

7348

OFFICE OF THE CUSTODIAN JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: FUKUDA, Mrs. Tsugiko *65 - 6th Ave / Hammond*
HOME ADDRESS: P.O. Box 134, Port Hammond, BC
REGISTRATION NUMBER 14157 SEX: Female AGE: 32
OCCUPATION: Housewife

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

EMPLOYER: ---
MARRIED? Widow
NAME OF WIFE OR HUSBAND: (Deceased)
ADDRESS OF WIFE OR HUSBAND: ---
NAMES OF ANY LIVING CHILDREN: Toshiko (F) Shunji (M) Asako (F)

Asako (F)

ADDRESS OF CHILDREN: Port Hammond, BC

AGE OF CHILDREN: 10, 8, 5, 3

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

1. LOCATION AND DESCRIPTION: Subdivision 1 of D of Section Lot 278 and 279

District of Maple Ridge.

2. BUILDINGS AND OTHER IMPROVEMENTS: Seven-room dwelling; woodshed;

burn, 2000

3. INSURANCE (Give particulars; state where policies are) \$1000 on Dwelling and Furniture

Northwest Fire Ins Co. Policy No. 205353 in my possession

4. TAXES (Amount and where payable) \$25.40 for 1942, payable at Maple Ridge.

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

6. OCCUPANCY AND LEASES (If vacant so state) Myself

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, Naney, BC
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN Asparagus, strawberries,

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- Household furniture, kitchen utensils, chinaware, farm implements including
cultivators, wheelbarrow, carpenter tools, in the house at 2nd Ave.,
Port Hammond. Key will be left in care of Custodian if I do not rent the
house when I leave.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1, Hp. 3

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 1st day of May 1942.

(Signature) T. Furuda

A. Williams
Witness

FOR DEPARTMENTAL USE

REPORT ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: MAPLE RIDGE

Date: Feb. 17, 1942

NAME: FUKUDA, Mrs. Tsugiko

REGISTRATION NO. 14157

ADDRESS: 65-2nd. ave., Hammond, B.C.

PROPERTY:

ACREAGE: 3.99 All cleared.

KIND OF CROPS: None at present.

Fruit Trees.

APPROXIMATE ACREAGE OF EACH:

15.

HOUSE: 1 1/2 Storeys. VACANT:

OCCUPIED: Yes, by Mr. Ballantyne and family.

DESCRIPTION: Frame, shingled.

ROOF: Shingle.

SIZE: 30' x 48'

NO. OF ROOMS: 6. 5--DS--& attic.

CONDITION: Fair.

OTHER BUILDINGS: Barn & packing shed comb. 18' x 22' (Fair)
Root house 8' x 12' (Fair)

Woodshed is attached to rear of house, with room above.

NAME OF LESSEE OR RENTOR: L. Bouffard, Lougheed Highway, Hammond, B.C.

TERMS:

WATER: Well.

ON:

OFF:

LIGHT: Yes.

ON:

OFF:

REMARKS: Mr. Bouffard charges Mr. Ballantyne \$10.00 per month rent.
Mr. Ballantyne works in Hammond Cedar Co., wants place of his own,
preferably one with good fruit trees and berry farm, his wife and
children would take care of it.

Mrs. Ballantyne wishes to buy the dining table & 6 chairs,
instructed her to contact our office.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

In house. *Capit get out of house*
~~Nov 1~~ Kitchen range. (Guernsey-Oxford)
~~Nov 1~~ Sml. kitchen cabinet. (HM)
~~Nov 1~~ Cooler. (HM)
~~Nov 1~~ Wardrobe. (HM) *Blackwood*
~~Nov 1~~ Dresser.
~~Nov 1~~ Sml. book shelf.
~~Nov 1~~ Wall clock.
~~Nov 1~~ Bureau.
~~Nov 1~~ Dining table.
~~Nov 1~~ " chairs.
~~Nov 1~~ " arm chair.
~~Nov 1~~ China cabinet.
~~Nov 1~~ Chest of drawers.
~~Nov 1~~ Heater.
~~Nov 1~~ 4 Linoleum rugs. (poor)

Outside. (above woodshed)
~~Nov 1~~ Wheelbarrow.
~~Nov 1~~ Bed & spring. *Missing*
~~Nov 1~~ Hand cultivator. *Missing*
~~Nov 1~~ Sml. quant. Jap. dolls & lanterns

In barn.
~~Nov 1~~ 35 Berry crates.
~~Nov 1~~ 50 Berry trays.
~~Nov 1~~ 2 Ladders.

1 couch

Approx. value of chattels.

\$45.00

Signed:

J. Mayhew

7348

INFORMATION FROM R.C.M.P.

Date July 20, 1943.

Our File No. 7348

Full Name FUKUDA, Jangiko (Mrs Jastis)
(Surname in Block Letters)

Registration No. 14137

Male - Female
(check) ☒

Age Jan. 3, 1910

Former Address

P.O. Box 134, Port Hammond, B.C.

Date Evacuated

Sept 12/42.

Naturalized - Canadian-Born - National
(check) ☒

Present Address

Japanese, B.C.

RETURNED TO JAPAN
S. S. GENERAL MEIGS
2nd AUGUST, 1946

Married - Single
(check) ☒

Name of Wife

Name of Husband

Name of Father

Name of Mother

Names of Children under 16

Requested by

Registered with Custodian

(Yes or No)

Additional Information

Housewife

711 Stock Exchange Bldg.,
475 Howe Street,
VANCOUVER, B.C.
May 25th, 1948.

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ *NIL*

Dear Sir:

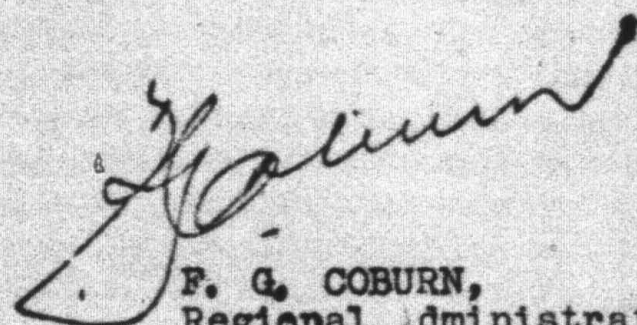
7348

Re: FUKUDA, Tsugiko #14157

This will acknowledge the sum of \$ 1,820.82
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No. 2 Receipt issued in
this instance.

Yours truly,



F. G. COBURN,
Regional Administrator.

FGC/RM.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.
Oct. 21/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$399.60

Dear Sir:

Re: FUKUDA, Tsugiko #14157

Please note that the above has been repatriated to Japan. At the time of repatriation, the following transactions took place:

Cash turned in - - - - - \$ 50.40

Draft Issued - - - - - \$ 450.00

It will be seen that this Japanese is indebted to the Department on account of repatriation in the amount of \$ 399.60. Therefore should you receive further funds on this account such funds should be turned into this office. It will be applied first to recoup the expenditure made and, second, if there is any surplus such surplus will be remitted to Japan for the account of the Japanese in question.

Yours truly,

F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

FOR JAPAN
MAY 1946

7348/14157

N^o 680

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at... Tashiro, B.C.,

Date... June 25th, 1946

The Government of Canada acknowledges that MIKUDA, Tamiako
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Custodian Balance - - - - - \$50.40

NOT NEGOTIABLE

[Signature]
Comptroller of the Treasury

MEMORANDUM

Files 7348 and 15606

January 24, 1948.

TO: THE ACCOUNTING DEPARTMENT

FROM: MRS. A. G. McARTHUR

Re: Tsugiko (Mrs. Toshie) 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 Toshie 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 \$399.60.

/AG

15606, 7348

September 29, 1947.

J. M. Straight, 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

15606
7348

December 16th, 1946.

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

Dear Sir:

Re: Vacating Certificate - Tsugiko FUKUDA,
Toshiko FUKUDA, Shunji FUKUDA, Asako
FUKUDA and Keiko FUKUDA.

To permit conveyance by you of the above named in the
following described property a Vacating Certificate is herewith
attached.

Lot 1 of Parcel "D" of Lots 278 and 279,
Group 1, Map 4384, Municipality of Maple
Ridge, D. N. W.

This certificate should be filed concurrently with your
deed of conveyance.

Please return to us one copy of certificate bearing date
of filing and registration number.

Yours truly,

Ian Macpherson,
Office of the Custodian.

IM:JS
Atch.-Vacating Cert.

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 4364
Municipality of Maple Ridge in the
District of New Westminster.

The above-mentioned property was advertised for sale by
tender by Mr. J. H. Streight, Official Administrator, New Westminster,
B. C., and Mr. Streight has recommended acceptance of an offer of
\$1,500.00 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/MSB

31st July, 1946.

Mrs. Tsugiko FUKUDA,
Registration No. 14157,
c/o Department of Labour,
360 Homer Street,
Vancouver, B.C.

Dear Madam:

Your enquiry made to our representative at Tashme has been handed to me for attention.

According to the information which is available, the property of your late husband was sold through the Official Administrator for the gross sum of \$1800.00, from which of course, expenses of advertising, taxes, adjustments etc., will be paid by the Administrator. These funds will not be released by the Official Administrator in time for you to take them with you on your return to Japan. However as soon as the funds become available, your proportion will be released to your credit.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA

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 its 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 buildings 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/v

15606 & 7348
Evacuee Section

Copy

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/JF
Encl.

LOCKE, LAKE, 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 states:-

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: "P.A.S."

FAS/EB

7348
15606
Evacuation Section

809 Royal Bank Building,
Vancouver, B. C.
March 21st, 1944

Messrs. Cruz & McMaster,
308 Randall Building,
535 West Georgia Street,
Vancouver, B. C.

Attention: Mr. McMaster

Re: Toshio Fukuda (deceased) and Mrs. Tsugiko
Fukuda - Lot 1 of parcel "D" of Lots 278
and 279, Sp. 1, Map 4384, Municipality of
Maple Ridge

Gentlemen:

With reference to your letter of the sixteenth instant,
in connection with the above noted, we beg to advise you that
Toshio Fukuda died on February 3rd, 1940, at the Royal Columbian
Hospital.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

CRUX & McMASTER

Barriers and Solicitors

G. F. McMASTER
A. G. DUNCAN CRUX

TELEPHONE MAINE 9377

308 RANDALL BUILDING

535 WEST GEORGIA ST.

VANCOUVER, B. C.

ENEMY SECTION	
Rec'd	MAR 18 1944
File No.	
Ans'd	
Refer'd	

March 16, 1944

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

Attention Mr. Wright

EVACUATION SECTION	
Rec'd	MAR 18 1944
File No.	
Ans.	
Referred	509

Dear Sir:

Toshio Fukuda (deceased) and Mrs.
Tsugiko Fukuda - Lot 1 of parcel
"D" of Lots 278 & 279, Gp.1, Map
4384, Municipality of Maple 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

GFM/MH



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

EVACUATION SECTION	
JUL 20 1943	
Rec'd	
Ref'd	
Referred	<i>Alexander</i>

405 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

July 19th 1943.

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Re: Estate of T. Fukuda, deceased
Your file 7348

Dear Sir:

I beg to acknowledge receipt of your letter of July 15th enclosing Translation of Will of the late Mr. Fukuda together with Tax Assessment Notice 1939, on the back of which is written the Will, I presume. I will advise you in due course.

Yours very truly,

JMS*WP

J. M. Streight
OFFICIAL ADMINISTRATOR

July 13, 1943.

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

Dear Sir:

Re: The late Mr. Toshio FUKUDA

We would appreciate very much receiving your help and advice in connection with application to be made for administration of the Estate of the late Mr. Toshio Fukuda, the assessed owner of property at 65 - 2nd Avenue, Hammond, B. C., described as Lot 1 of Parcel "D" of Lots 278 and 279, Group 1, Map 4384, Municipality of Maple Ridge, New Westminster District, the value of which is assessed by the tax office at \$1,500.00.

Mrs. Tsugiko FUKUDA, Registration No. 14157, is the widow of the late Mr. Toshio Fukuda and is residing in Hope, B. C. Mr. Toshio Fukuda, we understand, died on February 3rd, 1940 at the Royal Columbian Hospital, New Westminster. He was not evacuated and is not registered with the Custodian. As far as we have been able to determine, the late Mr. Toshio Fukuda is survived not only by his wife but by four children aged 11, 9, 6 and 4 and by his father Tomezo Fukuda aged 70.

Mr. Yasutaro Yamaga, Police Registration No. 14018 of Tashme, B. C. has forwarded to us a holographic will in Japanese signed by the late Mr. Toshio Fukuda. It is dated January 25, 1940 and Mr. Toshio Fukuda's signature was witnessed by Mr. Sadakichi Abe (father of the widow Tsugiko Fukuda) and by Mr. Tomezo Fukuda (father of the late Toshio Fukuda). The holographic will, which is in Japanese, has been translated by Mr. Yamaga and reads as follows:

Death-Bed Will

Hammond, B. C.,
January 25, 1940.

This is to bequeath my property described in this Tax Assessment Notice and all things belonging to

me by Will to my wife TSUGIKO FUKUDA. My last entreaty to her is that she will look after my aged father and three children.

I leave no debt or credit account with anybody.

(Sgd) Toshio Fukuda

In presence of

(Sgd) Tomozo Fukuda (Father of Toshio)
(Sgd) Sadakichi Abe (Father of Tsugiko)

We would appreciate your advising us whether or not you would be willing to apply for Letters of Administration with will annexed.

We might add in conclusion that the Custodian has vested the real estate in question.

Yours truly,

R. P. Alexander.
Manager.

RPA/MP

SAMUEL A. MOORE
OFFICIAL ADMINISTRATOR

PHONE: MARINE 5141

OUR REF. NO.

COURT-HOUSE
VANCOUVER, B.C.

July 9, 1943

R. P. Alexander, Esq.,
Manager,
Office of Custodian,
506 Royal Bank Building,
Hastings and Granville Streets,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JUL 12 1943
File No.	
Ans.	
Referred	Alexander

Dear Sir:

Re: The late Mr. Toshiro Fukuda
Your File No. 7348

I have your favour herein of the 7th instant. It would appear from your letter that the deceased was domiciled in the County of Westminster and the administration would have to be handled by Mr. J. N. Straight, Official Administrator, New Westminster. As you know, my jurisdiction is limited to the County of Vancouver.

I doubt if the Court would consider the document you mention in your letter as a valid will as it does not comply with the statutory requirements. Among other things, no executor is appointed. Under our administration *act.* where a person dies leaving a will, but without having appointed an Executor willing and competent to take out probate, the Official Administrator shall apply for an order to administer the estate.

I am sure Mr. Straight will handle this matter.

Yours very truly,

Samuel Moore
OFFICIAL ADMINISTRATOR.

SAM/PW

7348

July 7, 1943.

Mr. Samuel A. Moore,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:

Re: The late Mr. Toshio FUKUDA

We would appreciate very much receiving your help and advice in connection with application to be made for administration of the Estate of the late Mr. Toshio Fukuda, the assessed owner of property at 65 - 2nd Avenue, Hammond, B. C., described as Lot 1 of Parcel "D" of Lots 278 and 279, Group 1, Map 4384, Municipality of Maple Ridge, New Westminster District, the value of which is assessed by the tax office at \$1,500.00.

Mrs. Tsugiko FUKUDA, Registration No. 14157, is the widow of the late Mr. Toshio Fukuda and is residing in Hope, B. C. (Mr. Toshio Fukuda is believed to have died shortly after January 25, 1940.) He was not evacuated and is not registered with the Custodian. As far as we have been able to determine, the late Mr. Toshio Fukuda is survived not only by his wife but by four children aged 11, 9, 6 and 4 and by his father Tomozo Fukuda aged 70.

Mr. Yasutaro Yamaga, Police Registration No. 14018 of Tashme, B. C. has forwarded to us a holographic will in Japanese signed by the late Mr. Toshio Fukuda. It is dated January 25, 1940 and Mr. Toshio Fukuda's signature was witnessed by Mr. Sadakichi Abe (father of the widow Tsugiko Fukuda) and by Mr. Tomozo Fukuda (father of the late Toshio Fukuda). The holographic will, which is in Japanese, has been translated by Mr. Yamaga and reads as follows:

Death-Bed Will

Hammond, B. C.,
January 25, 1940.

This is to bequeath my property described in this Tax Assessment Notice and all things belonging to me by Will to my wife TSUGIKO FUKUDA. My last entreaty to her is that she will look after my aged father and three children.

I leave no debt or credit account with anybody.

(Sgd) Toshio Fukuda

In presence of
(Sgd) Tomozo Fukuda (Father of Toshio)
(Sgd) Sadakichi Abe (Father of Tsugiko)

We would appreciate your advising us whether or not you would be willing to apply for Letters of Administration with will annexed.

We might add in conclusion that the Custodian has vested the real estate in question.

Yours truly,

R. F. Alexander,
Manager.

RPA:MA

June 28, 1943.

Rec'd	JUN 29 1943
File No.	
Ans.	MR. Alexander
Referred	

MEMORANDUM - MR. WRIGHT

Re: The late Mr. Toshio FUKUDA

Mrs. Tsugiko Fukuda, Reg. No. 14157, File No. 7348, is the widow of Toshio Fukuda who died after January 25, 1940 and before May 1, 1942. Toshio Fukuda was not evacuated and was not registered with the Custodian.

Real estate in Haney is still in the name of Toshio Fukuda having a value assessed for purposes of tax of \$1,500.00; the land has been vested in the Custodian.

As far as we know, the late Mr. Toshio Fukuda is survived not only by his wife but by four children aged eleven, nine, six and four and by his father, Tomozo Fukuda, aged 70.

You will find attached letter dated June 23rd from Mr. Yamaga together with holographic will in Japanese signed by Tomozo Fukuda and Sadakichi Abe, Sadakichi Abe being the father of the widow Tsugiko Fukuda. The will has been translated by Mr. Yamaga.

Would you please be good enough to advise me as to the steps to be taken for clearing title to the land in accordance with terms of the will.

*Mr. Alexander to the
Adviser to the
Official Admstr. with a view
to his applying for Lvs. of Adm.
with will annexed. Forward him
translation - Belian you will
receive favorable response. Will
you be good enough to let me
know what to say.
3/7/43 K.V.V.*

File No. 7348

Date April 5, 1945.

SUMMARY

Name: FUKUDA, Tsugiko (Mrs. Toshio)

Address: 65 - 2nd Ave., Hammond, B. C.

(1) - We have today moved to auction room at Maney, B. C. effects as per enclosed list at a total cost of \$ 8.12 as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at none where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ none for which herewith cheque or cash.

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

No personal: Nothing sold to tenant.

Articles left of no value: 1 Kitchen range, 1 kitchen cabinet, cooler,

Wardrobe (broken), 4 linoleum rugs.

Articles missing: 1 Wall clock, 1 bed and spring, 1 Hand cultivator.

The tenant gave us the following explanation:

Lessee living on another property, has no knowledge of missing articles.

NAME FUKUDA, Tsugiko (Mrs. Toshio)

REGISTRATION NO. 14157

FILE NO. 7348

The following chattels were sold by public
auction at Haney, B. C. on 17/3 - 24/3 - 5/4/45.

Wheelbarrow	\$ 1.50
Couch	1.00
Chest of drawers	1.00
Dining table	12.00
Dining room chairs	12.00
Cabinet	22.00
Dresser	13.00
Stand	0.25
Sideboard	5.00

Total	(Auctioneer's Fees \$ 6.78	\$ 67.75 A
Less Expenses:	(Advertising 1.19	\$ 17.35
	(Moving 9.38	
Net Proceeds Credited:		\$ 50.40

Members of Custodian Staff Present.

Mr. Moryson

Extracted from Auctioneering List No.

Haney 14.

Remarks.

May 31st, 1946

MEMORANDUM

TO: MR. F. G. SHEARS
FROM: MR. W. J. JOHNSTON
RE: Estate of Toshio FUKUDA, Dec'd,
and Lot 1 of Parcel "D" of Lots 278
and 279, Group 1, Map 4384

Kindly place 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. H. Streight, Official Administrator, New Westminster, B. C., on February 6, 1946, and Mr. Streight has now recommended acceptance of an offer of \$1,800.00 cash, received by him.

Mr. Hal Mensies, Real Estate Agent, Haney, B. C., values this property at \$1,800.00.

We are attaching hereto, for your information, the following:

1. Copy of advertisement, dated February 6, 1946.
2. Copy of Mr. Mensies' valuation report, dated February 9, 1946.
3. Copy of Mr. J. H. Streight's letter to the Custodian, dated May 22, 1946.

W. J. JOHNSTON

WJJ/JF
Attach.

