

9525

FORM 121

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 9525

To be completed by persons of the Japanese race having no property in any protected area.

NAME: HIRAYAMA, Hatsumi (Mrs. Sadaichi)

HOME ADDRESS: 2132 Alberta St., Vanc'r, B.C. REGISTRATION No. 02878

SEX: Female AGE: 30 MARRIED? Yes

OCCUPATION AND EMPLOYER: Housewife

NAME OF WIFE OR HUSBAND: Sadaichi ADDRESS 2132 Alberta St. Vanc'r, B.C.

NAMES OF LIVING CHILDREN James (M) - 7; Leslie (M) - 5 ADDRESS 238- "

Gladys (P) - 2 1/2 years ADDRESS: "

ADDRESS: "

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 19th day of May 1942.

WITNESS: [Signature]

(Signature) H. Hirayama

FOR DEPARTMENTAL USE

HOW DO YOU PROPOSE TO PAY THESE OFF?

LIST OF LIABILITIES:

None

INFORMATION FROM R.C.M.P.

DATE Apr. 14/43

Our File No. 9525

Full Name HIRAYAMA, Hatsumi (Mrs. Sadaichi)
(Surname in Block Letters)

Registration No. 02878 Male - Female
(Check) Age Feb. 2, 1912

Former Address 2132 Alberta St., City

Date Evacuated 17/9/42 Naturalized - Canadian-Born - National
(Check)

Present Address Slocan, Extension, B. C.

Married - Single
(Check)

Name of Wife _____
(Before marriage)

Name of Husband MATSUZAWA, Sadaichi #00727

nee
Name of Mother (HIRATA) Sode #00628 Name of Father HIRAYAMA, Kibachi #00529

Names of Children under 16 See husband's sheet

Requested by ECT Registered with Custodian _____
(Yes or No)

Additional Information _____

13

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Hirayama Hatsumi Mrs. File No. 9525
Slocan Extension, B.C. Reg. No. 02878
Company Monarch Life Agency Vancouver
Policy No. 87387
Premium - \$ 56.10
Payable: Annually, Semi-annually or monthly
Month December Day 10

REMARKS:

Letter sent 8/9/43

November 21st, 1944.

Memorandum of particulars in connection with the estate of
Eihachi HIRAYAMA, Deceased.

- (1) Name and address of the deceased: Eihachi HIRAYAMA, Registration No. 93529, Lemon Creek, B. C.
- (2) Date of death: September 6th, 1944.
- (3) Cause of death: Inevitable Decomposition.
- (4) Place of death: Lemon Creek, B. C.
- (5) Age and Nationality: Born August 18th, 1885. Naturalized Canadian of Japanese race.
- (6) Did he leave a will: No
- (7) Name and address of employer: None. Mr. Hirayama was receiving funds for maintenance from the B. C. Security Commission.
- (8) Name of undertaker and his charges for services: New Denver Funeral Service, New Denver, B. C. \$80.00.
- (9) Who ordered services of the undertaker: Supervisor, B. C. Security Commission, Lemon Creek, B. C.
- (10) List of Assets:
 - (1) House and 2 lots at 1215 Kingsway, Vancouver, being Lots 14 and 15, Block 38, District Lot 301, Group 1, New Westminster District, Plan 187. This property is rented for \$15.00 per month plus upkeep.
 - (2) Two revenue bearing advertising signs next to the house.
 - (a) Large sign rented for \$75.00 per year. (Ground rental)
 - (b) Small sign rented for \$25.00 for 3 years. (" ")These sign-boards are owned by Army & Navy Dept. Store Ltd.
 - (3) Credit balance in Custodian account No. 3322 at this date: \$465.43
- (11) List of Liabilities:
 - (1) B. C. Security Commission account for funeral expenses - \$80.00
 - (2) Mortgage on property at 1215 Kingsway - Balance owing at October 31st, 1944, including interest - \$928.20.
 - (3) Taxes on property at 1215 Kingsway - 1941 to 1944 inclusive - \$1,154.32.
 - (4) Claims:
 - (a) R. Tagashira and Company - \$239.26
 - (b) S. Tamura and Company - \$650.00
 - (c) B. C. Security Commission - \$80.00 (funeral expenses) (same as (1) above)

- continued -

Kihachi HIRAYAMA, Deceased.

(12) List of next-of-kin showing names, addresses and ages:

- (1) Wife: Sode Hirayama - Registration No. 00628.
Lemon Creek, B. C. Born May 30th, 1891.
- (2) Daughter: Molly Hirayama - Registration No. 02009.
Lemon Creek, B. C. Born October 25th, 1920.
- (3) Daughter: Sachie (Rosy) Hirayama - Registration No.
04794. Lemon Creek, B. C. Born February 16th, 1923.
- (4) Daughter: Eiko Hirayama - Registration No. 02699.
Lemon Creek, B. C. Born June 10th, 1918.
- (5) Daughter: Fumi Hirayama - Registration No. 01962.
Lemon Creek, B. C. Born September 26th, 1916.
- (6) Daughter: Hatsumi Hirayama. Registration No. 02878.
Sloean Extension, B. C. Born February 2nd, 1912. Now
Mrs. Sadaichi HIRAYAMA, 2027 Councillor St., Montreal.

VJJ/VMS

3322, 6323, 6325,
6326, 6327, 6328 & 9325.

November 24th, 1944.

RECEIVED

Mrs. Sode HIRAYAMA,
Registration No. 00628,
Laxon Creek, B. C.

Dear Madam:

Re: Estate of Kibachi HIRAYAMA, Deceased.

We are writing you at this time in connection with the above-mentioned matter as we believe you should give some your immediate attention. If the deceased left a Will, application should be made at once for probate, but in the event of the deceased dying intestate the next-of-kin should make application at once either through a Solicitor or direct to the Official Administrator, Mr. Samuel A. Moore, Court House, Vancouver, for administration.

It is necessary for the Estate to be administered before Assets can be disbursed from this office, and in order to facilitate your application we are enclosing herewith an itemized list of particulars, information about which you will be required to furnish when communicating with either one of the above-mentioned.

Your early attention to this matter will be appreciated.

Yours truly,

W. J. Johnston,
Administration Department.

WJ/P.
Encl.

3322, 6323, 6325,
6326, 6327, 6328 & 9525.

November 24th, 1944.

COPY

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

Dear Sir:

Re: Estate of Kiyoshi HIRAYAMA, Deceased.

We are enclosing herewith copy of our letter to Mrs. Sode HIRAYAMA in connection with the Estate of her husband, who died at Lacey Creek, B. C., on September 6, 1944.

If application for administration should be made to you pursuant to this letter, we will be glad to furnish you with all required information which we have on our files.

Yours very truly,

W. J. Johnston,
Administration Department.

WJ/P.
Encl.

3322, 6323,
6325, 6326,
6327, 6328,

6325

February 19th, 1945.

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

Dear Sir:

Re: Estate of Kihachi HIRAYAMA, Deceased

We duly received your letter of the 10th instant and note contents.

In accordance with your request we are outlining herein certain information and enclosing Statements, Notices and Creditors' Accounts as follows:

1. Amount of funds on hand at September 6th, 1944: \$436.93
2. Statement of account from September 6th, 1944, to date showing funds presently on hand..... \$501.13
3. Amount of funds held by A. E. Austin and Company at September 6th, 1944..... Nil
The net proceeds of rentals collected by A. E. Austin & Co. have been forwarded monthly to this office and up to September 6th, 1944, are included in the credit balance of \$436.93 shown above.
4. At the present time A. E. Austin and Company have \$14.25 on hand, which represents rent of \$15.00 for the month of February 1945, less collection commission of 5%, re property at 1215 Kingsway. These funds are being forwarded to us and after being credited to the account of Kihachi HIRAYAMA, deceased, the balance in same will be \$515.38.
5. Tax Statement, Water Rates Statement and Assessment Notice received from the Corporation of the City of Vancouver.
6. Creditors' Statements:
 - (1) Statement of Mortgage Account received from P. S. Ross and Sons. Balance owing for Principal and Interest: \$948.60
 - (2) Statement of Account of Toru TAMURA, now in Japan, received from P. S. Ross and Sons, amount owing.... \$590.00
 - (3) Statement of Account of R. TAGASHIRA and Company against Mr. and Mrs. HIRAYAMA received from the law office of the late G. E. McCrossan, amount owing... \$239.26
 - (4) Statement of B. C. Security Commission re Funeral expenses, amount owing..... \$80.00

P.T.O.

WJH/HMS
Enc.

W. J. Johnston,
Administration Department.

Yours very truly,

Trusting the above information and the enclosures
are satisfactory for your purposes, we remain

available.
may be paid to P. S. Ross and Sons if and when funds are
amount. Both this debt and the amount owing on the mortgage
HIRAYAMA may have included interest in the last-mentioned
it has been impossible for us to clarify this matter. Mr.
the same obligation, although the amounts are different, but
owed S. Tamura and Company \$650.00. We believe this refers to
assets and liabilities to the Custodian he stated that he
to advise you that at the time Mr. HIRAYAMA declared his
In connection with the claim of TOMI TAMURA we wish

been more satisfactory during the past 12 months.
has also made repairs to the house. Her tenancy has generally
needed repairs. She has not had her rent paid up to date and
arrangement on the understanding that she would pay for any
1st, 1974, for a six month period, and have continued this
to the dwelling. He reduced the rent to \$15.00 from February
but was continually in arrears and always asking for repairs
Cost, who has a large family, was paying \$25.00 per month
Kingsway which sets forth the basis of her tenancy. Mrs.
and Company Limited, to the tenant of the property at 1215
copy of a letter written by our agent, Messrs. A. E. Austin
We are enclosing herewith, for your information,

5th, 1974.
Year period and is paid for the 3 years ending January
(2) No small sign. The rent is \$25.00 for a three (3)
you a check.
mentor account is sent to this firm they will forward
ment Store Limited own the sign-boards and if a state-
paid to February 4th, 1975. The Army and Navy Depart-
(1) No large sign. The rent is \$75.00 per annum and is
1215 Kingsway are paid to the following dates:
4. The ground rents in connection with sign-boards at

Samuel A. Moore, Esq.
February 19th, 1975.

6322, 6323,
6325, 6326,
6327, 6328,
7329.

July 27, 1945.

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

Dear Sir:

Re: Estate of Kibuchi MIYAHARA, Deceased
Lots 14 & 15, Blk. 38, D.L. 301, Plan 187
1414 Kinross, Vancouver, B. C.

We are in receipt of your letter of the 20th instant enclosing Notarial copy of Letters of Administration granted to you on the 11th day of July 1945, in connection with the above Estate, for which we thank you.

We are accordingly enclosing herewith our cheque for the sum of \$515.38 which represents all funds on hand at credit in the above account with the Custodian. Your acknowledgment on receipt of this remittance will be appreciated.

Yours truly,

W. J. Johnston,
Administration Department.

WJ/MS
Enc.

3322, 6323, 6325, 6326,
6327, 6328, 9929
Estate Section

509 Royal Bank Building,
Vancouver, B. C.
February 16, 1946

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

Re: Estate of Hikachi HIRAYAMA, Dec'd
and Lots 14 and 15, Block 28, D.L. 301,
plus 127 - 1215 Kingsway, Vancouver, B.C.
Your File No. 3127

Dear Sir:

We are in receipt of your letter of the 15th instant,
and in reply wish to advise you that we think you should accept the
offer of \$3,325.00 net, for the above-mentioned property.

Please accept our thanks for your attention to this
matter.

Yours very truly,

W. J. Johnston
Administration Department

WJL/JP

C
O
P
Y

SAMUEL A. MOORE
Official Administrator

Our Ref. No. 3127

Court-House,
VANCOUVER, B. C.

February 15, 1946

The Custodian,
907 Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B. C.

Re: Estate of Hihachi HIRAYAMA, deceased
and
re Lots 14 & 15, Bl. 36, D.L. 301, Plan 187
1215 Kingsway, Vancouver, B. C.
Your File No. 3322, 6323, 6325, 6326, 6327,
6328, 9525

Dear Sir:

Among the assets in this estate there are the above mentioned
lots, 14 and 15.

As you will remember, this property was rented by your Department
for \$15.00 per month.

The assessed value is - Land \$3660.00 and Improvements \$1350.00.
The improvements consist of the following:

1 Storey frame structure consisting of what used to be a store in front
now used for living quarters and a 4-room house at the rear.

These buildings must be roughly 52 years old and our valuator says they
are totally unfit for human habitation.

The valuation placed on the property by our Valuator is \$2000.00.

These lots are subject to a mortgage of \$928.50 and interest and there
are taxes owing amounting to \$983.08 and interest.

The property was sold for taxes last year and must be redeemed very soon.

The credit balance I have in this estate is \$140.60.

I have advertised the property for sale and placed it in the hands of 32 different real estate agents for sale.

I have only received six offers, namely:

\$ 500.00
\$ 1100.00
\$ 1400.00
\$ 2100.00
\$ 3100.00
\$ 3500.00 gross, being \$3325.00 net cash.

I feel satisfied that this offer of \$3325.00 net is the highest we can get, and as I mentioned above, I have to redeem the lots very soon.

As I do not wish to lose this sale, would you kindly instruct me as soon as possible as to whether I should accept this offer of \$3325.00 net for the property.

Yours very truly,

"San A. Moore"

Official Administrator

SAV:RCS

February 19, 1946

TO: Mr. F. C. HARRIS

FROM: Mr. V. J. JOHNSTON

RE: Estate of HISAKI HIRAYAMA, Dec'd,
and lots 14 and 15, Block 30, S.H. 301,
Plan 107 - 124 KANAWA, YAMAGUCHI, JAPAN.

We are attaching hereto, together with relative File, No. 3322, original letter, dated February 15, 1946, received from Mr. Samuel A. Moore, Official Administrator, and is administrator of the above Estate.

This is the matter which we spoke to you about on Saturday evening, the 14th instant, at which time it was decided that we should write Mr. Moore and advise him that we thought he should accept the offer to purchase the above-mentioned property for \$3,325.00 net. We have accordingly forwarded this advice to Mr. Moore under date of February 16, 1946.

We obtained two independent valuations on this property as follows:

1. \$3,500.00 - Mr. Moore of Parkurban Realty Corporation Limited.
2. \$3,000.00 - Dr. Moore of Moore, Johnson, Moore & Eaton

The Advisory Committee, however, fixed the minimum acceptable price at \$3500.00.

This property has been advertised in our Catalogue since the original issue and while we have had many inquiries, we have not received any offers even approaching the minimum acceptable price.

As shown in Mr. Moore's letter, the six offers which he has received range from \$200.00 to \$3,500.00, and the writer believes, having personally inspected the property, that we are quite justified in advising him to accept the sum of \$3,325.00 net.

Kindly place this matter on the agenda for the attention of the Advisory Committee at their next meeting.

V. J. JOHNSTON