

3901

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN

FILE NO. 3901

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: HIRAYAMA Sadaichi

HOME ADDRESS: 2132 Alberta St., Vancouver, B.C.

REGISTRATION NUMBER 00727 SEX: Male AGE: 39

OCCUPATION: Tailor and cleaner

(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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: HATSUMI

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: JIM (M) LESLIE (M) AKIKO (F)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 7, 5 and 2 yrs.

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

1. LOCATION AND DESCRIPTION: Lot C 11 and 12, Block 14, D.L. 302,
2132 Alberta St., Vancouver, B.C.

See tax statement

2. BUILDINGS AND OTHER IMPROVEMENTS:

6 room dwelling house, frame building, shingle roof

3. INSURANCE (Give particulars; state where policies are)

Hartford Fire Insurance, Royal Agencies Ltd., 626 W. Pender St., Vancouver
\$1,400, expires Sept. 15, 1943.

4. TAXES (Amount and where payable) \$33.75, 1941 paid, payable City Hall

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

1942 Car levy

6. OCCUPANCY AND LEASES (If vacant so state)

Self

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Title in own possession

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

9. IF FARM LAND STATE CROPS SOWN. None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 2132 Albert St., Vancouver, B.C.

2. LANDLORD'S NAME AND ADDRESS. Self

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.

None

4. STATE WHEREABOUTS OF LEASE. None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN.

None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

As per list attached

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: Possibly included with house

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

REMARKS: None

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 10th day of April 1942.

(Signature)

S. Miyazawa

Kamun
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

P.D. 20-1-43. 3901

DATE April 21st, 1943.

Our File No. 3901

Full Name HIRAYAMA, Sadaichi
(Surname in Block Letters)

Registration No. 00727 Male - Female
(Check) Age April 8th, 1902.

Former Address 2132 Alberta Street, Vancouver, B. C.

Date Evacuated August 25, 1942 Naturalized - Canadian-Born - National
(Check)

Present Address Slocan Extension, B. C. 5190 Iberville, Apartment 4, Rosemont, Montreal

Married - Single
(Check)

Name of Wife Hatsumi - #02878

Name of Husband
adopted

Name of Mother (Nee' HIRATA) Sode #00628 Name of Father Kihachi - #00529

Names of Children under 16 James Jimi (M) 7; Leslie Taro (M) 5; Gladys Akiko
(F) 2.

Requested by AM Registered with Custodian Yes
(Yes or No)

Additional Information Tailor and Cleaner - 633 Smythe Street.

House - 2132 Alberta Street.

HIRAYAMA SADAICHI #00727

List of household
effects, furniture, etc.
left at 2132 Alberta St.,
Vancouver, B.C.

House Agent: Edwards, McNair & Russell,
620-24 Pacific Bldg.,
744 W. Hastings St.,
Vancouver, B.C.

Curtains for 11 windows	\$ 10.00
3 beds and mattresses	75.00
1 child's crib and mattress	7.50
8 chairs	5.50
Linoleum	125.00
1 galvanized refuse can	2.25
1 clothes line	1.00
3 tables	10.00
1 stove (Malar's) & Sawdust burner	75.00
4 light fixtures and 12 globes	32.50
8 blinds	7.75
5 rhubarb roots	1.25
4 raspberry bushes	1.00
12 wallflowers	2.50
1 cedar shrub	6.00
4 rose bushes	6.00
4 carnation shrubs	2.00
20 chrysanthemum roots	5.00
2 holly hocks	1.00
1 rhododendrum	10.00
4 roots pinks	20.00
pink blossom bush on side of step	10.00
2 marguerites	2.00
1 Peony	.50
4 Begonias	10.00
2 stalks	1.00
Puki roots (Japanese veg.)	1.00
1 Japonica bush	1.00
2 bushes pink flowers	5.00
10 roots mitsuba	2.50
4 dahlias	2.00
scarlet runner beans, sweet peas	.25
2 flower boxes on porch	5.00

\$ 446.50

Memorandum of Property.

HIRAYAMA, Sadaichi Reg. No. 00727

2132 Alberta St., Vanc'r, B.C.

The declarant would like to give further information of property registered at Hastings Park, B.C.

Owned Cleaning Business at 663 Smythe St., Vanc'r, B. C. *under name of Seymour Cleaners & Pressers* and rented the store (where he carried on his business) from

Mrs. Metzger, now residing in Seattle, when in Vancouver stays at Royal Hotel, 1000 Block Granville St., Vanc'r, B.C.

Pays \$30.00 monthly every 16th to Pemberton Realty Co. Howe St., Vanc'r, B.C., paid to date.

1-pressing machine

1-mirror

1-boiler

1-show case

1-gas burner

3 tables

1-sewing machine

1-small iron

1-electric clock

4-ironing boards

This property will be left at 663 Smythe St., Vanc'r B. C. and the key will be left with the Custodian, upon declarant's evacuation.

N. B. Declarant pays \$5.50 monthly for Neon Sign has to date paid about \$350.00 and has a balance of about 20 months yet to pay. David Neon Sign Co., Main St., Vanc'r, B.C.

Insurance

\$700.00, Agent-Hobson and Christy, Vanc'r, B. C.

Policy # unknown in owner's possession.

Dated this *19th* day of *May* 1942.

Witness *[Signature]* Signature *[Signature]*

(See also agent's inventory)

REAL PROPERTY SUMMARY

File 3901

JAPANESE NAME: Sadaichi HIRAYAMA - - Reg. No. 00727.

CATALOGUE NO: No. 3. Sale through Pemberton Realty Corporation.

PROPERTY ADDRESS: 2132 Alberta St., Vancouver, B. C.

LEGAL DESCRIPTION: Subdivision "G" of Lots 11 & 12, Block 14, District Lot 302, Group 1, New Westminster District, Plan 5832.

TITLE: In the name of Sadaichi HIRAYAMA.

ENCUMBRANCE: Vesting 36332 - 7th June 1943.

ASSESSED VALUE: 1943 -
Land \$300.00
Improvements \$750.00 Total \$1050.00 Taxes \$36.22.

CLASSIFICATION: City residence. Johnson, Reeve and Watson inspected this property and made a valuation of it and reported on the 19th July 1943. The property is located in poor surroundings near False Creek industrial area, the buildings being a 2 storey frame house of 6 rooms and plank floor basement with hot air furnace and poor concrete foundation. They reported the condition of the building as very bad, the plumbing needing repairs, the furnace out of order plaster broken, wiring contrary to by-law and roof leaking. Estimated value \$750.00.
J.R. Reid & Co., also inspected these premises and reported on November 1st, 1943. Their report confirming the one above as to condition, and their valuation - \$1150.00.

HISTORY OF ADMINISTRATION:

Prior to evacuation Sadaichi HIRAYAMA leased the property to George HOME for one year from the 17th September 1942, at a rental of \$300.00 with option from year to year on the same terms subject to lessors right to terminate the lease on 3 months notice. The lease was executed by Hataumi HIRAYAMA under Power of Attorney. Rental was paid monthly at \$25.00 per month from 17th September 1942 to the 28th February 1944, and payments totalling \$439.00 were made to the Custodian.

SOLD:

An offer was received through the Pemberton Realty Corporation on behalf of James SZABO of \$1200.00 on the 13th December 1943, which offer was approved by the Advisory Committee on December 1st, 1943 and accepted on January 3rd, 1944, as effective from December 15th, 1943.

FUNDS:

Released to the credit of Sadaichi HIRAYAMA, sale price \$1200.00, plus rentals collected by Custodian \$439.00, total \$1639.00; less Certificate of Encumbrance \$1.00, taxes \$69.96, water rates \$21.00, commission on rentals \$21.52, repairs \$53.50, insurance \$9.00, appraisal \$10.00, advertising \$4.00, registration fee \$10.15, commission of sale \$60.00, closing adjustments \$49.34, total \$309.47. Net amount released \$1329.53.

TITLE:

G. of T. 97183-L, delivery to the purchaser James SEABO and receipt for same dated 25th March 1944 received and on file.

OLD G. OF T.
NO. 51863-L:

This title was declared by HIRAYAMA as on deposit with the Bank of Montreal, Main & Hartings Street branch and production was requested. The bank was notified by Morris & McLennan not to deliver the same to the Custodian and the title was subsequently transferred to Mr. HIRAYAMA'S account at the Bank of Montreal, Montreal.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED June 1st, 1946.



IM:ML

SUMMARY of LIABILITIES

File No. 3901

May 27th, 1946

Re: Sadaichi HIRAYAMA (Mr.)
Reg. No. 00727.

This file reveals no claims against the above Japanese
person.

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

E. Robertson

E. Robertson.

/ER

PERSONAL PROPERTY
SUMMARY

File No. 3901

Sadaichi HIRAYAMA (Mr.)

Reg. No. 00727

Chattels:

The above Evacuee declared a few household effects and garden shrubs in his first JP declaration of April 10, 1942, but in a subsequent JP form dated December 31, 1942 this Japanese person only declared a steam press and boiler. The steam press and boiler were later found to have no value, except as scrap. A Neon sign was also declared by Hirayama which was later sold for \$15.00 and the money credited to this Evacuee's account. (See Supplement/Chattels Summary attached).

Specified
Articles:

In a letter on file dated August 4th, 1942 Mr. Hirayama requested that the money from the sale of his Chevrolet car, 1930 Model, be sent to him and we replied on August 6, 1942 that his car had not yet been sold but we would advise him when it was sold. Under date of September 19, 1942 this car was sold to a Mr. George Dunbar for \$85.00, less administrative expenses in the amount of \$27.23, leaving a balance of \$57.77 which was credited to Mr. Hirayama's account with the Custodian. (See Supplementary Schedule attached)

Life Insurance:

In his JP declaration form dated December 31, 1942 Mr. Hirayama declared "Monarch Life Insurance and Sovereign Life Insurance", and under date of May 3, 1943 from the Custodian's Office in Ottawa we were advised that this man had two life insurance policies with the Sovereign Life, Nos. 20432 and 50182. On September 13, 1943 the above Japanese requested that we pay the premiums on his wife's policies. This was a joint policy in Mr. and Mrs. Hirayama's names, and numbered 87387 - Monarch Life, and on September 23rd, 1943 we advised Mr. Hirayama that the above policy was in arrears and would require re-instatement forms, which the insurance company advised us they were sending direct to him. Nothing further in regard to insurance policies on the lives of these Japanese persons was done by this Office as at no time did the policies come under the control of the Custodian.

Accounts

Receivable:

In a letter dated October 28th, 1944 we received from H. D. Campbell a cheque for \$1.66 which they had on hand belonging to Mr. Hirayama. This represented B. C. Electric Company refund for security deposit for light of \$3.00, less the final account due of \$1.34. This was credited to Hirayama's account with the Custodian, on November 1/44.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

E. Robertson

E. Robertson.

/ER

May 27th, 1946.

(See also page 2)

PERSONAL PROPERTY SUMMARY
(additional)

File No. 3901

Sadaichi HIRAYAMA (Mr.)

Reg. No. 00727

SHARES:

An extract from a letter from Walter A. Jacklin & Company dated June 5th, 1942, reveals that the above Japanese person holds 7 shares in Associated Cleaners & Dyers Limited (File 7822). Liquidation of these shares is being handled by Walter A. Jacklin & Company direct with the Japanese and no action has been taken by the Custodian in connection with Evacuee shares in the above Company.

The above summary is certified to
be in accordance with the informa-
tion on file:

E. Robertson
E. Robertson.

/ER
June 7, 1946.

CHATELS SUMMARY

File No. 1901

Sadaichi HIRAYAMA (Mr.)

Reg. No. 00727

Chattels at 2132 Alberta Street, Vancouver, B.C.

In his declaration dated April 10, 1942 the above Evacuee declared a number of household effects, also shrubs and plants. H. D. Campbell reported on April 20, 1942 that they found the articles on these premises checked with those listed by Hirayama in his above declaration, but that they did not check the shrubs and garden plants. They also stated that the main articles of furniture not essential to the owners actual living on the premises had already been sold and that Hirayama hoped to sell the remainder of the goods to the incoming tenant.

On September 23, 1942, Pembertons (agent at this time) wrote advising that when they called at the above address they found the owners had vacated and apparently left only some linoleum on the stairs and the floor of the hall, three old tables in the back yard and one garbage can. Under date of December 16, 1942 Mr. Green wrote to Mr. Hirayama asking him to confirm that all his chattels had been removed from 2132 Alberta Street with the exception of the old linoleum, three tables and one garbage can mentioned above, but no reply was received. Therefore, Mr. Green stated in his memo of January 10th, 1944, that in view of the fact that this Japanese did not comment on our letter of December 16th (and did not register any chattels other than "Steam Press & Boiler in his registration of December 31, 1942), these chattels need not be followed further.

Dry Cleaning equipment at 663 Smythe Street, Vancouver, B.C.

In the additional declaration of May 19, 1942 attached to JP form dated April 10, 1942, a number of items were declared but in his subsequent JP form of December 31, 1942 only a Steam Press and Boiler were declared.

In his letter of August 25, 1942, Mr. Hirayama stated he sold his business on August 24, 1942 and removed all the contents from the store to his home with the exception of the two above-mentioned articles and in H. D. Campbell's report of September 9, 1942, they stated that this Japanese person advised he had disposed of the rest of the fixtures and equipment of the store.

A Hire Agreement covering this equipment was drawn up by Messrs. Morris & MacLennan on September 4, 1942, under which Harry Lee, Chinaman, leased the above equipment (press and boiler) for 16 months at a monthly rental of \$5.50 but it was later revealed that the equipment was of no use and under date of November 14, 1942 there appears on file a signed statement from Mr. Hirayama releasing Harry Lee from the above Agreement under these special circumstances. This equipment was accordingly moved to our warehouse at 992 Powell Street on December 9, 1942 (as per warehouse slip 184).

On December 16, 1942 Mr. Green asked Mr. Hirayama to confirm that this was the only equipment left at 663 Smythe Street and in the absence of a reply, (and as that was the only equipment declared in his JP form of December 31, 1942,) it would appear that no other equipment remained there, as reported by H.D. Campbell on September 9, 1942.

On January 25, 1944 Mr. Messenger (of H.D. Campbell) advised that when the above Press was found to be of no use the pressure gauge was valued by

Chattels Summary - continued

Mr. Henry of O. J. Henry Company (plumber) at approximately \$1.50 or \$2.00, and this pressure gauge was put on another steam press in working order, namely, that belonging to Mrs. H. Inoue, File 8866, and when sold an amount of \$2.00 should be credited to Mr. Hirayama's account. A safety valve also was put on Mrs. Inoue's machine but was later returned to our warehouse. (The above amount of \$2.00 was credited to Hirayama's account on May 27/46).

On January 21, 1944 we have on file from O. J. Henry Company a statement advising that the above Press is a very old model, possibly forty years old, and is beyond repair, its only value being "scrap", and under date of March 29, 1944 we have a receipt on file showing that a Mr. Kuchack of 328 Powell Street purchased the above press, as junk, for \$2.00. (Press and boiler form one unit).

NEON SIGN

At the time of his evacuation, Mr. Hirayama was purchasing a Neon Sign for his cleaning establishment, and had 20 monthly payments still to make. In his letter of August 25, 1942 he stated we would apply the monthly rentals from his pressing equipment on his account with David Neon Limited, and that he understood Mr. David was prepared to store his Sign free of charge as long as payments were being made. In their letter of September 10, 1942 to H. D. Campbell, David Neon Ltd. advised that there was a balance of \$137.50 still owing on the above sign, but that they would accept small monthly payments of \$5.50 and would store the sign free of charge for the duration of the war.

On May 3, 1943 we wrote to Mr. Hirayama stating that as his Pressing Equipment could not be used the monthly payments of \$5.50 had not been made on the Neon Sign and stated that we had contacted the Neon people who were prepared to accept \$110.00 in full settlement of the balance owing. In his reply of May 7th Mr. Hirayama asked that we try to settle for \$100.00 or less. Accordingly, in their letter of June 10th, 1943, David Neon Limited agreed to accept \$100.00 as settlement in full and this amount was paid from Hirayama's account with the Custodian on June 25th, 1943. In his letter of May 7th Mr. Hirayama suggested that we sell the sign if at all possible.

On January 10, 1944 Mr. Green suggested that we get in touch with the Neon people to see if they would make an offer on the Sign still in their storage, failing which we would move same to our storage. On March 13th our memo on file reveals that the Sign was recovered from David Neon Limited and stored at 992 Powell Street, Vancouver.

On May 15th, 1944 this Sign, together with another belonging to R. S. Tanisawa (file 1438), was advertised for sale by tender and the only offer received was from Messrs. Wm. Wallace Signs for \$30.00 for the two signs. This offer was accepted by Mr. Shears. No valuation was made of these signs, but Mr. Green stated in his memo of June 7, 1944 that these are usually hard to dispose of as they are only of value to the particular business for which they are designed. On June 15, 1944 we received from Wm. Wallace of 783 E. Hastings Street, Vancouver, an amount of \$15.00 representing the purchase price of Mr. Hirayama's Neon Sign.

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

E. Robertson

E. Robertson.

/ER

May 27, 1946

MEMORANDUM

To: File 3901

File: Specified Articles Department

24th June, 1943.

Re: HIRAYAMA, Sadaichi-Reg. 00727

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAR	1930 Chevrolet Coach No. C-18 License No. (41) 90122	\$100.00

Sold to: George Dunbar

Date: 19th September, 1942.

Selling Price: \$85.00

K-6

Selling Price	\$85.00
Administrative Expenses	<u>27.23</u>
Balance credited to Mr. Hirayama's account	<u>\$57.77</u>

E. Robertson

E. Robertson, May 27/46.

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Seizure No.

FOR USE BY APPLICABLE

3901

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date

19

RE:

On **Sadaichi HIRAYAMA** ^{NAME OF FILE} **643 Smythe St Vancouver B C**
May 2 42 ^{MEMBER'S NAME} **Goodfellow K A**
 Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PAGES	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
	LICENSE NO. MAKE & MODEL SERIAL NO. (41) 90122 ENGINE NO. Chev (30) SPEEDOMETER READING 431082 CONDITION 280642	TIRE NUMBERS 61879 Fair
	EXTRA EQUIPMENT Nil	
	DESCRIPTION & CONDITION VERIFIED Appears Fair	
	Signature of Owner Japanese Registration No.	
	Handed over to representative of Custodian whose signature in receipt thereof appears hereunder	
	DATE: May 9 42	

SIGNATURE OF MEMBER SUBMITTING REPORT

July 12, 1943.

MEMORANDUM

Re: SUMMARY OF LEASE

27
File No. 3901

Lease between Sadaichi HIRAYAMA and George Home

Date of Lease September 15th, 1942.

Terms and Duration: Re 2132 Alberta Street, the Lease was for one year from the 17th of September, 1942, but included in the Lease was the following Renewal Option:

"The Lessor hereby grants unto the Lessee an option for the renewal of this Agreement from year to year at the same rental and on the same terms and conditions (subject to the right of termination by the Lessor as herein set forth) and provided the Lessee shall have duly paid the rent herein reserved and observed all covenants and conditions imposed upon him under this Agreement.

"PROVIDED HOWEVER, that in the event of the Lessee desiring to avail himself of this option, he shall give at least thirty days' notice in writing previous to the expiration of the term hereby granted of his desire to renew, which notice shall be in writing advising of the Lessee's intention to exercise such option and shall be addressed as follows:

Sadaichi Hirayama,
c/o Office of the Custodian,
(Japanese Evacuation Section)
675 West Hastings St.
Vancouver, B. C.

or at such other address as may be designated in writing by the Office of the Custodian aforesaid, and mailed under registered cover, postage prepaid, at the City of Vancouver, in the Province of British Columbia.

"PROVIDED FURTHER HOWEVER, that should the Lessor become lawfully entitled again to re-occupy the herein devised premises during any renewal or renewals of this Agreement, he shall have the right to terminate such renewal or renewals by giving to the Lessee three months' notice in writing of such termination and such notice shall be addressed as follows:

George Home, Esq.
2132 Alberta St.
Vancouver, B. C.

and mailed under registered cover, postage prepaid, at the City of Vancouver, in the Province of British Columbia, and at the expiration of such notice the Lessee shall deliver up peaceable possession to the Lessor or his duly authorized agent."

FILE NO. 3901
REGISTRATION NO. 00727

November 14th, 1942.

SECTION
DEC 24 1942
3901
MAR
Green

The Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

With reference to the Hoffman steam press and boiler leased to Harry Lee, of 217 Prior Street, Vancouver in accordance with the Agreement dated the 1st of September, 1942, in view of the fact that it has been found that this equipment cannot be used and has proved to be beyond repair, I am willing in the special circumstances to release Harry Lee from the Agreement made.

(Signed)

Sadaichi Hirayama
S. H. H. H. H.

Sadaichi Hirayama.

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

806-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

November 5, 1942.

Your File No. 3901.

Office of the Custodian,
Department of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr. P. Douet:

Dear Sirs:

Re- Hire Agreement,
S. Hirayama - Harry Lee

If you will refer to this file you will find that a Lease Arrangement was entered into of the above Japanese evacuee's steam press. This press was one of the first made, having no serial number and was in very bad shape. Mr. Harry Lee approached me after talking to Hirayama with regard to renting the press, the day before Hirayama was evacuated. I told Mr. Lee that the Custodian's Office would have no objection to him renting it, in view of the fact that Hirayama was agreeable, but asked him at that time if he was satisfied that it could be taken down and put up again, in view of the way it was held together with wires and the general condition of the machine, and suggested to him that he go back and look the machine over again before entering into a definite arrangement.

Mr. Lee came back and said that he was prepared to lease the machine, which was done, and two months' rent subsequently paid. Mr. Lee had the machine moved to the premises agreed on in the Hire Agreement, but due to the delay in the B. C. Electric installing the gas connection for nearly two months, the machine was not set up or tried.

On calling in a plumber to set the machine up, the plumber, Mr. Hanson, refused to even touch it saying it would cost at least \$125.00 to do so and that it would never work satisfactorily.

Mr. Lee then called in two Chinese plumbers who were of the same opinion and he came to my office with them explaining the position, requesting that he be released from the arrangement.

I have no doubt at all that the situation is as represented, as it entirely confirms my original opinion based on my personal inspection of the equipment which was the basis of my suggestion to Mr. Lee to check the machine over before renting it. It is obvious that Mr. Lee has got himself into the present position

November 5, 1942.

Your File No. 3901.

Office of the Custodian, (Continued)

and he is entirely on his own hook, however it seems rather hard to hold him to a Rental Agreement of equipment which is absolutely unusable.

As this is a matter in connection with which the decision will have to be made by your office, I feel it advisable that you discuss the matter with Mr. Lee and I am sending him over to Mr. Douet with this letter.

Yours very truly,

H. D. CAMPBELL.

Per. *Th. M. Menger*

RCM: JM

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION

RECEIVED
SEP 18 1942

LICENSED TRUSTEE
IN BANKRUPTCY

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

308-512 STANDARD BANK BUILDING

VANCOUVER, B. C.

TELEPHONE
PACIFIC 1357

September 17, 1942.

Your File No. 3901.

Office of the Custodian,
Department of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr. P. Doust:

Dear Sirs:

Re- HIRAYAMA, Sadaichi.

I wish to acknowledge receipt of your letter of the 16th inst., and note that you are turning the property over to Pemberton's as Real Estate Agents, and that they will also collect the rental under the Hire Agreement covering the steam press and make the monthly remittance to the David Neon Sign Company.

I now have pleasure in enclosing herewith lease covering the rental of the Alberta Street property to Mr. George Home. The lease is for a period of one year with renewable options; it also provides that the tenant is responsible for the water taxes and the rental is \$25.00 a month.

This lease was completed in respect to the Party of the First Part by Mrs. Hirayama on behalf of her husband, under her Power of Attorney which was forwarded to you in connection with the Hire Agreement on the 9th of September.

Of the first month's rent of \$25.00 Mrs. Hirayama received the original \$2.00 deposit and \$20.00 which was turned over to her on the completion of the lease. The \$3.00 making up the balance was an additional deposit obtained by myself. The legal fees in this case were \$7.50, the tenant George Home settling with Mr. MacLennan, the Solicitor, in cash for \$3.75. Mrs. Hirayama turned over to Mr. MacLennan 75¢ and I have today remitted to him the \$3.00 which I have on deposit to complete the settlement. I am enclosing herewith Mrs. Hirayama's receipt for the \$20.00 from George Home, and Mr. MacLennan's receipt for the \$3.00 balance of legal fees owing by Mrs. Hirayama in this matter.

Before Mrs. Hirayama was evacuated she brought into my Office, at my request, an Insurance Policy for \$1200.00 which expires on the 15th September, 1943, Policy No. 27384 of the Hartford Fire Insurance Company, covering the property at 2132

September 17, 1942.

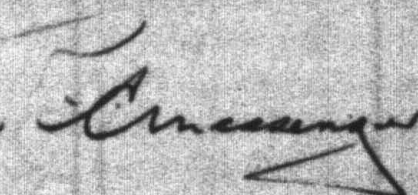
Your File No. 3901.

Office of the Custodian, (Continued)

Alberta Street. In addition there is an endorsement increasing the amount of the insurance by \$200.00, making it a total of \$1400.00.

Yours very truly,

H. D. CAMPBELL.

Per. 

RCM:JM
Encl.

THIS AGREEMENT made the 17th day of September,
A. D. 1942.

BETWEEN:

SADAICHI MIYAYAMA, of 2132 Alberta
Street, in the City of Vancouver,
in the Province of British Columbia,
Tailor and Cleaner, hereinafter
called the "Owner"

OF THE FIRST PART

-and-

HARRY LEE, of 217 Prior Street,
in the City of Vancouver, in the
Province of British Columbia,
Clothes presser, hereinafter
called the "Hirer"

OF THE SECOND PART

WHEREBY IT IS AGREED AS FOLLOWS:

74. 1. The Owner agrees to let, and the Hirer agrees to
hire the ~~business~~ ²⁴ chattels and effects (hereinafter referred
to as the "said effects") described in the Schedule hereto
annexed, for the period of sixteen months (16 months) from
the 1st day of September, 1942 (hereinafter called the "said
term").

2. It is hereby understood and agreed that the said
effects are now situate on the premises known as "Seymour
Cleaners", 663 Smythe Street, in the City of Vancouver, in the
Province of British Columbia, and the Hirer is hereby granted
the right and privilege to remove the said effects to premises
situate at 400-402 East Hastings Street, in the said City
and Province and therein and about to use and enjoy the same.

Provided however, that the Hirer shall be at
liberty upon obtaining the consent in writing of the office
of the Custodian, Department of the Secretary of State of
Canada, presently at 675 West Hastings Street, Vancouver, B.C.,
to change the business premises from time to time and remove
the said effects to any other location in the Province of
British Columbia as may be agreed to by the Custodian in writing
as aforesaid.

3. The Hirer shall pay to the Secretary of State of Canada acting in his capacity as Custodian under and by virtue of Order-in-Council P.C. 1665 dated March 4th, 1942 and Amendments, or his appointed agent or agents, a rental of Five (\$5.50). . 50/100 Dollars for each month of the said term for the hire of the said effects. Such rent shall be payable monthly in advance on the 1st of each month, the first of such payments, being that due the 1st day of September, 1942, to be paid on the execution of these presents and the receipt of the said first payment is hereby acknowledged.

4. The Hirer during the continuance of the hiring will at his own expense keep the said effects in good and substantial repair and condition, reasonable wear and tear excepted, and will keep the Owner indemnified against all loss of or damage to the said effects from whatever cause same may arise, save only reasonable wear and tear, acts of God or the King's enemies or malicious acts of third persons.

5. The Hirer shall duly and punctually pay all rent, rates and charges payable by him in respect of the premises in which the said effects or any of them shall be during the said term and shall on demand produce to the said Custodian or his agent the last receipts for such respective payments.

6. The Hirer, except as hereinbefore provided, shall not during the said term remove the said effects or any of them from the said premises or suffer them or any of them to go out of his possession, except with the written consent of the said Custodian or his duly authorized agent.

7. The Hirer shall not cause or suffer any of the said effects to be affixed to the said premises in such a way that they shall become fixtures.

8. The said Custodian or his Agent may at all reasonable times enter the said premises and shall have access to the said effects for the purpose of viewing the state and

condition of the said effects.

9. If the Hirer shall make default in the punctual payment of the monthly sums to be paid by him for the hire of the said effects or shall fail to observe and perform any of the terms and conditions of this Agreement on his part to be observed and performed, or if the Hirer shall do or cause to be done, or permit or suffer any act or thing whereby the Owner's rights in the said effects may be prejudiced or put in jeopardy, or if the right of the Hirer to possession of the said premises known as 400-402 East Hastings Street, in the City of Vancouver, in the Province of British Columbia, shall cease and determine, or if the right of the Hirer to possession of any other premises occupied by him with the consent of the Custodian in writing as hereinbefore provided shall cease and determine, or if any distress or execution shall be levied against the Hirer or against the said effects, this Agreement shall forthwith determine without any notice or other act on the part of the Owner or the said Custodian and notwithstanding that the Owner or his agent may have waived some previous default or matter of the same or like nature.

10. In the event of this Agreement or of the hiring being determined either by effluxion of time or by the Owner, the said Custodian or his Agent under right reserved to that effect, the Hirer shall forthwith peaceably deliver up the said effects to the said Custodian at such premises as may then be occupied by the Hirer as hereinbefore provided; and in the event of the Hirer failing so to do, the Owner, the said Custodian or his Agent may retake possession of the said effects and for that purpose may, without any previous notice, enter upon the said or any premises on which the said effects or any of them may be or may be believed to be situate, with power, if necessary, to break open any doors, gates and windows on such premises without being liable to the Hirer, or any person claiming through, under, or in trust

for him for trespass, damage or otherwise; and all costs and expense of and incidental to such retaking possession of the said effects which may be incurred by the Owner, the said Custodian or his Agent, shall be repaid to him by the Hirer together with a sum equal to the further amount of rent which would have accrued if the hiring had not determined, calculated to the date of the seizure or return of the said effects. The determination of the hiring under any clause of this Agreement shall not affect the right of the owner to recover from the Hirer any monies due to the Owner at the date of such determination, or to recover damages in respect of any breach by the Hirer of the terms of this Agreement.

11. IT IS HEREBY UNDERSTOOD AND AGREED that nothing contained in this Agreement shall be deemed to derogate from the rights and powers of the Secretary of State of Canada under and by virtue of the Consolidated Regulations Respecting Trading with the Enemy (1939) and Amendments thereto or substitutions therefor.

THIS AGREEMENT shall be binding upon the Hirer, his executors, administrators and assigns, and shall enure to the benefit of the Owner, his executors, administrators and assigns, and to the benefit of the said Custodian and the said Secretary of State of Canada and his successors in office.

IN WITNESS WHEREOF the Owner has executed this Agreement by his duly authorized Attorney, HATSUMI HIRAYAMA, and the Hirer has affixed his hand and seal on the day and year first above written.

21.24. SIGNED, SEALED AND DELIVERED
by Hatsumi Hirayama's Attorney
of, and in the name and on
behalf of the above-named
Sadaichi Hirayama, in the
presence of

[Signature]
Solicitor

SIGNED, SEALED AND DELIVERED
by the Hirer, in the presence
of

[Signature]

Sadaichi Hirayama
by his Attorney
Hatsumi Hirayama

Harry Lee

Know all Men by these Presents,

that I, SADAZUCHI HIRAYAMA, of 2132 Alberta Street, in the City of Vancouver, the Province of British Columbia,

for divers good causes and considerations, thereunto moving HAVE nominated, constituted and appointed, and by these Presents DO NOMINATE, CONSTITUTE and APPOINT my Wife, HATSUNI HIRAYAMA, of 2132 Alberta Street, in the City of Vancouver, the Province of British Columbia,

my true and lawful Attorney, for me, and in my name and on my behalf and for my sole and exclusive use and benefit to demand, recover and receive from all and every or any person or persons whomsoever all and every sum or sums of money, goods, chattels, effects and things whatsoever which now is or are, or which shall or may hereafter appear to be due, owing, payable or belonging to me, whether for rent or arrears of rent or otherwise in respect of my real estate or for the principal money and interest now or hereafter to become payable to me upon or in respect of any Mortgage or other Security, or for the interest or dividends to accrue or become payable to me or in respect of any shares, stock or interest which I may now or hereafter hold in any Joint Stock or Incorporated Company or Companies or for any moneys or securities for money which are now or hereafter may be due or owing or belonging to me upon any Bond, Note, Bill or Bills of Exchange, balance of Account Current, consignment, contract, decree, judgment, order or execution, or upon any other account.

ALSO to examine, state, settle, liquidate and adjust all or any account or accounts which now are or may hereafter be depending between me and any person or persons whomsoever. And to sign, draw, make or endorse my name to any Cheque or Cheques or orders for the payment of money, Bill or Bills of Exchange, or Note or Notes of Hand, in which I may be interested or concerned, which shall be requisite. AND also in my name to draw upon any Bank or Banks, Individual or Individuals, for any sum or sums of money that is or are or may be to my credit or which I may be entitled to receive, and the same to deposit in any Bank or other place, and again at pleasure to draw from time to time as I myself could do. AND upon the recovery or receipt of all and every or any sum or sums of money, goods, chattels, effects or things due, owing, payable or belonging to me for me and in my name and as my act and deed to sign, execute and deliver such good and sufficient receipts, releases and acquittances, certificates, reconveyances, surrenders, assignments, memorials, or other good and effectual discharges as may be requisite.

And I hereby give and grant unto my said attorney full power and authority from time to time to appoint one or more substitute or substitutes to do, execute and perform all or any of such matters and things as aforesaid and such substitute or substitutes at pleasure to remove and others to appoint.

And I hereby agree and covenant for myself, my heirs, executors and administrators to allow, ratify and confirm whatsoever my attorney or his substitute or substitutes shall do or cause to be done in the premises by virtue of these Presents including in such confirmation whatsoever shall be done between the time of my decease or of the revocation of these Presents, and the time of such decease or revocation becoming known to my attorney, or such substitute or substitutes.

WHEREVER the singular and masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

As Witness whereof I have hereunto set my hand and seal this thirtieth day of April in the year of our Lord one thousand nine hundred and forty-two.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Geo F Jacobs Witness

S. Hirayama

245 E. Hastings St., Address

Real Estate Broker, Occupation

In the matter of the within Power of Attorney

Granted by Sadaichi Hirayama

To Itsumi Hirayama

I, Itsumi Hirayama of the City of Vancouver in the province of British Columbia

the Attorney named in the within Power of Attorney do solemnly declare

THAT on April 30th, 1942, the date on which the said Power of Attorney was executed

I was of the full age of twenty-one years, having been born on or about the February 12 1921
AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

DECLARED before me at the City of Vancouver

in the Province of British Columbia

this thirtieth day of April

A.D. 1942

Geo F Jacobs
A Notary Public in and for the Province of British Columbia

S. Hirayama

3901

2nd October, 1943.

The Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 3
2132 Albera Street

We are in receipt of your letter of the 1st instant in which you submit an offer, on behalf of Sam Hughes, to purchase the above property for the sum of \$750.00.

As we did not receive any tenders on this particular property, we are prepared to give consideration to any offer which we may now receive, based upon an independent valuation.

At the moment this property has not been appraised, but we will endeavour to have this done as soon as possible and then advise you in regard to the offer to which you refer.

Yours truly,

F. G. Shears,
Director.

FBI

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 6264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
608 WEST HASTINGS STREET
VANCOUVER, B.C.

19th July, 1943.

The Custodian's Office,
VANCOUVER, B.C.

File No. 3901

Dear Sir:

Catalogue No. 3
Lot C of Lots 11 and 12 Block 14 D.L. 302
2132 Alberta Street

We have inspected this property and beg to report as follows:-

<u>Location</u>	Close to False Creek industrial area. Poor surroundings.
<u>Land</u>	30' x 70' no lane.
<u>Building</u>	1½ storey frame house on poor concrete foundation, siding walls. Shingle roof. 22' x 28', plus 6' x 6'. one storey. Attic. 3 bedrooms - bathroom 3 fixtures. 1st floor. 3 rooms, nook, pantry Basement. Plank floor, hot air furnace.
<u>Condition</u>	Very bad. Plumbing worn and needs repairs. Furnace out of order. All doors need refitting. Plaster loose and broken. Floors worn badly. no closets in 2 bedrooms. Wiring contrary to by-law. Decorating and painting needed throughout. Roofs leak. Front and back steps need rebuilding.
<u>Rent</u>	\$ 25.
<u>City</u>	
<u>Assessment</u>	\$1,050 (Land \$300 Building \$750)
<u>Taxes</u>	\$35.15
<u>Appraisal</u>	We are of the opinion that the fair market value of this property is \$750.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

DWR

DWR

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
November 27, 1943.

EVACUATION SECTION	
Rec'd	NOV 29 1943
File No.	
Ans.	
Referred	Harris

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, British Columbia.

Re: Catalogue #3,
2132 Alberta Street.

Dear Sirs:

We have today received an offer from James Szabo on the
above property for the sum of \$1200.

Kindly advise us,

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
October 1, 1943.

Rec'd	OCT 2 1
File No.	3701
Ans.	PAH 2/10/43
Referred	Harris

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, British Columbia.

Dear Sirs:

We have today received an offer from Sam Hughes and
Ena Jorgenson on 2132 Alberta Street, Catalogue B, for the sum
of \$750.00.

Kindly advise us.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

3701

December 2nd, 1943

Pemberton Realty Corp. Ltd.,
418 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: catalogue No. 3,
2132 Alberta Street

Your letter of the 27th instant written on behalf of Mr. James Saabo enclosing offer to purchase 2132 Alberta Street for the sum of \$1200.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$1200.00, the full amount of the purchase price for the above property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your client will then be in a position to assume control of this property.

Yours truly,

F.O. Shears,
Director.

FOS/AN

O. J. HENRY COMPANY

Phone FAirmont 6971

634 West Seventh Avenue
VANCOUVER, B.C.

MANUFACTURERS OF WIRE GARMENT HANGERS

EVERYTHING FOR THE LAUNDRY AND DRY CLEANER

January 21, 1944

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

Re: Model 5 A Hoffman Press stored at 604 East Cordova Street.

Dear Sirs:

As requested, we have examined the above press and cannot place a value on same. It is a very old model, possibly forty years, and beyond repair.

The only value that can be placed on this machine is for scrap.

Yours very truly,

O. J. Henry
O. J. HENRY COMPANY

OJH:MS

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

508-512 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

January 25, 1944.

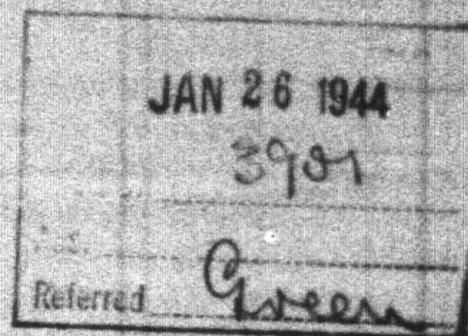
Your File No. 3901.

Office of the Custodian,
Department of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr. H. F. Green:

Dear Sirs:

Re- Steam Press
S. Hirayama



Out to Wright

Further to the writer's recent conversation with Mr. Green, the press owned by the above evacuee, previously leased to Mr. Harry Lee and subsequently moved to storage at 604 East Cordova Street as unuseable, has been inspected by Mr. O. J. Henry of the Company of the same name. I am enclosing herewith a letter from him stating that the press is possibly forty years old and beyond repair, and that the only value it has is for scrap.

If you will remember, there were two minor pieces of equipment removed from this press when an endeavour was made to put another steam press, owned by Mrs. Hana Inouye, (Your File No. 8866) into working order. On checking into the matter I found that only one of these articles was useable, being the pressure gauge. Mr. Henry has valued this under a letter dated January 21, in connection with Mrs. Inouye's press, as worth approximately \$1.50 to \$2.00. I therefore suggest that if, as and when the Inouye press is sold that the amount of \$2.00 be credited to Hirayama.

The other piece of equipment, being a check or safety valve, was found unuseable in connection with Mrs. Inouye's press and was returned to the storage warehouse, the present check valve on the Inouye machine being purchased by the Chinese presently leasing the same, Mr. Lim Wo.

I am also enclosing Mr. Henry's account for inspection of this equipment in the amount of \$5.00 which I would appreciate your settling direct with him.

Yours very truly,

H. D. CAMPBELL.

Per *RCM messenger*

RCM:JM

*OK
24/2/44*

January 7th, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 3901
NAME: Sadaichi HIRAYAMA
CATALOGUE NO: 3
RE: 2132 Alberta Street, Vancouver, B.C.
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Subdivision "C" of
Lots 11 and 12, Block 14, District Lot
302, Group 1, New Westminster District,
Plan 5832.

Encumbrances: None

Taxes: 1943 taxes of \$35.15 paid. No arrears.

Vested: No. 36332

VALUATION BY APPRAISER: \$1150.00

AMOUNT OF BID: \$1200.00

APPROVED BY ADVISORY COMMITTEE: December 1, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$1200.00

NAME OF PURCHASER: James Szabo

KWB/W

K. V. WRIGHT

3901

January 17, 1944.

Mr. Sadatoshi HIRAYAMA,
Registration No. 00727,
Sloan Extension, D. C.

Dear Sir:

Re: Catalogue No. 3
2132 Alberta Street
C/11 & 12/14/302

It is understood that your title to Subdivision C of
Lots 11 and 12, Block 14, D. L. 302, Group 1, District of New Westminster,
is in the Bank of Montreal. This Bank informs us that they have a sealed
envelope only in your name and that they do not know its contents.

Inasmuch as this property is in course of sale at a price
greater than the valuation by an independent appraiser, it will be convenient
if this title be delivered to this office.

The usual course in such cases is to have an officer attend
and open the envelope in the presence of the Bank staff, removing what is
required and returning the remainder to the Bank for safekeeping.

It is preferred, as a matter of courtesy, to consult the owner
before doing the above and your letter stating that you have no objection to
this procedure will be appreciated.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST
VANCOUVER, B. C.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 8284

EVACUATION SECTION	
Date	FEB 11 1944
File No.	2901
App.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

February 10, 1944. *Out to Paterson.*

The Custodian,
Administration Department,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir: re Sadaichi Hirayama - Catalogue
#3, 2132 Alberta Street, C/11
& 12/14/302

Your letter of January 17th, with regard to the above-named, has been referred to us for attention. This man objects to his property being sold and objects the Custodian or anyone else having access to his sealed envelope in the Bank of Montreal.

This is to inform you that you are not authorized to open the envelope at the Bank of Montreal, nor remove anything which may be therein and if you do so it will be at your peril.

Yours truly,

NORRIS & MacLENNAN,

per *[Signature]*

JAM/CK

1-761

Bank of Montreal
MAIN & HASTINGS STREETS BRANCH
390 MAIN STREET
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	FEB 16 1944
File No.	3901
Ans.	
Referred	

February 15th, 1944.

Mr. H. Hallum

The Custodian of Enemy Property,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Sadaichi Hirayama

With further reference to your letter of
Jan. 3rd (file No. 3901), we have today received a
letter from Norris and McLennan, Barristers, Solicitors
and Etc., acting on behalf of the above named. For your
information we enclose a copy of their letter.

Yours faithfully,

R.F. Raikes

Pro Manager
R.F. Raikes

Encl.
RVM:AW

3901

March 20, 1944.

Pemberton Realty Corp. Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 3
2132 Alberta Street
C/11612/14/302

Title to the above described property has now been received
in the name of Mr. James Szabo, 614 Jackson Avenue, and is ready for delivery.

Assignment of the relevant insurance is also ready for delivery
and such assignment should be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the
tenant of this property.

Adjustments as of date shown on the enclosed sheet have been
calculated and a balance of \$49.34 appears to the credit of the purchaser.

Will you please telephone this office for an appointment to
conclude this matter. It would be desirable for the purchaser to attend in
order that statement of adjustments may be approved and certain releases signed
by him prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:ED
Enc.

cc to Mr. James Szabo.

Catalogue No. 3

File No. 3901

2132 Alberta Street

C/11612/14/302

ACCOUNTS

As of December 15, 1943.
16 days to go.

Debit purchaser

16/365 x \$ 35.15	taxes for 1943	\$ 1.54
66/72 x \$ 9.00	insurance premium (ex. 15/7/46)	8.25
Registration fees on Deed. \$1,200.00		6.65
Water paid to June 1944		7.00

Total debits \$ 23.44

Credit purchaser

Rent due on the 16th

Proportion rents for month of December - 2/31 x \$23.75

Rents collected for month of Dec. 17th to Jan. 16th

" " " " " Jan. 17th to Feb. 16th

" " " " " Feb. 17th to March 16th

\$ 1.53
23.75
23.75
23.75

Total credits

Less total debits

\$ 72.78
23.44

Net credit due to purchaser

\$ 49.34

as to Mr. James Szabo

STATEMENT RE SALE OF:

Catalogue No: 3

Street Address: 2132 Alberta St.,

Vancouver, B.C.

Legal Description: C/11812/14/302

Name: HIRAYAMA, Sadaichi

File No: 3901

Reg. No: 00727

Date of Sale and Adjustments December 11, 1943

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 1200.00
Real Estate Agents Commission	60.00	
Charge for Valuation	10.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Insurance of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance

Taxes

Water

8.25

1.54

7.00

77.50

\$ 1216.79

1139.29

Net Proceeds credited to your account

Date: February 7, 1946

Compiled by: George Peters.

REGISTERED MAIL

3901

June 7, 1946.

Mr. Sadaichi HIRAYAMA,
Reg. No. 00727,
Suite #4,
5190 Iberville Street,
Montreal, 36, P.Q.

Dear Sir:

Your request for the balance of funds with the Custodian has been received. We are accordingly enclosing Custodian cheque in the sum of \$104.46 as shown on the statement previously sent you, together with a cheque for \$2.00 being the proceeds recently received from sale of a valve salvaged from the steam pressing equipment.

With reference to your inquiry concerning the item of \$15.00 in your account, you will recall that in your letter of May 7, 1943 you requested this office to sell the neon sign if at all possible. An endeavour was made to get the Neon people to make an offer without success. The sign was later advertised for sale by public tender, the only bid being for \$15.00. This amount was finally accepted as it has been found that these signs are unusually hard to dispose of as they are only of value to the particular business for which they were designed. You have already been given a statement covering the sale of the house at 2132 Alberta Street and other property declared by you to be left in the protected area.

The Life Insurance policies declared by you did not come under the control of the Custodian and it would therefore appear that all property left by you in the protected area of British Columbia has been accounted for and in order that you may confirm this and acknowledge the enclosed cheques, we are enclosing a stamped, addressed envelope for your convenience.

Yours truly,

A. C. McArthur,
Administration Department.

AGM:AS
encl.3

Reg'd

Suite #4,
5190 Iberville Street,
Montreal 36, Quebec,
July 1, 1946.

Mr. A.G. McArthur,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Grenville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUL 8 1946
File No.	3901
Ass.	<i>File</i>
Reference	<i>McArthur</i>

Out to Kato

Re: File No. 3901

Dear Sir:

I have duly received your letter of the 7th instant with the two cheques of \$104.46 and \$2.00 enclosed.

Being satisfied that all my property left in your charge has been accounted for, I take this opportunity to express my appreciation for all that you and your department have done for me since evacuation. Thank you.

Yours very truly,

S. Hirayama

S. Hirayama,
Reg. No. 00727.

SH:MH

SIGNS SOLD
AND SERVICED

"See Our Signs Everywhere"

SMALLEST TO THE
LARGEST DISPLAYS

775 DUNDAS ST. W.
TRINITY 0963

See Our Signs Everywhere

OUTDOOR ADVERTISING

OFFICE AND FACTORY: 1025 MAIN STREET
VANCOUVER, B.C.

June 10th, 1943.

EVACUATION SECTION	
Date	JUN 12 1943
File No.	3901
Ans.	<i>H. Donet</i>
Referred	<i>H. Donet</i>

Japanese Evacuation Section,
Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Re: Seymour Cleaners
(Sadaichi Hirayama)

Attention: Mr. P. Donet

Dear Sir:

With reference to your letter of May 13th, the delay in accepting your offer was due to the writer's absence from the City. We herewith accept your offer of \$100.00 cash in full settlement of our claim against the above named evacuee. Upon receipt of your cheque for the above amount, we shall be pleased to deliver up the sign to you.

Trusting that we will receive an early reply, with your cheque, we are,

Yours very truly,

VMD/PMD

DAVID NEON LTD.

[Signature]
Manager



THE GLITTER LIGHT GLASS BACKGROUND—PATENTED IN CANADA BY V. DAVID, NO. 382826

MEMORANDUM

File 3901

11th March, 1943.

TO: Mrs. McArthur

FROM: Mr. Gibson

Re: Sadaichi HIRAYAMA

In checking up on the insurance on property belonging to the above named and in particular with reference to a Neon sign now in storage with the David Neon Company.

I telephoned David Neon on March 2nd to ascertain if this sign is covered under a blanket policy which I understand they carry to protect the value of customers' signs in storage.

He advised me that they had such a policy in force but this particular sign was not covered, stating that they had made some arrangement in connection with taking the sign down and storing it; they were to receive monthly payments to clean up the balance owing.

This agreement apparently was arrived at between David Neon Limited and Mr. Messenger, according to Mr. David Neon. In this respect he referred me to a letter he had written us on September 10, 1942, on file.

I think, primarily, that this is a matter for the Administration Department to sort out before we do anything further with respect to insurance coverage. Personally, I doubt whether the sign is of any further value to Hirayama.

Some arrangement might be made between the owner and David Neon Limited, wherein they would take the sign back as there is possibly some value in the material, and in this way wipe out the outstanding balance owing.

SMG:FM