

15617

January 26, 1946.

REAL PROPERTY SUMMARY

Estate of Tsunegusu TSUJIMOTO (Died June 9, 1932.)

Sadanosuke FURUKAWA, Executor, Reg. No. 04097, File No. 12136.

Sole Beneficiary, Tsuneno (Mrs. Tsunegusu) TSUJIMOTO,  
Reg. No. 05261, File No. 6683

Catalog No.: Sold by Special Arrangement.

Civic Address: 159 Moncton Street, Steveston.

Legal Description: Lot 3 of Lot 1, Block "A" of Section 12, Block 3 North, Range 7 West, Map 3086 in the District of New Westminster (Richmond).

Classification: Small farm and dwelling.

Assessed Value:

<u>Land:</u>	<u>Improvements:</u>	<u>Taxes:</u>	<u>Appraisal:</u>
\$ 742.00	\$ 1240.00	\$ 34.62	

Title: Registered in the name of Sadanosuke FURUKAWA (In Trust).

Encumbrances: Registered dyking charge

Vesting order No. 24289 - July 2, 1942.

History of Administration: On evacuation, Mrs. Tsuneno TSUJIMOTO declared that she owned the above property. On search, it was found that this property was registered in the name of Sadanosuke FURUKAWA (In trust), who was appointed Executor of the above estate as stated in the terms of the late Tsunegusu TSUJIMOTO's will, as of October 25, 1932. Mrs. Tsuneno TSUJIMOTO is the sole beneficiary under the will.

The Custodian's agent, Mr. Mather, reported on June 4, 1942 that the property consists of approximately three acres, of which one acre was in loganberries and 1/3 acre in raspberries, the crops of which were not in very good condition for the year. The house was a five room frame, shingle roof dwelling, needing paint, but otherwise in fair condition. There was also a small shed and chicken house on the property.

At the time of evacuation, Mrs. Tsuneno TSUJIMOTO entered into a lease with one, Toy Way and Wong Sam. From the 18th date of April, 1942 and for the duration of the war with Japan, the sum of \$75.00 for the first year, which was paid to Mrs. TSUJIMOTO, and on a rental basis after the first year, \$5.00 per month for the building and the sum of \$35.00 for the rental of the land. The leasee was to pay the taxes and rates for water, etc. The Custodian's agent, Mr. Thomas C. King, in his letter of August 18, 1942, stated that he called on Toy Way, the tenant of the subject property, and found the house vacant. As houses were very scarce at the time, the Custodian's agent stated that he



January 26, 1946.

- Page 2 -

History of  
Administration:

rent the building for \$5.00 a month and water rates relieving the Chinaman of this charge. The leasee, Toy Way, was satisfied to do this and the agent rented the house at \$5.00 a month to Mr. Arthur Hubert from July 12 to August 12, 1942. Funds for this rental were received by the Custodian's office and credited to the above Japanese's account. It appears that there was a disagreement between Toy Way and the new tenant. Mr. Hubert vacated the premises on August 3, 1942. The Custodian then received \$5.00, a month's rent from Toy Way for the month of August, 1942.

Mrs. TSUJIMOTO wished to cancel the lease with Toy Way at the end of 1942 stating that he was not looking after the property in a proper manner. No action in this regard was taken by the Custodian.

Toy Way paid the taxes on the subject property in the amount of \$34.25 on October 18, 1942.

The Custodian paid on September 26, 1944, \$7.50 for the water rates from October 1, 1942 to December 31, 1942 which Toy Way had neglected to pay. It is noted that the Custodian had received in the year of 1942 the amount of \$10.00 for the rental of the house, whereas the leasee had paid Mrs. TSUJIMOTO the full amount of the rental for the year of 1942. This will take care of the water rate bill for 1942 which Toy Way did not pay.

Sold:

To the Director, The Veterans' Land Act for \$982.00, plus \$15.00 unexpired insurance premium, less \$3.00, registration fees, making the net amount of \$994.08. All adjustments were made as of January 1st, 1943.

Approval of Advisory Committee - June 1st, 1943.

Title No. 172726-E in the name of The Director, The Veterans' Land Act dated March 24, 1944.

Mrs. Tsuneno TSUJIMOTO was notified of the sale of the property on October 14, 1944 and a statement was sent to her on May 10, 1945.

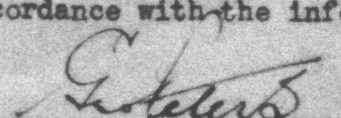
Funds for the sale of the property was deposited to the estate of her late husband and certain monthly remittances were paid to Mrs. TSUJIMOTO on the authorization of the Executor, Mr. FURUKAWA.

Protest:

Mrs. Tsuneno TSUJIMOTO in her letter of October 19, 1943 protested the sale of the property:

"In spite of your suggestion, I would like to stress my feeling that I would oppose strongly against selling of my property."

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





Files No. 15617  
13720  
12136  
6683

August 7, 1946

Estate of Tsunegusu TSUJIMOTO (Died June 9, 1932)  
Sadanosuke FURUKAWA, Executor, Reg. No. 04097, File No. 12136  
Tsuneno (Mrs. Tsunegusu) TSUJIMOTO, Reg. No. 05261, File No. 6683  
Koichi MURAKAMI, File No. 13720, Reg. No. 04566

Since the completion of the Real Property Summary on Files 15617, 12136 and 6683 of January 26, 1946 with reference to rentals of 159 Moncton Street, Steveston, B. C., it has been discovered that the rental in the amount of \$7.00; \$5.00 for rent and \$2.00 for water, for the house had been wrongfully credited to Koichi MURAKAMI, File No. 13720, Reg. No. 04566. This rental was received from Mr. Arthur Hubert for the month of June, 1942. We are transferring this amount to the file of the Estate of Tsunegusu TSUJIMOTO, File No. 15617.

On reviewing the file of Koichi MURAKAMI, his property covering Lot 6, Block 8, Section 11, Block 3 North, Range 7 West, Map 943, Municipality of Richmond, District of New Westminster, B. C., it was found that a credit in the amount of \$75.00 was received from Joe Chong through the Custodian's agent, Mr. C. C. Robinson, being rent for 1943. This office had already received the rental for Lot 6, Block 8, Section 11, for the year, 1943, in the amount of \$35.50 from the tenant, Toy Way, who also occupied the property as tenant of the property of the Estate of Tsunegusu TSUJIMOTO. On rechecking, we found that no rental had been credited for the year 1943 to Lot 3, Lot 1, Block "A", Section 12, Block 3 North, Range 7 West, Map 3086, Municipality of Richmond, District of New Westminster. It was also noted that in this file Toy Way had terminated his lease with the Custodian's consent and that Joe Chong, who was connected with the Toy Way Company, entered into an agreement with the Custodian's agent, Mr. C. C. Robinson, to rent the property of the Estate of Tsunegusu TSUJIMOTO in the amount of \$75.00. This money is being transferred to its proper account.

GPahbc

George Peters.

The above summary is certified  
to be in accordance with the  
information on files:



George Peters,  
Administration Department



Registration Number 05261.

TSUJIMOTO (Tsuneno) Lrs.

550 Moncton Street, Steveston, B. C. (Box 317)

LOCATION AND NATURE OF PROPERTY

Lot 3, of Lot 1, Block "A" of  
Sec. 12, Block 3 North, Range 7  
West, Map 3086, Dist. of New  
Westminster. C of T #102553E.

OWNERSHIP

The Title has been examined and is in the  
name of the above Mrs. Tsuneno Tsujimoto.

LAND AND BUILDINGS

The property consists of approximately  
3 acres, of which 1 acre is in Loganberries and 1/3 acre  
in Raspberries, the crops of which are not in very good  
condition for this year. The house is a 5 room frame,  
shingle roof dwelling, needing paint, but otherwise in  
fair condition. There is also a small Shed and Chicken House  
on the property.

INSURANCE

Policy #3400595, London & Lancashire Fire  
Insurance Co. for \$1000 on dwelling and \$500 on contents,  
expiring April 7, 1945.

TAXES

The taxes are paid to December 31, 1941.

*owner  
sup paid for  
1942*

FINANCIAL POSITION

Claims to have no liabilities. Inventory is  
correct as per Form "JP".

REMARKS

The land has been leased to one Toy Way, a Chinese  
farmer, who is paying \$75 for the first year and in addition,  
\$5 per month for the building and for subsequent years,  
for the duration of the war, \$35 per annum. Arrangements  
are being entered into, to re-rent the house to one Hubert of  
Steveston, who will store the effects as per inventory. This  
lease has not yet been executed. I enclose a copy of Lease  
with Toy Way herewith.

RECOMMENDATION

I would recommend that T. C. King be appointed  
as Agent for the Custodian in this matter.

June 4, 1942.

*A. Marker*



File 15617

July 4, 1946.

MEMORANDUM.

To: Mr. Peters.

From: A. G. McArthur.

Re: File 15617, Estate of Tsunegusu  
TSUJIMOTO, Deceased.

I would suggest that instead of sending the balance of this estate to Sadanosuke FURUKAWA, Executor, I would transfer the funds to the account of Tsunono TSUJIMOTO, the Beneficiary. Furukawa's letter of June 17, 1946 requests the cheque be made payable to her and that it be remitted to her in care of himself. In view of the fact however, that this woman is living in Tashme under the control of the Department of Labour, it would be preferable to transfer the funds into her personal account and remit same to her in accordance with the recommendations of the Department of Labour. I would consider that Furukawa's letter is equivalent to a direction to distribute this money to the beneficiary.

The letter to Furukawa might be worded as follows:

"As requested in your letter of June 17, 1946 we are today forwarding to Mrs. Tsunono Tsujimoto Custodian cheque for \$639.78 which represents the entire balance at the credit of the estate of the late Tsunegusu Tsujimoto in this office.

You have already been supplied with a detailed statement covering the sale of the real property at 159 Moncton Street, Steveston, to the Director, The Veterans' Land Act, and you have confirmed all payments made from these proceeds to Mrs. Tsujimoto the beneficiary.

As far as this office is aware this real property represented the only asset of this estate which remained in the Protected Area of British Columbia and in order that you may confirm this we are enclosing an up to date statement of the estate account and a stamped addressed envelope for your convenience in replying."

AGM:AS

The Dept L. has advised that this woman went to Ontario via Cleveland Station May 28/46 therefore we will draw the cheque in her name & send it in a ltr addressed to her c/o Furukawa as requested



15617

July 4, 1946.

Mr. Sadanosuke FURUKAWA,  
Reg. No. 04097,  
R.R. #2,  
Kelowna, B.C.

Dear Sir:

Re: Estate of Tsunogusa Tsujimoto, Deceased,  
and Tsunano Tsujimoto, Beneficiary.

As requested in your letter of June 17, 1946, we are addressing a letter to Mrs. Tsunano Tsujimoto in care of yourself enclosing Custodian cheque in the sum of \$639.78 which represents the entire balance at the credit in this office of the estate of the late Tsunogusa Tsujimoto.

You have already been supplied with a detailed statement covering the sale of the real property at 159 Moncton Street, Steveston, to the Director, The Veterans' Land Act, and you have confirmed all payments made from these proceeds to Mrs. Tsujimoto the beneficiary.

As far as this office is aware this real property represented the only asset of this estate which remained in the Protected Area of British Columbia and in order that you may confirm this, we are enclosing an up to date statement of the estate account and a stamped addressed envelope for your convenience in replying.

Yours truly,

A. G. McArthur,  
Administration Department.

AGM:AS  
Encl. 2



12136  
6683  
19617

July 4th, 1946.

**REGISTERED**

Mrs. Tsuneko TSUJIMOTO,  
Reg. No. 05261,  
c/o Mr. Sadanosuke FURUKAWA,  
Reg. No. 04097,  
R. R. #2,  
Kelowna, B. C.

Dear Madam:

Re: The Estate of Tsunegusa TSUJIMOTO, Deceased,  
and your property left in the Protected Area  
of British Columbia.

On evacuation from the Protected Area you declared that you owned the property known as 159 Munton Street, Steveston, B. C. The Custodian found that this was registered in the name of Sadanosuke Furukawa "In Trust" who was appointed Executor of your late husband's estate. It was also found that you had entered into a lease agreement for the land only with Toy Hay and Hong Sam and at that time you rented the house to Mr. Arthur Hubert who vacated the house on August 3, 1942. This property was sold to the Director, The Veterans' Land Act as of January 1, 1943 and a copy of the statement of this sale was sent to you.

Since the proceeds of sale, however, are under the control of Mr. Furukawa, the Executor, we have in accordance with his requests made remittances to you from time to time and we are now as requested by Mr. Furukawa in his letter of June 17, 1946, enclosing Custodian cheque in the sum of \$639.78 which represents the entire balance to the credit of this estate in this office. Mr. Furukawa has been supplied with statements in detail regarding sale of the estate property.

With reference to your personal belongings you reported that you were leaving a few items in the house occupied by Mr. Hubert. Our Steveston records indicate that on two occasions you complained to the Custodian that your tenant, Mr. Hubert, was removing personal belongings owned by you. You were requested by Mr. King, who acted for the Custodian at that time, to take this matter to the local police who did call on Mr. King and were given full particulars. We have been given no information as to the recovery of any of these items. At the request of Mr. Sadanosuke Furukawa a cross-cut saw and a seed-sowing machine were shipped to him at Kelowna, B. C. on June 14, 1943. All remaining chattels found in your house after the sale of the property were removed to the Custodian's warehouse and sold at auction. The funds derived from their sale were credited to your personal account. All funds so credited have been forwarded to you with the exception of \$16.07 for which a cheque is now enclosed.



Mrs. Lawrence T. J. J. J.

2.

July 7, 1966.

It would appear that all property of every kind left by you in the Protected Area which was vested in the Custodian has been accounted for. In order that you may confirm this and acknowledge the enclosed cheques, we are also enclosing a stamped, self-addressed envelope for your convenience in replying.

Yours truly,

A. G. Hovath,  
Administration Department.

AM/AS  
Encost Custodian cheque \$16.07  
Custodian cheque \$633.78  
Stamped and addressed envelope •



Estate of Tameo TSUJIMOTO, Dec'd

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Sale price of property		\$ 982.00	
	Unexpired fire insurance		15.08	
	Registration fees	3.00		
	Land Registry Office - Certificate of Disbursement	1.00		
	Agents collected		10.00	
	Agent's commission	2.00		
	Water rates	7.50		
	Legal fees	15.00		
	Refund fire insurance premium		1.20	
1945 January 8	Cheque to you	20.00		
January 22	Cheque to you	40.00		
February 6	Cheque to you	20.00		
March 8	Cheque to you	20.00		
April 7	Cheque to you	20.00		
May 29	Cheque to you	70.00		
June 11	Cheque to you	20.00		
July 11	Cheque to you	20.00		
August 16	Cheque to you	20.00		
September 20	Cheque to you	20.00		
1946 January 10	Cheque Tameo TSUJIMOTO	20.00		
May 15	Cheque Mrs. T. TSUJIMOTO	50.00		
		<u>\$ 368.50</u>	<u>\$1,008.28</u>	

CR \$ 859.78

CR \$ 639.78



File Nos 15617  
13720  
12136  
6689

August 7, 1946

MEMORANDUM - ACCOUNTING DEPARTMENT

Re: Estate of Tsunegusa TSUJIMOTO, File No. 15617  
Koichi MURAKAMI, Reg. No. 04566, File No. 13720

Attached you will find details of a transfer to be made from the account of Koichi MURAKAMI, Reg. No. 04566, File No. 13720, in the amount of \$75.00 to be credited to the Estate of Tsunegusa TSUJIMOTO, File No. 15617. You will note that this amount of money had been sent to the Director, Veterans' Land Act as rental. This was sent in error against this account and should have been sent as against the property of Tsunegusa TSUJIMOTO.

GP:bhc

George Peters.



15617  
13720  
14136  
6683

August 7, 1946

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

Attention: T. Horton

Gentlemen:

Re: Your files, BC/670F and BC/671F  
Sadanosuke FURUKAWA, Reg. No. 04071  
Koichi MURAKAMI, Reg. No. 04566

Will you kindly refer to a letter received from your office under the signature of J. E. Barnett of March 28, 1944 with reference to the difficulties you were having in collecting taxes from the tenant, Toy Way.

In the process of reviewing files, we have discovered certain errors through wrong information supplied this office by the Custodian's agent at Steveston. There appears to be some confusion owing to the two adjoining properties having been rented to the same tenant, Toy Way and Company.

The property known as Lot 6, Block B, Section 11, Block 3 North, Range 7 West, Map 943, Municipality of Richmond was registered in the name of Koichi MURAKAMI. The original lease by the Japanese was for \$75.00 for the first year, 1942, and thereafter for the payment of taxes only. The property known as Lot 3, Lot 1, Block "A", Section 12, Block 3 North, Range 7 West, Map 3086, Municipality of Richmond was registered in the name of Sadanosuke FURUKAWA, Executor. The lease arrangement made was \$75.00 for the first year, 1942, and thereafter \$5.00 per month for the building and \$35.00 for the land. It appears that Toy Way terminated this lease with the consent of the Custodian and the Custodian's agent, Mr. Robinson, entered into a new agreement with Joe Chong, who we understand was in the Toy Way Company, for the year 1943 in the amount of \$75.00 on Lot 3.



File Nos. 15617  
13740  
12196  
6683

August 7, 1946

- Page 2 -

Our records reveal that you have received the sum of \$75.00 being rental for 1943 for Lot 6. This should have been credited to Lot 3. You will note from your records that you have received no adjustment for Lot 3 from this office. Therefore, we are enclosing our cheque in the amount of \$35.50 being rental for Lot 6 for 1943 which follows out the lease agreement.

Will you kindly acknowledge receipt of this cheque and also change your records accordingly.

Yours truly,

George Peters,  
Administration Department

GP:hbc

Encl: (1)  
cheque (\$35.50)



Extract from Lease

File No. 6683

Lessor: Mrs. Tsuneno TSUJIMOTO

Lessee: Toyway & Co.

Date: 18th April, 1942.

Term: The duration of the war with Japan.

Consideration: \$75.00 on declaration of Agreement. After the first year, rental of \$5.00 per month for the building and the further sum of \$35.00 for the land for each and every year during the term of the agreement.

Property: Lot 1, Blk. A of Section 12, Blk. 3, North Range  
Land 7, West Jap 3086, in the District of New Westminster, and being No. 165 Moncton Street.

House Included.

Chattels Not mentioned in Lease.



# This Indenture

Made in duplicate the *twentieth* day of *April* in the year of Our Lord one thousand nine hundred and forty *two*

## IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between: *(Mrs. Lemona Sujimoto) of the Municipality of Richmond in the Province of British Columbia, widow*

Insert full  
Names,  
Addresses  
and  
Occupations  
of parties.

hereinafter called the "Lessor" of the First Part:

And *TOY WAY of the Municipality of Richmond in the Province of British Columbia, Farmer.*

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 Richmond in the Province of British Columbia and more particularly known and described as:*

*(33) Lot One (1) Block "A" of Section Twelve (12) Block  
Three (3) North Range Seven (7) West Map  
Three Thousand Eighty six (3086) in the District  
of New Westminster, and being number 165  
Monaster Street*

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.







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  
(Signed) Thomas L. King  
Signature of Witness  
Street Address 78 Georgia St.  
City or Town Boston  
Occupation Accountant

(Signed) In Japanese Character  
TSU NENO TSUJIMOTO  
T. Kobayashi, Interpreter X  
(Signed) TOY HAY  
WONG SAM. X



Dated April 8<sup>th</sup> 1942

*Lemens Seyinols*

-TO-

108 WY

**Statutory Lease**  
SHORT FORM

The Clarks & Stuart Co. Limited, Law Printers and Stationers  
Vancouver, B.C.



15136  
04897

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/671P  
(J.L.528)

Vancouver, B.C.

A.G. Duncan Crux, Esq.,  
Randall Building,  
535 West Georgia St.,  
Vancouver, B. C.

FURUKAWA, Sadanobu

Dear Sir:-

Re: Lot 3 of Lot 1, Block "A" of Section 12,  
Block 3 North, Range 7 West, Map 3086, N.W.D.,  
Subject to Lulu Island West Dyking Charge  
No. 74719 - T.D. 74724-C.  
MUNICIPALITY OF RICHMOND

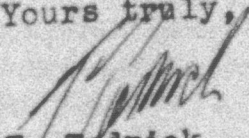
I beg to acknowledge receipt of Duplicate  
Certificate of Title No. 172726-E of the New Westminster  
Land Registry Office for the above parcel of land in the  
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque  
for \$ 14,756.20, in favour of The Secretary of State,  
forwarded to you and dated March 24th, 1944, is the  
amount of the purchase price in full of the above land  
arrived at as follows:-

Purchase Price	- \$ 982.00
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State	- \$ 982.00

Will you kindly acknowledge receipt of the  
purchase price by signing the receipt on the duplicate hereof  
and return it to me.

Yours truly,

  
T. Todrick,  
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase  
price in full of the land above described.

**JUN 28 1944**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Solicitor for  
The Secretary of State







File No. 15617

January 28, 1946

PERSONAL PROPERTY SUMMARY

Estate of Tsunegusu TSUJIMOTO (Died June 9, 1932)

Sadanosuke FURUKAWA, Executor, Reg. No. 04097, File No. 12136

Sole Beneficiary, Tsuneno (Mrs. Tsunegusu) Tsujimoto, Reg. No.  
05261, File No. 6683.

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Refer to Tsuneno (Mrs. Tsunegusu) TSUJIMOTO

Reg. No. 05261

File No. 66 3.

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

hbc

  
George Peters,  
Administration Department.



January 25, 1945

MEMORANDUM  
FOR FILE

Re: 165 Moncton Street.

All Chattels at the above address were removed  
to #3 ware house auction room.

See File No. 6683 for further information in  
regard to chattels.

GDM/GH



File No. 15617

January 26, 1946.

LIABILITY SUMMARY

Re: Estate of Tsunegusu TSUJIMOTO  
(deceased)

There are no claims revealed on this file against  
the above estate.

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

hbc

  
George Peters,  
Administration Department.