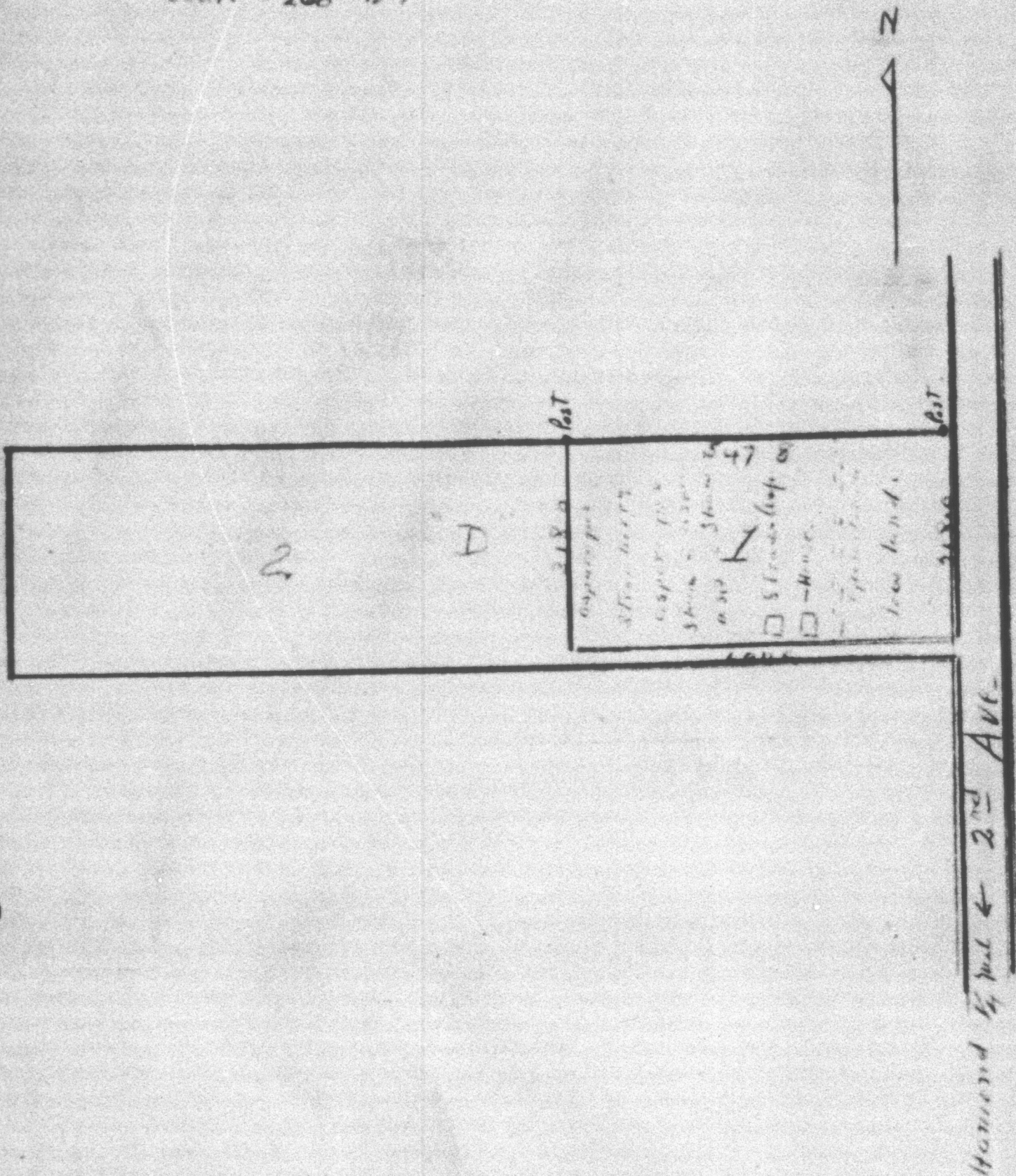


### Diagram of Property

T Fukuda

Vol. 1 of Sub-Div. Cppt, DL 276. Plan 4434

Seeds - 200 To 1"



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

value is \$ 1000.00

Date 13th May. 1942

"I.T. BARNET"

**District Superintendent.**



7348  
15606

T. Fukuda

J.L. 13  
12.158

THIS INDENTURE made in duplicate the 17<sup>th</sup> day of January  
A.D. 1944, in pursuance of the "Short Form of Leases Act," Revised Statutes  
of British Columbia, 1924, Chapter 234.

#15606

BETWEEN

15-1-44  
THE DIRECTOR, THE VETERANS' LAND ACT  
(Hereinafter called the "Lessor")

OF THE FIRST PART:

AND

Alfred Boiffard

of the

of Hammond

, British Columbia

(Hereinafter called the "Lessee")

OF THE SECOND PART:

WITNESSETH, that in consideration of the rents, covenants and  
conditions hereinafter reserved and contained on the part of the said Lessee  
his executors, administrators and assigns to be paid, kept, observed and  
performed the said Lessor hath demised and leased and by these presents doth  
demise and lease 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  
in the Province of British Columbia being composed of  
Parcel One (1) of Sub-Division "D", Group One (1), D.L. 278 &  
279, Group One (1), Map 4384, N.W.D.

To have and to hold the said demised premises for and during the  
term of Twelve (12) months from the 1<sup>st</sup> day of December 1943  
to the 31<sup>st</sup> day of October A.D. 1944

YIELDING AND PAYING therefor to the Lessor during the term  
hereby granted the clear rent as follows:

(a) The sum of one hundred & seven  $\frac{50}{100}$  (\$107.50) Dollars payable  
Fifty dollars (\$50) on execution of agreement  
Fifty seven  $\frac{50}{100}$  dollars (\$57.50) on the 1<sup>st</sup> day of June 1944

(b) On the 1<sup>st</sup> day of June A.D. 1944, the sum  
of \$1.50 dollars per acre for every acre of the portion of the  
said premises hereinafter agreed to be ~~land cut & burned~~

which shall not be ~~so cut & burned~~

by the said 1<sup>st</sup> day of June A.D. 1944

(c) On the 1<sup>st</sup> day of June A.D. 1944, the sum  
of \$10.00 dollars per acre for every acre of the portion of the  
said premises hereinafter agreed to be ~~seeded to clover & grass & parts removed~~

which shall not be ~~so seeded to clover & grass & parts removed~~

by the said 1<sup>st</sup> day of June A.D. 1944



T. Fukuda

J. L. 13  
126/15P

- 2 -

AND the said Lessee COVENANT with the said Lessor to pay rent; And to pay water rates; And to repair, and that the said Lessor may enter and view the state of repair; And that the said Lessee will repair according to notice (reasonable wear and tear, and damage by fire and tempest excepted); And to keep up fences; And will keep ditches and drains free and clear; And not to cut down timber; And will not assign without leave; And will not sublet without leave; And will not do or allow to be done anything, which may be or become a nuisance or annoyance in the neighbourhood; And that ~~he~~ will leave the premises in good repair; And will not use any buildings for any purpose other than that for which they are intended.

AND also that ~~he~~ will during the said term cultivate, till and employ such parts of the said land as are now or hereafter shall be brought under cultivation, in a good, husbandmanlike and proper manner, and during the continuance of the said term shall keep down all noxious weeds and grasses and will not remove or permit to be removed from the premises any straw of any kind, manure or wood;

AND that ~~he~~ will before the 1<sup>st</sup> day of June A.D. 1944 in a good and husbandmanlike manner cut & burn all brush now growing along both sides of entrance road & along frontage facing 2<sup>nd</sup> ave. Remove under parts from all raspberry bush in front of house & pile same at rear of dwelling. and that ~~he~~ will seed to clover & grass (2.5) acres being all cultivated land except that now growing appurtenant. Of this area (1) acre of low ground adjacent to 2<sup>nd</sup> ave to be seeded to 18 lbs. red top. the remaining (1.5) acres to be seeded to a mixture of 1/2 red clover & 1/2 lucerne clover, sown at the rate of not less than 10 lbs. per acre.

PROVIDED and it is hereby agreed that if the Lessee shall fail in the performance of this covenant by the day stipulated the Lessor may forthwith and without notice enter upon the said premises with labourers and workmen to do the said work and such entry shall not operate as a waiver of the rent reserved herein.

AND that the Lessee will on or before the date hereunder mentioned make and effect the following repairs, alterations or improvements, namely:-

Before the                      day of                      , A.D. 194

.....  
..... \$ .....

Before the                      day of                      , A.D. 194

.....  
..... \$ .....

and the Lessee shall be entitled upon completion of the said respective repairs, alterations or improvements before the respective dates above mentioned therefor to be credited on account of the rent reserved with the sum or sums respectively shown opposite each of the said items.

AND that the Lessor, his agents, workmen, contractors, and all others necessary therefor may at any time enter upon the premises or any portion thereof with all necessary animals, vehicles, implements and tools for the purpose of erecting on the premises such new buildings, permanent improvements or other appurtenances as the Lessor may desire, but such entry or work shall not be made or done on portions of the premises under



crop, without reasonable compensation to the Lessee for any damage to the crop thereby occasioned; and any such buildings, permanent improvements or other appurtenances together with that portion of the land necessary for the use and enjoyment thereof and the right of ingress and egress thereto and therefrom shall not be occupied or used by the Lessee without the consent of the Lessor in writing, and shall cease to form part of the demised premises, but may be leased, or otherwise disposed of by the Lessor to any person or persons as the Lessor may see fit.

AND that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or if the said 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, then the current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

PROVIDED and it is expressly agreed that in case the Lessor should desire to sell the said premises during the said term, the said term may be determined at any time upon one month's notice by a notice to such effect being delivered to any person upon the said premises, or mailed by posting the said notice in an envelope addressed to the Lessee at his last known address and that the Lessee will at the expiration of the time limited by the said notice peaceably and quietly give up possession of the said premises to the Lessor; provided that upon such earlier determination of the said term, and after the Lessee shall have delivered up possession in manner aforesaid and paid to the Lessor the full proportion of rent up to the date of such earlier determination, the Lessee shall be entitled to be compensated for the value of the crops then sown and growing on or for the work done in the proper cultivation of the said land, or, at the option of the Lessor, shall be entitled to harvest such crops and remove the same and for that purpose shall have the right of ingress and egress to and from the said land but such right shall be exercised reasonably and not in such manner as to affect or interfere with the use of the remaining portion of the demised premises by the Lessor, his agents or any purchaser or Lessee from the Lessor.

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

THE said Lessor COVENANTS with the said Lessee for quiet enjoyment.

IN WITNESS WHEREOF, the Lessor has caused this Agreement to be signed by his District Superintendent at Vancouver, British Columbia, and the Lessee has hereunto set his hand and seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of

*John H. Cuth*

*W. E. Williams*

THE DIRECTOR, THE JOSEPHS' LAND ACT

Per:

*for* *Alfred Bayford*  
District Superintendent



1964

**FURBER, Lonnie**  
(See also File 7342)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The North West Fire Insurance Company	<i>Renewed - 205353</i>	<i>\$1,000.00</i>	<i>Aug.</i>	<i>5</i>	<i>1944</i>	<i>West side of 2nd Ave., between River Rd. &amp; Westfield St., Sub. of D. Port Mansard, Am. R.R.</i>
North West Fire Insurance Company	<i>212112</i>	<i>1650.00</i>	<i>Aug.</i>	<i>5</i>	<i>1947</i>	<i>E. side of 2nd Ave., Pt. Harbored, Subdiv. 1 of sp. T. 9, N. 10, of Maple Ridge, A.C.</i>
<i>Property sold by J. M. Street. Policy transferred to him for purchase. 8th Jan. 1947.</i>						



FIRE INSURANCE SUMMARY


File No. 15606.

Toshio FUKUDA - M.R. Deceased.

North West Fire Policy No. 212112 - \$650.00, covering  
the 1 storey dwelling West side of 2nd Avenue, Hammond,  
N.C., was endorsed in Blank and forwarded to J.M. Straight,  
Official Administrator, on 8th January 1947.

This summary is certified  
to be in accordance with  
information on file.

March 27th, 1947.

  
W. A. CRAVER.

DAG:JB



REG.  
NO.

NAME

FILE  
NO.

14157

~~OKADA, Mrs. Tsuguo~~

FUEUDA, Toshio (Deceased)

734  
15606

ASSURED

The Secretary of State of Canada, acting in his capacity as Custodian.

COMPANY  
The North West Fire  
Insurance Co.POLICY NO.  
203353AMOUNT  
\$1000.00PREMIUM  
\$12.00RATE  
1.20%TERM  
3 Yrs.EXPIRATION  
Aug. 5, 19444650<sup>00</sup> 4650<sup>00</sup> dwelling house 1 storey, frame single  
\$350.00 on Household Contents.4650<sup>00</sup> 4650<sup>00</sup> of 2nd Avenue, between River  
Rd. and Westfield St., Port Huron,  
D.C. on Subdiv. 1. of D. Sec. 178,  
Twp. 9, Municipality of Maple Ridge.

LOSS PAYABLE

INSURANCE AGENT

RENTAL AGENT

McGregor, Johnston, & Thomas  
Ltd.

ENDORSEMENTS



REG.  
NO.

14152

NAME

FUKUDA, Mrs. Isouko

FUKUDA, Toshio (Deceased)

FILE  
NO.

7348

13506

ASSURED

THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian.

COMPANY

North West Fire  
Insurance Company

POLICY NO.

212112

AMOUNT

\$650.00

PREMIUM

\$11.70

RATE

1.80

TERM

3 Yr.

EXPIRATION

Aug. 5, 1947

PROPERTY INSURED

\$650.00 on the 1 story, frame, shingle-roof  
private dwelling*body of frame*

LOCATION

W. side of 2nd Ave, Pt. Hammond,  
Subdiv. 1 of "D", Sec. 278, Twp. 9,  
Man. of Maple Ridge, B.C.

LOSS PAYABLE

Insured

INSURANCE AGENT

McGregor, Johnston &amp; Thomas,

RENTAL AGENT

ENDORSEMENTS



REAL PROPERTY SUMMARY

JAPANESE NAME: Toshio FUKUDA Deceased File No. 15606.

CATALOGUE NO: Advertised and sold by Jack Milton Streight, Administrator.

PROPERTY ADDRESS: 65 - 2nd Avenue, Hammond, B.C.

LEGAL DESCRIPTION: Lot 1 of Parcel "D" of Lots 278 and 279, Group 1, Map 4384, Mun. of Maple Ridge, D.N.W.

TITLE: Registered in the name of Toshio FUKUDA.

ENCUMBRANCES: Application for registration made 16th March 1945 to register Transmission of Title to Jack Milton Streight "In Trust" (see filing No. 27633).

Vesting Order filed No. 25173, dated December 14th, 1942.  
Special Vesting filed under same No. 25173, 17th March 1945.

ASSESSED VALUES: Land \$ 400.00  
Improvements \$1100.00 - \$1500.00. Taxes - \$24.81.

CLASSIFICATION: This is a small piece of cleared land with an area of 3.99 acres, with a 4 room dwelling 28'x36' in need of repairs.  
J.M. Streight, Official Administrator had a special valuation of this property made by Hal Menzies, February 9th, 1946, as follows:

"As per your instructions I have examined the above property and find it consists of,

3.999 acres of cleared land lying close to the town of Hammond. The land is a sandy loam for the most part; 1 acre on the front however lies very low and would be suitable for very few crops. There appears to be about 2 acres of the higher ground in asparagus but which has been so neglected that it's value as a crop is questionable, as it is badly infested with couch grass and other weeds. There are about 15 bearing fruit trees scattered around the buildings.

The buildings consist of an old 4-room house which has never been painted; has been finished on the outside with shingles; the roof is in bad repair and is leaking in several places. The building is 36 x 28 feet and the foundation is cedar posts that will be required replacement soon. The inside of the house is finished in shiplap and paper which has not been redecorated for years. There is a lean-to 14x28 feet with one board wall of shiplap only. A large shed at the back is in such state of depreciation that it is of no value and should, I think, be torn down for safety sake.

There is an open well by the back verandah that is also in poor condition and I am advised by the tenant that he has to carry water to the property in the summertime. However, the well could probably be deepened or water obtained from the town water system at Hammond which may eventually reach the property and which is now only 500 or 600 feet from it.

The only access to the building is a strip 12 feet wide which provides access for the property in the rear and could, of course, be cut off by that owner at any time. This is not likely but if that happened a new approach to the road would have to be built across this low piece of ground and would entail some expense. However, the property being cleared and being so close to Hammond would, I believe, sell readily on the present market for \$1,800.00.



The land only is assessed for \$400.00 and the improvements at \$1,100.00 but this was probably made when the buildings were in good repair and never changed."

**HISTORY OF****ADMINISTRATION:**

This property was leased by Tsugiko FUKUDA, file 7348 (widow of Toshio FUKUDA) May 7th, 1942, to Alfred Bouffard for a term of 9 months from 1st May 1942 with option to extend lease for 1943 under arrangement with Pacific Co-Operative Union. Consideration \$100.00 paid. Rent for 1943 and subsequent years to be \$50.00 plus annual taxes. Lease extended by Collateral Agreement to October 31st, 1943. \$100.00 July 1st, 1943.

The Director, The Veterans' Land Act leased this property to Alfred Bouffard 17th February 1944 for a period of 12 months from 1st November 1943 to 31st of October 1944. Consideration \$107.50 payable \$50.00 on execution of agreement, \$57.50 - 1st June 1944. This lease was assigned to the Custodian on May 29th, 1944, as the Veterans' Land Act had no interest in the property.  
Rents collected \$302.50.

Toshio FUKUDA died at New Westminster, B.C., on the 3rd February 1940, and on 27th October 1944, Jack Milton Streight, Official Administrator, was appointed administrator of the Estate of Toshio FUKUDA. On 16th January 1945, he enclosed to us certified copy of Letters of Administration in the above Estate.

**SOLD:**

To George Edward Sky, Agent, 402 West Pender St., Vancouver, B.C., for \$1800.00.

This sale had the approval of the Advisory Committee - June 6th, 1946.

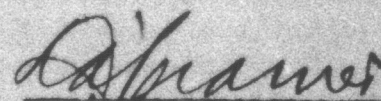
Vesting Order No.25173 was vacated December 1946.

On January 14th, 1947, we forwarded to Jack M. Streight, Official Administrator, New Westminster, B.C., our cheque for \$49.00 which represented all the funds on hand in our office in connection with the Estate of Toshio FUKUDA.

Mr. J.M. Streight, Official Administrator, handed the completed Deed to the above property to Geo. Edward Sky, the purchaser, who registered same in the Land Registry Office, New Westminster, B.C.

This summary is certified to be in accordance with information on file.

March 27th, 1947.

  
D. A. CRAMER.



Estate of Toshio FUKUDA

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943	January 18	Land Registry Office - Certificate of Encumbrance	1.00		
	August 24	Maple Ridge Co-Op in consideration of lease A. Boufford		100.00	
1944	May 31	Mr. Boufford - rent on account		50.00	
	June 1	Arrears of taxes 1943 taxes	29.16 24.67		
	August 1	Insurance premium	11.70		
	August 29	1944 taxes	24.81		
	November 24	On account lease - A. Boufford - to Oct 31/44		30.00	
	December 16	A. Boufford - balance in full of lease & rent to Dec. 31/44		47.50	
1945	February 1	Rent Jan 1/45 - Mar 31/45 on account of lease		30.00	
	March 27	J. M. Streight, Official Administrator	166.16		
					NIL



File No. 15606

STATEMENT OF ACCOUNT

Estate of Toshio FUKUDA, deceased

8th Jan. 1947.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945				
Apr. 13	Certificate of Encumbrance	\$1.00		
Apr. 24	By R. Bouffard, payment on account of lease due 1st April, 1945		\$20.00	
Dec. 1	By R. Bouffard, payment on account of lease		25.00	
1946				
Feb. 9	B.C. Electric light security deposit refund		5.00	
		<u>\$1.00</u>	<u>\$50.00</u>	<u>\$49.00</u>



LIABILITY SUMMARY

File No. 15606.

Toshio FUKUDA - E.R. Deceased.

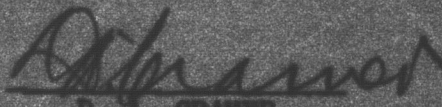
While Toshio FUKUDA, who died 3rd February 1940, was not registered with the Custodian his property was vested in the Custodian under No. 25173 under a special vesting order.

Jack Milton Straight, Official Administrator, was appointed Administrator of Toshio FUKUDA'S Estate on 27th October 1944.

The sale of the Estate property was made by J.M. Straight, who paid off all claims against the Estate and distributed the remaining funds amongst the proper beneficiaries.

This summary is certified  
to be in accordance with  
information on file.

March 27th, 1947.

  
D. I. CRAMER.

DAC:JS