

635

314 Powell Street
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 634

EXHIBIT No. 1190-5

DATE: 087 2 4 1948

FILLED BY: H. M. K. K. K.

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: EBATA Ishimatsu

HOME ADDRESS: 161 W. 6th Ave., Vancouver, B. C.

REGISTRATION NUMBER 08036 SEX: (M) AGE: 66

OCCUPATION: Storekeeper

(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-- Confectionary store at 161 W. 6th Ave. Vancouver, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Suze 9573

ADDRESS OF WIFE OR HUSBAND: 161 W. 6th Ave., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: 161 W. 6th Ave., Vancouver, B. C.

Legal Description: Lot. C/20 & 21 Blk. 33 D.L. 200A

Assessed value \$595.

2. BUILDINGS AND OTHER IMPROVEMENTS: Rear of lot- 12 room frame

dwelling. Front of lot-2 story frame building containing

store and 5 rooms. Assessed value \$3000.

3. INSURANCE (Give particulars; state where policies are) \$2000 Fire with Caledonian

Insurance Co., Edinburgh. Premium due June 4/42. Policies in possession of Agent Edwards, McNair & Russell, 620 Pacific Bld. Van. BC

4. TAXES (Amount and where payable) \$108 yearly at City Hall, Vancouver, B.C. Arrears to Dec. 31, 1941 amount to \$184.75

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

and interest in arrears \$1333.50 to Edwards, McNair & Russell

620 Pacific Bld., Vancouver, B. C.

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: With Edwards, McNair & Russell
620 Pacific Bld., Vancouver, B. C.
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: 161 W. 6th Ave., 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:

Household furniture of 5 rooms approx. \$665. Store fixtures

include 1 safe, 2 show cases, 1 counter, 1 office desk, 1 ice box

1 bicycle, total value \$675. All at 161 W. 6th Ave., Vancouver, B. C.

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: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$50 Victory Bond maturity 1951 on person8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

REMARKS:

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 31st day of March 1942.(Signature) J. E. E. E. E.[Signature]
WitnessFOR DEPARTMENTAL USE
[Signature]

INFORMATION FROM R.C.M.P.

DATE August 2nd, 1943.

Our File No. 635

Full Name EBATA, Ishimatsu
(Surname in Block Letters)

Registration No. 06036 Male - Female
(Check) Age March 8, 1876.

Former Address 161 West 6th Avenue, Vancouver, B. C.

Date Evacuated October 15, 1942 Naturalized - Canadian-Born - National
(Check)

Present Address New Denver, B. C. (Check R.C.M.P. Reg. 11/46)
Died at New Denver, B.C. on May 2/47

Married - Single
(Check)

Name of Wife Suye - #07819

Name of Husband

Name of Mother Nee HAYASHI, Tome -Dec'd. Name of Father Tarashichi - Deceased

Names of Children under 16 Taichiro (M) 29 - #08994

Sutio (M) 25 - #09586

Requested by E.C.T. Registered with Custodian Yes
(Yes or No)

Additional Information Storekeeper.

Owner of house and property at 161 W. 6th Ave., Vancouver.

DRILLED BY

LED BY
K A B Bristle

JAPANESE NAME: Ichimatsu EBATA - - Reg. No. 06036.

CATALOGUE NO: 347 - Advertised 20th February 1945.

PROPERTY ADDRESS: 161 West 6th Ave., Vancouver, B.C.

LEGAL DESCRIPTION: 1/ City of Vancouver, Subdivision "C", Lots 20 and 21, Block 33,
District Lot 200A, Group 1, New Westminster District, Plan 1753.

TITLE: In the name of Ishimatsu EBATA.

ENCUMBRANCES: 2/38-251-62638F 28/5/12. 2.41. Ishimatsu Ebata to Patrick William Campbell, William Stowell Haldane, James Burns Kidston, and Peter Rintoul. Mortgage for \$1900. Due 15/4/16. Int. 8%.
97985 H. 24/1/34. 2.54. Sir William Stowell Haldane, and Hugh Brown. (In trust filings 23151, and 23237). (In trust filings 23151, and 23237). Assignment of 62638 F. (Inter Alia).
2464 M. 20/7/36. 2.49. Sir William Stowell Haldane, and Christopher Richardson McVittie. (In. trust filings 23237, and 25607).
Assignment of 62638 F. (Inter alia). C. of G. 16067.

3/23151 - This is a Deed of Assumption and Trust of Registers and Records of Scotland, Books of Council and Session. Extract registers Deed of Assumption by Sir William SHOWELL HALDANE, sole surviving trustee of the British Columbia Mortgage Trust, in favour of Hugh BROWN. Dated October 13th, 1933, Registered October 20th, 1933.

23237 - Document - Declaration of Trust, Patrick William CAMPBELL, William Showell HALDANE, James Burns KIDSTON, Peter RINTOUL. Dated March 31st, 1911, registered May 12th, 1911.

4/Filing #25607 Deed of Assumption by Sir William Stowell Haldane (sole surviving Trustee) of the British Columbia Mortgage Trust in favour of Christopher Richard Mc Vittle dated May 5th, 1936. Registered May 5th, 1936 Geoffrey Lloyd Edwards of 620 Pacific Building, Vancouver, B. C. (of Edwards, McNair and Russell) Agents solicitors McKee Duncan and Clyne. July 6th, 1936 per P.R. Duncan.

Vesting 35266 - 24th November 1942.

ASSESSED VALUE:

1943 -			
Land	\$595.00		
Improvements	3000.00	Total \$3595.00	Taxes \$109.11.

CLASSIFICATION:

Commercial and residential property. There are two buildings on this property, one at the front having been used as a retail store with rooms above, with V joint partitions. In the rear is another building, two stories about 60 feet long, divided into rooms by V joint partitions. Sills are in bad shape and shingles rotten.

HISTORY OF ADMINISTRATION:

Up to the time of evacuation, 15th October 1942, Ebata occupied the front building and part of the rear. At that time the Custodian instructed Pemberton Realty Corporation to rent the front building

building

if possible at \$20.00 per month and to board up the windows of the rear building. Pembertons rented the front building on a monthly basis to E.A. ELFORD as from the 21st January 1943 at \$20.00 per month and ELFORD occupied the premises until sold, the total rental being \$580.00. The rear building was rented to Ben BAU from the 15th December 1942 at \$20.00 per month but the tenant did not take possession and forfeited the \$20.00. The total revenue from the premises during the control by the Custodian was \$600.00. A small fire occurred on the premises on the 5th August 1943 and \$150.00 was collected from the Caledonian Insurance Co. on the 10th November 1943, and this amount was paid over to the mortgagees. Cause of this fire was undetermined. The mortgagees agents in Vancouver were Edwards, McNeil and Russell. The unpaid balance on principal on the mortgage was \$900.00 with interest to the 15th March 1945, of \$617.50. After deducting the \$150.00 above there remained a balance of principal and interest of \$1367.50. The mortgagees offered to accept \$900.00 in full of this claim and the amount was paid on the 5th April 1945 and a Discharge of the Mortgage received and registered on the 19th April 1945.

SOLD:

To Florence Harriet Fife on the 22nd April 1945 for \$1450.00 and C. of T. number 122466 received and receipt acknowledged on the 28th May 1945. Two valuations of \$1200.00 and \$1450.00 had been made, and the sale approved by the Advisory Committee on March 22, 1945.

FUNDS:

Released to the credit of Ishimatsu EBATA, sale price \$1450.00, plus rental revenue \$600.00, total \$2050.00; less commission on rentals \$30.00, insurance \$31.30, repairs \$228.90, sundries \$94.00, Certificate of Encumbrance \$1.00, taxes \$378.02, valuation fees \$15.00, advertising \$16.66, commission \$73.50, registration fee \$10.65, closing adjustments \$26.15, mortgage \$900.00, total \$1805.11. Net amount released \$244.82.

OLD C. OF T.
NO. 81567-E:

In the Land Registry Office.

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

DATED September 10th, 1946.

IN:ML



REAL PROPERTY SUMMARY

JAPANESE NAMES:	Jenya (Zenya) HORI	Reg. No. 06837	File No. 996
	Zenya NISHIMURA	Not registered	" Int 1408
	Tomekichi MAIKAWA	Not registered	" Int 271
	Ishimatsu EBATA	Reg. No. 06036	" No. 635
	Arthur Tadao OKAMOTO	Not registered	" Int 1406
	Rokuya TANAKA	Reg. No. 05794	" No. 5509
	Mosayemon WAKABAYASHI	Not registered	" Int 1407
e p y	Matsujiro MORI	Not registered	- - - - -
	Jinya TANAKA	Reg. No. 06286	" No. 3630

CATALOGUE NO: 97

PROPERTY ADDRESS: 2225 Dundas Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 14, Block 21, District Lot 184, Group 1, New Westminster District, Plan 178.

TITLE: Registered in names of Japanese above. Certificate of Title No. 7008-G absolute.

ENCUMBRANCES: Registered: Filing 35955, Vested in the Custodian March 30, 1943.
Unregistered: No indication.

Vesting Order No. 35955 dated 30th March 1943, Jenya HORI interest.
Vesting Order No. 39031 dated 16th November 1944, 8 other interests.

ASSESSED VALUE: 1943
Land \$600.00
Improvements 650.00 - \$1250.00 Taxes \$49.48

CLASSIFICATION: This is a two storey, frame, shingle roof building, containing six rooms. The house is all modern - woodshed in rear.

HISTORY OF ADMINISTRATION: Premises were leased by Jenya HORI prior to evacuation to Carl W. Hanson, monthly tenure at \$12.50 per month. The Royal Trust Co. was appointed agents by the Custodian on the 16th June 1942, with the approval of HORI on the 17th October 1942. Rents from 3rd November 1942 to the 3rd February 1944 were paid to the Custodian to the credit of a joint account of owners, the total rental so credited being \$337.50.

The title to one-ninth interest is in the name of Matsujiro MORI, who is not registered. On the 3rd February 1945, the Security Commission was requested to ascertain from Matsujiro MORI (Reg. No. 11185) if he were the party owning an interest in Lot 14, Block 21, District Lot 184. Matsujiro MORI replied on the 16th September 1945, "Yes, I have." Asked for further information on the 8th November 1945 and on the 14th January 1946, he replied 11th February 1946 that it was owned by himself and a partner Arakichi NISHII, though he had not declared his ownership as he "would not complicate matters." Arakichi NISHIO owned property in Prince Rupert but there is no record of any MORI interest in it. Further inquiry educed the statement from M. Mori, "I want to drop the matter - possibly it is some other property." It is clearly

Real Property Summary

- Page 2 -

File Nos. 996, Int 1408 & 271,
File No. 635, Int 1406 and 1407
File No. 5509 adn 3630.

indicated that this Matsujiro MORI is not the owner named in the title as Hatsujiro MORI.

Matsujiro HORI (Reg. No. 00342) in a letter to the Department of Labour, 8th August 1945, certified that he had no interest in the property known as 2225 Dundas Street, Vancouver, B.C.

Zenya HORI states in his letter of 5th June 1945 that the Hatsujiro MORI named in connection with this property is in Japan.

Zenya HORI, letter 5th June 1945, states that only four of the persons named as registered owners are entitled to share in the proceeds of this sale, the four being Hori, Maikawa, Ebata and Tanaka. The other five surrendered their claims about ten years previously. No registration was made, as the accumulated taxes suggested that title might be conveyed through tax sale. Evidence of this surrender of interest by the other five owners was requested of Mr. Hori on 1st August 1945. No reply is on file.

APPRaisal:

By D.W. Reeves, \$700.00, dated 19th July 1943.

OFFERS:

From V.W. Close, through Austin & Company, 4th April 1944, \$750.00
From Mike Kohut and Kathleen Kohut, through Whitaker and Whitaker, 25th July 1944, 925.00
From F.J. Sovinsky, through Austin & Company, 14th July 1943, 600.00

SOLD:

To: Mike Kohut and Kathleen Kohut, his wife, as joint tenants, as at 28th August 1944, for \$925.00
Approved by the Advisory Committee 2nd August 1944.

TITLE:

Certificate of Title No. 111551-L issued 27th November 1944, in names of Mike Kohut and Kathleen Kohut, joint tenants, and receipt acknowledged by Mike Kohut 22nd December 1944.

FUNDS:

Released to the credit of Zenya HORI - sale price \$925.00 plus rentals \$337.50, total \$1262.50; less commission on rent \$16.87, repairs \$26.93, sundries \$39.87, taxes \$157.62, Certificate of Encumbrance \$1.00, appraisal \$5.00, advertising \$4.00, registration \$8.35, commission on sale \$46.25, closing adjustments \$32.72, total \$338.61. Net amount released \$923.89. *transferred to J. Ebata on Feb 10. 1945 1/9 share, namely \$102.65*

OLD TITLE:

Certificate of Title No. 7008-G was requested 1st September 1944 but not received.

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

James Macpherson

DATED: April 18th, 1947.
IN:ic

NOTE:- Mr. Zenya HORI in a letter dated 27th September 1943, states that Zenya NISHIMURA, Arthur Tadao OKAMOTO, and Monayemon WAKABAYASHI, left for Japan years ago (see file INT 1407). The whereabouts of Hatsujiro MORI is unknown.

CHATELS SUMMARY

File No. 635

Ishimatsu EBATA (Mr.)

Reg. No. 06036.

In his JP form dated March 31st, 1942, Mr. Ebata declared "Household furniture of 5 rooms, approximately \$665.00 and Store Fixture including 1 safe, 2 showcases, 1 counter, 1 office desk, 1 ice box, 1 bicycle, total value \$675.00- all at 161 West 6th Avenue".

On April 17th, 1942, Charles Barrett-Lennard, Chartered Accountant, made a report on the real property at 161 West 6th Avenue and in his report included a schedule of household goods.

In a letter dated September 11th, 1942 Pemberton Realty Corporation advised us that Ebata informed them he had the storage removed out of the rear building and was going to endeavor to sell everything he could before he was evacuated, and would then get in touch with Pembertons as to the disposition of any residue there might be. On September 14th, 1942 and again On September 30th we wrote to Ebata asking him to give us a list of the goods he wished to have stored when they evacuated, a list of the items they desired to take with them, and a list of the remaining items they wished to have discarded, or their authorization for us to dispose of any items which might not be found on any of the above-mentioned lists. No reply was received to our letters, and it is therefore assumed that this Evacuee either disposed of the household goods before he left Vancouver or took them with him.

On October 2nd, 1942 the following articles were moved from 161 West 6th Avenue to Custodian Central Storage at 992 Powell Street, - Display Case, Desk, Counter, Safe, Glass Showcase. Ebata was advised accordingly on January 18, 1943. *and signed the letter as being correct.*

In a memo dated November 14, 1942 Mr. F. T. Williams stated that a Mr. Heyworth inspected the Safe and agreed to purchase it for \$90.00. This was agreed by Mr. Green of our Protection Department. On November 18th, 1942 the Safe was delivered to Mr. Heyworth by Arrow Transfer Company (delivery receipt on file) and the sum of \$90.00 was received and credited to Mr. Ebata's account. Mr. Ebata was advised of this on December 5th, 1942.

The remaining articles in storage were sold at Vancouver Auction No. 3 on October 14th, 1943. A further auction, Vancouver 56, was held on December 7th, 1945 at which books and a trunk were sold and the proceeds credited to Ebata's account.

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

[Signature]
P. Dotish

PD/ER
April 1/46

CHATELAIN SCHEDULE

FILE: 635

Ishimatsu EBATA (Mr.)

Registration No. 06036

Date Declared: Mar. 31/42

Date Evacuated: Oct. 15/42

Date Inventoried: April 17/42 by
Charles Barrett-Lennard.

<u>Inventory</u> <u>April 17/42</u>	<u>Declared by</u> <u>Ebata Mar. 31/42</u>	<u>Auctioned</u>	<u>Sold</u>	<u>Other Disposition</u>
1 kitchen stove	"Household furni- ture of 5 rooms, approximately \$665.00."			Presumably sold by Ebata prior to evacuation or taken with him on vacating the premises.
3 cabinets				
1 gramophone & records				
3 drawers, cabinet				
2 clocks				
3 heater stoves				
2 tables				
20 chairs				
all crockery & china				
3 set bed, mattress & spring				
Kitchen Pots & Pans				
1 Washing Machine				
1 Box Carpenter Tools				
2 Oil Paintings				
1 Mirror				
	1 Safe ✓		Nov. 18/42 (Mr. Hayworth)	
	2 showcases ✓	14/10/43		
	1 counter ✓	14/10/43		
	1 office desk ✓	14/10/43		
	1 ice box			Unaccounted for
	1 bicycle			Unaccounted for

Also auction-
ed on Dec. 7/45

Books
Trunk

EXHIBIT NO. _____

DATE Oct 2 9 1945

FILLED BY _____

NAME EBATA, IshimatsuREGISTRATION NO. 06036FILE NO. 635

The following chattels were sold by public
auction at Vancouver, B. C. on December 7th, 1945.

Books
Truck

\$ 1.00 *misc*
.50 *misc*

Total (Auctioneer's Fee \$.15
Less Expenses: (Advertising .05
(Moving .20

Net Proceeds Credited:

\$ 1.50
\$.40
\$ 1.10

Members of Custodian Staff Present. Mr. WillsExtracted from Auctioneering List No. Vancouver 56

Remarks.

EXHIBIT No. 7DATE OCT 20 1948

FILED BY

NAME ERATA, IshimatsuREGISTRATION NO. 06036FILE NO. 636

The following chattels were sold by public
auction at Vancouver, B.C. on October 14th, 1948.

Show Case	\$ 15.00 /M
Roll Top Desk	12.00 /M
Counter	1.50 /M
Oak Wall Case	18.00 /M

Total:		\$ 46.50
Less Expenses:	(Auctioneer's Fee: \$4.65	
	(Advertising : 1.60	\$ 6.25
	(Moving: <u>6.25</u>	
Net Proceeds Credited:		<u>\$ 40.25</u>

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. 3.

Remarks Auction Sale took place at 992 Powell St.

DEN.
NO.

06036

NAME

ERATA Ishimatsu

 FILE
NO.

635

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Caledonian Insurance Company	695352	\$1,000.	Feb.	17	43	7161 on North side of 6th Avenue West, between Columbia & Manitoba, Vancouver.
Caledonian Insurance Company	695405	\$1,000.	June	4	45	Duplex dwelling rear of Lot 21, B.33, D.L. 200-A, 6th Avenue, Vancouver, B.C.
Caledonian Insurance Company	697435	\$1,000.00	Feb.	17	44	7161 on North side 6th Ave West, Vancouver, B. C.
Caledonian Insurance Company	698648	\$1,000.	Feb.	17	1945	161 West 6th Ave., Vancouver, B.C.
Caledonian Insurance Company	699582	\$1,000.	Feb.	17	1946	front pt. of Lt. 21, Bk. 33, D.L. 200A, 161 West 6th Ave., Vancouver, B.C.

Caledonian Insurance Company policies 695405 and 699582, each in the amount of \$1000.00, and expiring on June 4, 1945 and February 17, 1946, respectively, covered the real property at 161 W. 6th Avenue, Vancouver, B. C., and were transferred to the new owner on April 21st, 1945.

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

P. Donet.
P. Donet.

PD/ER
April 1st, 1946.

SUMMARY of LIABILITIES

File No. 635

April 1st, 1946

Re: Ishimatsu EBATA (Mr.)
Reg. No. 06036.

This file reveals no claims against the above
Japanese person.

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



P. Doucet

PD/ER

PERSONAL PROPERTY SUMMARY

File No. 635

Ishimatsu EBATA (Mr.)

Regn. No. 06036

Chattels:

In his JP form dated March 31, 1942 Mr. Ebata declared some chattels. Upon evacuation a number of articles were left in storage to be disposed of by the Custodian. This was done at auctions No. 3 and 56. (See Chattels Summary and Schedule attached).

Bonds:

Mr. Ebata declared one \$50.00 Victory Bond, maturity 1951, as being in his possession. No action taken by the Custodian regarding this Bond.

Life Insurance:

This file reveals that Ebata has a life insurance policy, No. 39899, with the Monarch Life Assurance Company, the annual premium amounting to \$81.25. However, this policy was not declared by the above Evacuee nor have any payments of premiums been made on the policy from the Custodian's Office.

It is revealed on file that the cash surrender value of a Sun Life Assurance Company Policy, No. 2222321, on the life of a son, Suteo Steve Ebata, was requested. A cheque in the amount of \$195.44 made payable to father and son was forwarded through this office on June 23rd, 1944, this representing settlement of all claims under this policy.

Specified Articles:

No Specified Articles declared or revealed on this file.

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

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

P. Douet
P. Douet.

PD/ER
April 1st, 1946.

This Indenture

Made (in duplicate) this **Nineteenth** day of **April** in the year of our
 Lord one thousand nine hundred and ~~forty~~ **twelve**

In Pursuance of the "Short Form of Mortgages Act"

Between

ISHIMATSU EBATA, of the City of Vancouver

Insert full Name,
 Street Address and
 Occupation of each
 party.

(hereinafter called the Mortgagor)

of the **FIRST PART**

AND

PATRICK WILLIAM CAMPBELL, Writer to the Signet, WILLIAM STOWELL HALDANE, Writer to the Signet, both of the City of Edinburgh, Scotland, JAMES BURNS KIDSTON, Writer and PETER RINTOUL, Chartered Accountant, both of the City of Glasgow, Scotland,

(hereinafter called the Mortgagees)

of the **SECOND PART**

WHEREAS the said Mortgagor is seized of an estate in fee simple of and in the lands hereinafter described and has so represented to the Mortgagees and has applied to the Mortgagees for a loan upon the security of the said lands repayable in manner hereinafter mentioned which the mortgagees have agreed to advance out of moneys held by them in a joint account.

WITNESSETH that in consideration of the sum of **Nineteen hundred (\$1900.00)**

Dollars of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor **DOTH GRANT** and Mortgage unto the said Mortgagee, his heirs and assigns **FOREVER:**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the **City of Vancouver**

Province of British Columbia, more particularly known and described as subdivision "C" of Lots numbered twenty (20) and twenty-one (21) in Block numbered thirty-three (33) in the subdivision of District Lot two hundred A (200A) Group One (1) Vancouver District according to the registered map or plan of the said subdivision deposited in the Land Registry Office at the City of Vancouver aforesaid and numbered

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging or with the same or any part thereof held or enjoyed or appurtenant thereto; and all the estate, right, title, interest, property claim and demand of him, the said Mortgagor, in, to or upon the said premises,

PROVIDED this mortgage to be void on payment of **Nineteen hundred (\$1900.00)**

Dollars of lawful money of Canada, with interest at eight per cent. per annum, both before and after maturity, as follows: The said principal sum of \$ 1900.00 is to be paid on the 15th day of April 1916 interest for the same at the rate aforesaid, payable by equal half yearly instalments on the 15th days of October and April in each and every year until the said principal is paid, without any deduction whatsoever,

interest for the same at the rate aforesaid, payable by equal instalments of \$
on the 15th day of October 1912,

in each and every year
until the principal is paid, without any deduction whatsoever, the first payment of interest to be due
and payable on the day of

AND TAXES and performance of Statute Labor.

THE said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso. **THAT** the Mortgagor will pay as and when the same may be demanded, all or any tax or taxes that may at any time during the continuance of this security be levied on the said lands and premises.

THAT the Mortgagor has a good title in fee-simple to the said lands.

AND THAT he has the right to convey the said lands to the said Mortgagee.

AND THAT on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.

AND THAT the said Mortgagor will execute such further assurances of the said lands as may be requisite.

AND THAT the said Mortgagor has done no act to incumber the said lands. **AND THAT** the said Mortgagor will not permit a lien to be acquired against the said lands under the "Mechanic's Lien Act" or any amendment thereof.

AND THAT the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value in currency.

AND the said Mortgagor doth **RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said lands, subject to the said proviso.

PROVIDED that the said Mortgagee on default of payment for
may on

month

notice enter on and lease or sell the said lands, **PROVIDED** that the Mortgagee may distrain
for arrears of interest; **PROVIDED** that, in default of the payment of the interest hereby secured,
or taxes as hereinbefore provided, the principal hereby secured shall become payable.

PROVIDED ALSO, that no purchaser at any sale purporting to be made in pursuance of the aforesaid
power, shall be bound or concerned to see or enquire whether any such default has been made or
continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency
continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency
of the stipulations subject to which such sale shall have been made, or otherwise, as to the propriety of
such sale or regularity of its proceedings, or be affected by notice that no such default has been made
or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or
irregular; and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the
sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly,
and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever
in any such sale, shall be in damages only.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

PROVIDED ALSO that any notice or notices to be given under the provisions of this Mortgage may
be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice
or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied,
or at the option of the Mortgagee by publishing the same in two consecutive issues of some
newspaper published or circulating in the

of
and such notice or notices shall be sufficient, though not addressed to any person by name, and
notwithstanding any person to be affected thereby may be unborn, unascertained or under disability.

AND it is hereby agreed that in the event of the Mortgagor failing to pay any taxes or Mechanic's
Liens as aforesaid, the Mortgagee may pay the same and the amount so paid shall forthwith become
part of the principal hereby secured, and be a charge on the said lands in favour of the Mortgagee,
carrying interest at the rate aforesaid, prior to all claims thereon subsequent to these presents, and
shall be payable forthwith.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the
plural or the feminine, or the body politic or corporate; also the respective heirs, executors,
administrators, successors and assigns of the parties hereto and each of them, (where the context or
parties so require).

Witness Whereof the said parties have hereunto set their hands and seals.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of April, 1912.
JAMES CAMPBELL
John Milson

"Ishimatsu Ebata"

(Seal)

THE PARTICULARS AS TYPED IN ARE CORRECT. I ALSO CERTIFY THAT THE
CLAUSES ALTHOUGH NOT WORDED EXACTLY AS IN THE ORIGINAL
YES.
JAMES CAMPBELL
John Milson
Ishimatsu Ebata
NY VI.

EXHIBIT NO. 1190-11
DATE OCT 2 8 1942
FILLED BY R. A. B. Smith

Report of CHARLES BARRETT-LENNARD,
Chartered Accountant, 502 Randall Build-
ing, Vancouver, B.C. on the affairs of
ISHIMATSU EBATA, No. 06036, April 17th,
1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 21 1942

---00c---

Attention Mr. C. L. Drewry

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

Dear Sir:

Re Ishimatsu Ebata - No. 06036

1. Location and Nature of Property
161 West 6th Avenue, Vancouver, B.C. There is a store on the front of this lot, with living quarters at the rear and above the store. There is also a large building at the rear of the store.
2. Ownership.
Ishimatsu Ebata is considered to be the sole owner, but I have not checked the title or legal description of the property other than records held by the Agents for Mortgagees, Messrs. Edwards, McNair and Russell.
3. Description of Land and Buildings.
The store building is a cheap frame construction, not plastered, quite old and rather dilapidated, comprising a store and five rooms. There is no basement. The Building at rear is quite large, of twelve rooms. It is of frame construction, very old, the walls are not plastered, and it is in a bad state of disrepair. This building has no furnace or basement, the lower floor is damp and is uninhabitable, and it is doubtful if the upper storey can be rented in its present condition. There is only one toilet in the building. During the depression the building was vacant most of the time.
4. Inventory.
Stock in trade in the store has all been sold by Mr. Ebata. I have checked the store furniture with that shown on form "JP" and found everything as listed. I have in my files a fuller description of each item. The household furniture is as per Schedule "A" attached hereto. I have also checked this furniture and found it to be as listed.
5. Insurance. Fire Insurance in force - \$1,000.00 on store building and \$1,000.00 on the building on rear of lot. One policy of \$1,000.00 expires June 4th 1942, and the other expires February 17th 1943. I believe this total insurance is more than the buildings are worth.
6. Liabilities.

Mortgage on Property	\$ 900.00
Interest accrued on Mortgage	423.50
	1,323.50
Consolidated arrears of City Taxes	184.75
<u>Total Liabilities</u>	<u>\$1,508.25</u>

I have confirmed the liability on the mortgage by telephone with Edwards, McNair & Russell, who inform me they have

mailed a proof of debt form to the Office of the Custodian. It will be noticed this sum is \$10.00 less than reported on Form "JP".

7. Recommendations.

This property is going to present a problem to the Custodian, as many of the Japanese properties will. A building has a value if it can be used. If it cannot be used and made to earn sufficient revenue to cover taxes, interest on mortgage and repairs, it may be worth less than nothing, and become a liability. This property verges on this category.

I have described the condition of the buildings in paragraph 3. Messrs. Edwards, McNair and Russell, Agents for the mortgagors, doubt that the property can be sold for sufficient to cover the charges against it of \$1,508.25, as set out in paragraph 6.

To make the rear building fit for renting, it would be necessary to expend a considerable sum. After this expenditure, it would still be a makeshift. The only likely tenants for the rear building, after alterations, would be Japanese, and they will all be evacuated.

Suggested Proposal No. 1. Sell the property and be relieved of a serious responsibility. The assessed value is \$3,000.00 or over. This however, is not its true value. It may sell for from \$1,400.00 to \$1,800.00. I am informed the mortgagor would likely accept less than \$1,000.00 for the amount due of \$1,525.50. This would possibly leave a balance of a few hundred dollars for I. Ebata. It would be advisable, however, to obtain his approval of this sale. The fact that the Agents for mortgagor are prepared to recommend to their principals a reduction in their account in case of sale, is proof they do not feel safe with this security.

Suggested Proposal No. 2. Board up the doors and windows of rear building, and endeavor to rent store and front building for \$20.00 per month. If a tenant could be found, this would cover carrying charges, interest and taxes, providing it was occupied continuously. If vacant, all windows should be securely boarded, otherwise boys in the district will break most of them.

Further General Remarks. If proposal No. 2 is followed, it would be advisable to leave the property in the hands of a Real Estate firm, and preferably one in the immediate vicinity, as no other firm could afford the time to run out to show prospective tenants over the building whenever they called, for the small fee usually charged on such a small rental.

At present, Mr. Ebata, wife and family occupy the front building. Several married daughters, who have come in from outside points occupy the upper storey of the rear building. I would recommend these people be left there until evacuated.

Mr. Ebata has no solution to the problem of how to make the property revenue producing. He is in favor of boarding up the windows if property is vacant.

Reported by

J. Brown

CHARTERED ACCOUNTANT.

EXHIBIT No. 1190-7

ESTABLISHED 1887

DATE 7 2 9 1942

FILLED BY R. A. B. B. B. B.

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

June 5, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 6 1942

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

Re - Ishimatsu EBATA - File No. 635

C/20-21/33/200A - 161 W. 6th Ave.

Gentlemen:-

Further to your letter of June 1st. We have inspected the above property and feel that if there was a buyer wanting it, he would probably be willing to pay from \$1400.00 to \$1800.00.

This property is in a very bad state of repair and we feel that the owner would be well advised to give a quit claim to the mortgagee. To go out and offer it for sale on the market, we doubt if enough could be obtained to pay the indebtedness even if the mortgagee would reduce the claim.

We noticed that this property is pretty well filled with storage, particularly the rear section. This storage is not very secure in a building of this type.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Waack
Rental Department, Manager.

JGW:BH

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

August 5, 1942.

Ally andry

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 6 1942

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

Re - Ishimatsu EBATA
File # 635

Dear Sirs:-

We passed this property on August 4th and the above party was still in possession and as yet he has not called at this office.

I think if you were to have some agreement drawn waiving responsibility for goods left on these premises, it might be worthwhile to submit to Mr. Ebata for signature before he leaves.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker
Rental Department, Manager.

JGW:BH

August 7th, 1942.

Pemberton Realty Corp. Limited,
418 Howe Street,
VANCOUVER, B.C.

Re: Ishimatsu EBATA

Dear Sirs:

Thank you very much for your letter of August 5th.
Your suggestion has been noted.

We do not appear to have received any report from you, regarding the action which we requested you to take in our letter dated June 16th, nor have we received from you the recommendations we requested that you make or any observation from you regarding the discussion in connection with the affairs of Mr. Ebata, which we requested you to conduct with Messrs. Edwards, McNair & Russell.

You will recall that we had already assured you that we are prepared to remove the contents of this house to central storage at the time the Ebata family is evacuated, or at the time the transaction we suggested is completed, whichever may first occur, and we ask that you be good enough to give us a reply at your earliest convenience to our letter dated June 16th, after you have conducted the necessary discussions and negotiations.

Yours truly,

R.P. ALEXANDER.

Manager.

RPA:HW.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

August 14, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 15 1942

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

Re - Ishimatsu EBATA
File # 635

Gentlemen:-

On August 13th we noticed that the Ebata family was still in possession.

We discussed the matter of a quit claim with Edward, McNair and Russell and they were willing to accept a quit claim but Mr. Ebata has so far been unwilling to give it. The property could not be sold for what is against it.

Mr. Ebata promised to contact us before their removal. Is there any way in a case of this kind, that you could be advised by the Securities Commission when they are issuing a removal order so that an affair of this kind could be straightened up.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker
Rental Department, Manager.

JGW: BH

635

1st September, 1942.

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

Dear Sirs:

Re: Ishimatsu EBATA

Would you please be good enough to call on Mr. Ebata and have him sign a simple statement to the effect that he does not and will not hold the Custodian liable for the safety of any goods left by him or his friends in the property known as 161 West 6th Avenue, and then forward said statement to us for the completion of our files.

Yours truly,

R. P. Alexander
Manager

RPA:LF

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

September 4, 1942

OFFICE OF THE CUSTODIAN
JAPAN
RECEIVED
SEP 5 1942

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

Re: Ishimatsu EBATA
File #635

Attention Mr. Alexander.

Dear Sirs:

In reply to your letter of September 1st,
we have no buyers in view for this property at the pres-
ent time and would consider it unsaleable at any price
where any value is being placed on Ebata's equity, unless
he were to get his indebtedness scaled down.

We are calling on Mr. Ebata to have him
sign a release of any liability in respect to goods
left by him or his friends in the property known as 161
West 6th Avenue.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker

Rental Department, Manager.

JGW:BC

COPY

Consent to sell Real Property

635

10th September, 1942.

Mr. Ishimatsu EBATA,
Registration No. 06036,
161 West 6th Avenue,
Vancouver, B. C.

Dear Sir:

Thank you very much for your visit of yesterday morning. In confirmation of our discussion it is our understanding that you are entirely agreeable to the Custodian's office arranging for sale of the property known as 161 West 6th Avenue, Vancouver.

We explained to you our intention, subject to your approval which you have now granted to us, to negotiate on your behalf with Messrs. Edward, McHarr and Russell who may perhaps be willing to accept \$1,000.00 in full settlement of the amount of their mortgage, including interest accrued to date. The only condition you made was that in the event that we were able to arrange a sale of this property on your behalf you would like the privilege of being permitted to continue to reside on such property, together with various members of your family, until such time as you are evacuated.

Should you be able to obtain a possible buyer for the showcases you mentioned would you please bring the buyer with you to this office.

Purely for purposes of record, and in order that there may be no misunderstanding in connection with your authorization to us to sell this property on your behalf, we would appreciate your being good enough to sign and return to us the attached copy of this letter, for which please accept our thanks in advance.

Yours truly,

J. Ebata

R. P. Alexander
Manager

RPA:LF

September 30, 1942.

Mr. Ishimatsu Ebata,
Registration No. 06036,
161 W 6th Avenue,
Vancouver, B. C.

Dear Sir:

We do not appear to have received any reply from you to our letter dated September 14.

We would appreciate your sending us at this time the following lists:

1. A list of those items of furniture, such as showcases, which you desire to have stored when you and your family are evacuated.
2. A list of those items of furniture, including the stove, which you desire to take with you when you leave Vancouver.
3. A list either of the remaining items which you wish to have discarded or failing this, your authorization for us to make suitable disposition of any items after your evacuation, not found on list No. 1 or list No. 2 and remaining at 161 W 6th Avenue, Vancouver.

If, in the meantime, you can find a buyer for the safe or for the showcases, we would appreciate your informing us accordingly.

We wish also to take this opportunity to inform you that fire insurance policy for \$1000.00 on your property which expired on June 4, 1942, has been renewed by this office and now expires on June 4, 1945. Premium cost of \$7.00 has been charged to your account.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

Detached from C. Barrett-Lemmond's Report
dated April 17, 1942.
Mr. Ebata was not evacuated until Oct. 15/42.
Schedule "A"

ISHIMATSU EBATA

No. 06036

INVENTORY OF HOUSEHOLD FURNITURE

1 kitchen stove
3 cabinets
1 gramophone & Records
3 Drawers, cabinet
2 clocks
3 heater stoves
2 tables
20 chairs
all crockery and china ware
3 set bed, mattress and spring
kitchen pots and pans
1 washing machine
1 box carpenter tools
2 oil paintings
1 mirror

3rd November, 1942

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

Dear Sirs:

Re: Ishizatsu EBATA

On June 5th you advised us that you had inspected the property of the above at 161 West 6th Avenue and that if there was a buyer he would probably be willing to pay between \$1,400.00 to \$1,800.00.

At that time you suggested that the owner would be well advised to give a quit claim to the Mortgagee. The total liabilities covering the mortgage principal and interest and arrears of taxes appear to be over \$1,500.00. Mr. Ebata was not prepared to give a quit claim deed.

On September 4th you advised us that you had no buyers in view for this property at any price which would give Mr. Ebata an equity above the liabilities.

Will you please make an effort to obtain an offer for the purchase of this property and we will then consider its acceptance, even if the amount required to cover the full amount of the liabilities is not realized.

We believe we will be in a position to reach a compromise with the holders of the mortgage which might still leave some equity for Ebata and thus be able to dispose of this matter in a way which would be satisfactory to all parties.

Yours truly,

FGS/PWH

F. G. Shears
Manager.

Report for Custodian
Japanese Evacuation Section
Real Estate & Personal Property

Registration No. 06036

Name Ishimatsu EBATA

File 635

October 30, 1942.

OCT 31 1942

Address of Property

161 West 6th Avenue, Vancouver, B. C.
Lot C/20 & 21/ Blk 33 / DL 200A

Nature of Property

Semi-business.

Description of Land and Buildings

There are two buildings on this property, the one at the front having been used as a retail store, with rooms above, divided with V-joint partition. The roof of this building is leaking in many places and the occupant has left small tin cans hanging on the ceiling to catch the drips. We have been advised that the sills in these buildings are gone, but this front building looked to be on a cement foundation, so the matter of sills could not be a very large item.

There is a rear building, probably 60' long, two stories in height, divided into rooms separated by V-joint partition, and while the roof of this building does not show leaks, the shingles are rotted. The sills of this building are probably in bad shape, as it shows considerable signs of twisting.

Contents

Insurance:

Amount	Company	Number	Type	Premium	Expiry	Agent
--------	---------	--------	------	---------	--------	-------

Regarding the matter of insurance, we are writing to Messrs. Edwards, McNair & Russell to get details of insurance held as they hold a mortgage on the property, for what is in our opinion more than the property could likely be sold for.

Liabilities

Recommendations We have understood that the City would require some repairs made to the sills, the roof renewed, and baths installed. If this were done, this property should obtain rent sufficient to pay off these amounts and use could be made of these premises. We have a man by the name of Campsall who made a verbal offer without putting up any deposit, of \$15.00 for two months and \$25.00 per month thereafter, his idea being to live in the premises himself and use the rear building for the storage of second-hand goods. If the roof of this building was put in order, there would be considerable storage space here if you required storage space for purposes of the Custodian. The premises are vacant at the present time. The locks are not very secure, and there should be 3 good padlocks put on and the balance of the doors securely boarded up.

List of Tenants

Tenancy

Rent

Paid to

PEMBERTON REALTY CORPORATION LIMITED
Rental Department

J. G. Walker

C
O
P
Y

J. H. HAZLEWOOD

Yorkshire Building
Vancouver, B. C.

Aug. 31st, 1943.

Pemberton's Ltd.,
418 Howe Street,
Vancouver, B. C.

Attention Mr. G. H. Johnston

Gentlemen:

re Caledonian Policy #695405
Secretary of State of Canada
acting in his capacity as Custodian

The above policy, as you are aware, covered the frame building in rear of 161 West 6th Ave., Vancouver, B. C. On August 5th, at or about 10 P. M. same was damaged by fire.

As you know, this property has been vacant for some time and was in a very bad state of repair, a lot of the windows having been broken and the doors left unfastened. The cause of the fire cannot be ascertained but it is believed to have been caused by children playing in same.

One room, 18' x 20', the walls and ceiling of which were covered with cedar v-joint and unvarnished, was badly burned. Two double windows were burned out, also one double door.

Owing to the dilapidated condition of the insured building, I did not believe the City would allow repairs to be made. In fact, I have been informed that some time ago the City ordered the place demolished but owing to some difficulties regarding it being alien property, nothing was ever done.

Could the building be repaired, it would cost in the neighbourhood of \$150.00 and it has been suggested to me that the amount of the damage be paid to the mortgagees, Sir William Stowell Haldane and Christopher Richardson McVittie, Trustees, and the amount paid be applied against the mortgage.

I would be glad to have your advices as to whether or not this suggestion would be satisfactory to the property custodian.

Thanking you in anticipation of a reply at your convenience, I am

Yours very truly,

J. H. Hazlewood

per

HBH/EAC

September 9, 1943.

Attention Mr. T. S. McNair

Messrs. Edwards, McNair & Russell,
620-624 Pacific Building,
Vancouver, B. C.

Dear Sirs:

Re: Ishimatsu EBATA - 161 West 6th Avenue

With reference to the conversations we have had with you on the telephone recently regarding the Mortgage on the above property, we understand you will be giving consideration to fixing a definite sum which you would be prepared to accept in full settlement of Principal and Interest due under this Mortgage, and we shall be glad to have your news on this point at an early opportunity.

In connection with the recent fire in the rear building, we understand that the cost of repairing would be in the neighborhood of \$150.00, but of course repairs will not be put in hand as the building is quite uninhabitable. It is suggested that the above amount should be paid to you to apply against the Mortgage.

As you are aware, this property has been advertised for sale, and any figure you fix might be subject to settlement being made within say six months from date.

Yours truly,

P. Doust,
Administration Department.

PD:BS

EDWARDS, MCNAIR & RUSSELL

ESTATE AGENTS

MORTGAGES, INSURANCE, BUILDING MANAGEMENT AND VALUATIONS

VANCOUVER FINANCIAL CORPORATION LTD.
GUARDIAN ASSURANCE CO. LTD.
DALEDOBIAN INSURANCE CO.
AMALGAMATED SECURITIES LTD.
THE REAL ESTATE LOAN CO. OF CANADA LTD.
LADY ALICE MASON

MEMBER VANCOUVER REAL ESTATE EXCHANGE

620-624 PACIFIC BUILDING
VANCOUVER, B. C.

CABLE ADDRESS: EDMAR
CODES: A. B. C. 5TH EDITION
BROOMHALL'S IMPERIAL

TELEPHONE: MARINE 8627

Your File No. 635.

September 10th, 1943

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

Attention Mr. P. Douet.

Dear Sir:

Re: Ishimatsu Ebata - 161 West 6th Avenue

EVACUATION SECTION	
Rec'd	SEP 11 1943
File No.	635
And	
Referred	Douet

We have fully considered your letter of yesterday's date and feel, in fairness to our clients, that the only reply we can give you at the moment is that we recommend them to accept the principal sum of \$900. in settlement of their claim. As you know, no interest has been paid for a considerable time and the arrears now amount to approximately \$500.

If you get a definite offer for the property and it is necessary to make further adjustments in our claim in order to get this unfortunate investment cleaned up, you may rest assured that we will do everything possible to meet you in the matter.

With regard to the Fire Loss, we have notified the Insurance Company's Adjuster that you do not agree with us as to a figure of \$100. and that from information you have received the amount should be not less than \$150. We have suggested that Mr. Holland,

EDWARDS, McNAIR & RUSSELL

Department of the Secretary of State..... 2.

the Adjuster, communicate with your agent, Mr. Freeze, of Pemberton and Company, and endeavour to arrange a settlement satisfactory to both parties.

Yours faithfully,

EDWARDS, McNAIR & RUSSELL

Per: 

TSM/MS

September 14, 1943.

Attention Mr. S. G. Freeze.

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

Dear Sir:

Re: Ishimatsu EBATA - 161 W. 6th Avenue

With reference to the fire which occurred in the rear building of the above premises, and to our telephone conversation with Mr. Freeze on this matter. We return to you original letter, dated the 31st of August, from Mr. J. H. Haslewood, Insurance Adjuster, having retained a copy of this letter for our files.

Mr. Gibson of our Insurance Department is away ill at the present moment, but he advised us that the amount to be paid for the damage done by fire was \$150.00, and this seems to tie with Mr. Haslewood's letter.

We have been in communication with Edwards, McNair & Russell, the Real Estate Agents who act for the mortgagees in connection with this property, and they advise us at the moment, they would recommend their clients to accept the principal sum of \$900.00, in full settlement of their claim, but if a definite offer for the property is received and it is necessary to make further adjustments in their claim, they will give this their consideration.

In the circumstances, it will be in order, therefore, for the amount of the fire loss to be paid to Edwards, McNair & Russell to apply against the principal mentioned above. We see no reason why this money should not be paid direct to the above firm, and in due course shall be glad if you will advise us whether the amount is finally fixed at \$150.00.

Thanking you.

Yours truly,

P. Doust,
Administration Department.

PD:EB
Encl.

TELEPHONE: PACIFIC 5439

J. R. REID
NOTARY PUBLIC

GENERAL INSURANCE

"Homes a Specialty" FOR OVER 20 YEARS



EXHIBIT NO. 1190-7
DATE OCT 29 1944
FILLED BY J. R. Reid

515 GRANVILLE STREET
VANCOUVER, CANADA

February 28th, 1944.

347

161 W. 6th Avenue.

This lot appears to be about 36 ft. in frontage, on which is erected a two storey wooden building, approximately 30 x 40 ft. in size, with no basement.

The lower storey was formerly a store but it now occupied as an apartment having one large room, with toilet and sink in the rear.

A separate entrance from the street leads to upstairs which consists of five rooms also with sink and toilet.

The building is not plastered but finished in 1 x 4 V-Joint and there are no baths.

There is a building of approximately the same size on the rear of this property which has evidently been condemned as it is not occupied in any way.

VALUATION \$2,400.00

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading With The Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following commercial, residential and unimproved properties.

Lot 23, Block 4, D.L. 785, Group 1, Plan 2884, New Westminster District, being a Vacant Lot in the 4800 Block Victoria Drive.
 Lot 11, Subdivision "C", Block 154, D.L. 264 A, Group 1, Plans 2143 and 1771, being a Vacant Lot in the 1500 Block East 8th Avenue.
 Lot 12, Block 1, North East Quarter of D.L. 334, Group 1, Map 2484, New Westminster District, being a Vacant Lot in the 2800 Block on East 45th Avenue.
 Lot 19, Block 5, D.L. 637, Group 1, Map 2192, New Westminster District, being a Vacant Lot in the 3100 Block Main Street.
 Lot "D", of Block 2 of Blocks 1-3-5-25-27-28, S 1/2 of D.L. 708, Plan 3174, New Westminster District, being a Vacant Lot in the 4800 Block Beatrice Street.
 Lots 7 and 8, Block 5, D.L. 757, Group 1, New Westminster District, Plan 2202, being 2 Vacant Lots on the S.W. Corner of 37th Avenue and Gladstone Street.
 Lot 18, Block 20, D.L. 328, Group 1, New Westminster District, Plan 2884, being a Vacant Lot on the South Side of 62nd Avenue in the first block east of Victoria Drive.
 Lot 14, Block 22, Resubdivision of Blocks 6 to 21, D.L. 328, Group 1, New Westminster District, Plan 2884, being a Vacant Lot on the North Side of 64th Avenue in the first block east of Victoria Drive.
 Lot 4, Block 1, East Half of the South West 1/4 of D.L. 335, being a Vacant Lot in the 2500 Block Aquath Avenue East.
 Lot 20, Block 19, D.L. 328, being a Vacant Lot in the 2000 Block South East Marine Drive.
 Lot 198, Town of Hastings, except the South 5 feet, City of Vancouver, known as 3798 Yale Street, being a 7-room, 2-storey dwelling.
 Lot 3, Block 44, D.L. 181, Group 1, New Westminster District, Plan 106, known as 119 Alexander Street, being a two-storey frame dwelling used as a rooming-house.
 Lot 3, Block 21, D.L. 200 "A", Map 197, New Westminster District, known as 199 West 4th Avenue, being a one-storey frame laundry building and smaller brick building at rear.
 Subdivision "C", Lots 20 and 21, Block 35, District Lot 200 A, Group 1, New Westminster District, Plan 1753, known as 181 West 6th Avenue, being a store building with a two-storey, 12-room building at the rear.
 Lot 8, Block 55, District Lot 196, Group 1, New Westminster District, Plan 196, known as 328 Powell Street, being a one-storey stone and brick store building.
 Lot 27, Block 42, District Lot 196, Group 1, New Westminster District, being a Vacant Lot in the 500 Block Powell Street.
 Lot 120, resubdivision of part of Block "A" and Subdivisions 5, 6, 7, and parts of 3 and 4, Block 2, D.L. 393, Map 2707, being a Vacant Lot between 2107 and 2123 Kingsway.

Block 10. District Lot 283, Group 1, New Westminster District, Plan 1282, Pipe Line Road, East side of Seymour Creek, containing 2 1/4 acres more or less (1 acre cleared), being a five-room dwelling and outbuildings.

Lot 11. Block 23, D.L. 273, Group 1, Map 1053, New Westminster District, being a Vacant Lot on Fourth Street, between Moody and Queensbury Avenues.

Lots 9 to 16 (inclusive). Block 3 of Lots 1, 2, 3, Block 2, District Lot 791, Group 1, New Westminster District, Plan 3843, being on Pipe Line Road, containing a four-room cottage and chicken house.

Lots 19, 20 and 21. Block 27, District Lot 204, Group 1, New Westminster District, Plan 1540, being Vacant Lots on St. Denis Avenue, adjacent to the main road from Second Narrows Bridge to North Vancouver.

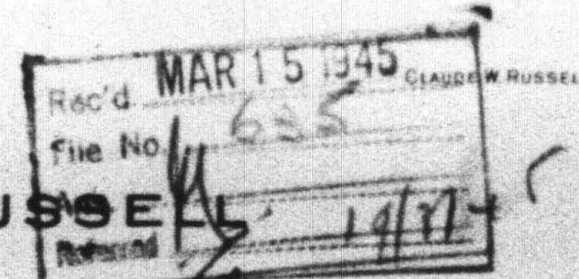
Lots 9 and 10 Block 48 of Lot 347, Group 1, Map 2720, New Westminster District, on Maude Road, Port Moody, being a 4-room single-storey dwelling.

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 14, of the West ½ of the North West ¼ of Section 20, Township 7, Map 2094, Municipality of Langley, in the District of New Westminster, being a Farm Property of 44.75 acres, more or less, partly encumbered, situate on the East Side of the Fraser River, between the City of Vancouver and the Town of Port Moody.

[illegible]

GEOFFREY L. EDWARDS

THOMAS S. MCNAIR



EDWARDS, MCNAIR & RUSSELL
ESTATE AGENTS

MORTGAGES, INSURANCE, BUILDING MANAGEMENT AND VALUATIONS

VANCOUVER FINANCIAL CORPORATION LTD.
GUARDIAN ASSURANCE CO. LTD.
CALEDONIAN INSURANCE CO.
ANIMATED SECURITIES LTD.
THE REAL ESTATE LOAN CO. OF CANADA LTD.
LADY ALICE MANDON

MEMBER VANCOUVER REAL ESTATE EXCHANGE

850-824 PACIFIC BUILDING
VANCOUVER, B. C.

CABLE ADDRESS: EDMAR
CODES: A B C 5TH EDITION
BROOKHALLS IMPERIAL

TELEPHONE: MARINE 8827

March 15th, 1945

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

Dear Sir:

Re: Ishimatsu Ebata -
161 West 6th Avenue.

As we have already informed you our clients who hold the Mortgage on the above property are particularly anxious to obtain repayment at the earliest possible date and have requested us to take whatever steps are necessary to accomplish this.

The position is that there is now outstanding.

Balance Principal.....	\$750.00
Interest to date.....	617.50
	<u>\$1367.50</u>

We did suggest to you that our clients might be prepared to accept on our recommendation approximately the Principal sum in order to get the matter closed but in a recent letter they feel it is unreasonable to ask them to do this in view of no payments having been made to them for so long a period. We therefore make this final offer to you - that we will recommend the acceptance of the sum of \$900.00 in full settlement provided such sum is paid to us not later than Thursday next, March 22nd, 1945, or by that date you can give us your definite assurance that the money will be forthcoming within a week or ten days thereafter.

For your information, we would like to add that a definite offer

March 15th, 1945

The Custodian of Enemy Alien Property.....2.

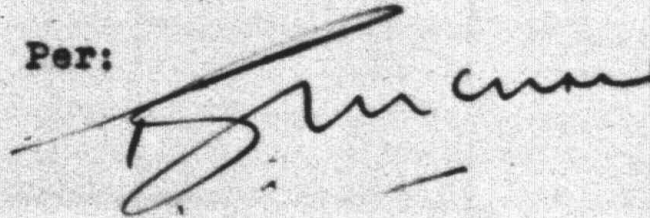
of \$900.00 (with a possibility of an additional \$100.00) has already been made to us for an assignment of our mortgage, and unless you wish to take advantage of the offer we now make, we shall have no option but to sell. This would, of course, result in the Purchaser being entitled to claim the full amount due of \$1367.50.

We shall be obliged if you will acknowledge receipt of this letter in order that there may be no misunderstanding between us.

Yours faithfully,

EDWARDS, McNAIR & RUSSELL

Per:

A handwritten signature in dark ink, appearing to be "J. M. Russell", written over a horizontal line.

TSM/MS

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

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

EXHIBIT No. 1190-7
OCT 20 1944

JOHNSON, REEVE AND WATSON
ESTATE AGENTS

FILLED BY *R. A. Shears*

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

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

22nd January, 1945.

JAN 23 1945
File No. 635

The Custodian's Office,
506 Royal Bank Building,
Vancouver, B. C.

File No. 635
Attention of Mr. F. G. Shears

Dear Sir:

re Catalogue No. 347
181 West 6th Avenue, Vancouver
(formerly 161)
Lot 6 of Lots 20 and 21 Block 33 D.L. 200A

I have inspected this property and beg to report as follows:

The neighbourhood is suitable for industrial dwellings and may have a somewhat remote prospect of use for industrial buildings. The surrounding dwellings are all old. There is one industrial building of more recent construction at the South West corner of Manitoba Street at the east end of the block on the South side.

The dimensions of the land are 33 feet by 122 feet and the lot slopes downward from the street to the lane.

There are two buildings on the lot, but the one at the rear, a two storey frame building about 28 ft. by 54 ft. has been partly stripped of partitions and fixtures and is so dilapidated that it has practically no value.

The building on the front of the lot is approximately 30 ft. by 36 ft. with open verandas and stairs at the back with a w.c. on each landing. It is a wood frame building of 2 storeys with a low ceiling basement space under, with no floor. There is a low concrete foundation but the building has subsided several inches at the back. There is probably some rot in the posts. I understand that the roof was repaired about two years ago. The exterior walls are covered with narrow siding which is patched with pieces of tin in a number of places on the east side and which all needs re-nailing and painting. The stairs at the back are in bad condition. The wood planking between the sidewalk and the building and the wood walk along the east side are in bad condition. The building is old and badly depreciated.

The ground floor was formerly a shop with a front of light glass in small panes. This has been divided by rough wood partitions into four rooms and a kitchen, the latter being extremely dirty. The sub-tenant occupying this put up some of the partitions and papered them. The only plumbing other than the outside w.c. is a very old sink.

The upper floor and staircase are lined with unpainted v-joint and there are 5 rooms and 1 sink. This is occupied by your tenant, Mr. P.A. Alfred, who has been there about 2 years, and has papered two of the rooms.

The electric wiring is old and defective and, if any extensive repairs were undertaken in the building, would probably be condemned.

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

- Page 2 -

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

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

22nd January, 1945.

I am informed that the rent you receive for the whole building is \$20. per month. The ground floor has been recently sublet and the sub-tenant states that she pays \$15. per month and had to clean the premises herself. The rent you obtain may therefore be too low while the present shortage of housing continues. However, when building of houses is resumed, it may be found difficult to obtain any tenants at all for these premises, unless a considerable expenditure in repairs is undertaken. A shop is hardly likely to be a success in this neighbourhood.

The taxes for last year were \$92.99., Water rates average \$21.25 for 12 months. The surplus income after providing for cost of collection and repairs is not enough to create any investment value and will in any case not provide for all the repairs needed. Even if the rent could be increased the same comment would apply.

The property is assessed by the City at \$3,100 (\$2,500 for buildings and \$600 for land). This is out of all reason and perhaps the buildings have not been inspected for some time. It almost has the appearance of a penalty assessment, because the building in front is an eyesore and a detriment to the neighbourhood, while the one at the back should be removed.

I am of the opinion that the property in its present condition, allowing for depreciation, neglected maintenance, and for the cost of demolition of the rear building is not more than \$1,200; also that if you cannot obtain more than \$1,000 it would be advisable to accept the lower amount.

Yours faithfully,

Dw Reeve

DWR

MEMORANDUM

File 635

January 25th, 1945.

TO: Mr. F. G. Shears
FROM: Administration Department

Re: Catalogue No. 347
181 W. 6th Avenue (formerly
161 W. 6th Ave.) Vancouver, B. C.

Respecting Johnson, Reeve & Watson's appraisal of this property, a second valuation was requested as it was felt that J. R. Reid & Co.'s valuation of \$2400.00 was too high—a copy of this valuation is also attached.

The 1945 assessment is: Land - \$ 600.00
Improvements - \$2500.00

but as Mr. Reeve points out, this is out of all reason and there can be little doubt that the buildings have not been inspected for some time.

There is a Mortgage on the property, the balance of Principal outstanding being \$750.00 and arrears of Interest about \$600.00, but Edwards, McHair and Russell who handle the Mortgage for the Mortgagees assure us that if the Principal of \$750.00 is paid this would be accepted, so that in effect this is the amount outstanding on the property.

We are now paying Consolidated and 1943 taxes from funds on hand which have been accumulated for this purpose and which leaves 1944 taxes outstanding in the amount of \$97.00.

We have received no offers on this property although we have had some verbal inquiries, but the price of \$2400.00 has scared buyers off.

The agents for the Mortgagees advise that their clients are anxious to have repayment of the Mortgage cleared up as promptly as possible and it is hoped that a lower minimum price will now be established. It is proposed to advertise the property with others at an early date.

P. Doucet.

PD/ER

COPY FOR MR. PEERS.

MEMORANDUM

January 29th, 1945.

File 635.

TO: Mrs. McArthur

FROM: Mr. Doust

Re: 151 W. 6th Ave., Vancouver, B. C. (Cat. 347)
(formerly known as 161 W. 6th Ave.)
Sub. "C", Lots 20 & 21, Blk. 33, D.L.
2004, Group 1, N.W.D., Plan 1753.

2 - Buildings

1 - 2-storey, 12 rm. wooden frame house

1 - 2-storey wooden frame store and 5 rms.

Respecting the above real property and my memo of January 25th to Mr. Shears, in view of Johnston, Reeve and Watson's valuation being \$1200.00 with a recommendation that an offer of \$1000.00 should be accepted Mr. Shears has agreed that this property be advertised for sale when the next advertisement of properties is inserted and I presume it will be in order to arrange with Mr. Peers accordingly.

P. Doust

PD/ER

Feb. 3/45.

Since writing the above, as advised you last evening the agents, Edwards, McNeil & Russell, for the Mortgagees 'phoned me to the effect that they had a party who had recently inspected these buildings and would make us an offer. The figure of \$1500.00 was intimated.

In case this offer does not mature, I presume it would still be advisable to advertise.

P. Doust

745746 Mr. McNeil stated on the phone that
he has the power to give a release of the mortgage
upon receipt of the money. A. J. McNeil

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	FEB 14 1945
File No.	635
Adm.	Thut
Ref'd	Hawop

February 13th. 1945.

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

Dear Sir; Re; Catalogue # 347.
 161 West 6th. Av.

On behalf of our client Florence
Harriet File, We offer \$1450.00 cash for the
above property.

If not accepted within 10 days
this offer to be withdrawn.

We have a deposit of 10% (\$145.00)
in our office awaiting your reply.

Yours truly,

McCarron & Hawbolt,

J. F. McCarron
J. F. McCarron.

*Valued at \$1,450
9/2/45*

*Re-2450
2400
1/22/45*

Rec'd	MAR 12 1945
File No.	635
Ans.	that
Replied	

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

EXHIBIT NO. 1190-9

HOMES : FARMS : APARTMENTS DATE OCT 29 1948

FILLED BY

K A Christie

350 WEST PENDER STREET

VANCOUVER, B. C.

March 10th, 1945.

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

Dear Sir; Re; Catalogue #347.
181 West 6th. Av.

On behalf of our client Florence H.
File, We submit tender of \$1450.00 for the above
mentioned property.

We enclose certified check in the
amount of \$145.00, being 10% of the offer.

Yours truly,

McCarron & Hawbolt.

J. F. McCarron.
J. F. McCarron.

Encl.

Subd. C.
Goac. 635

EXHIBIT No. 1190-7
DATE Oct 20 1948
FILLED BY K. A. Christie

635

14th March, 1945.

J.R. Reid Esq.,
515 Granville Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 347
161 West 6th Ave.
(now known as 181 West 6th Avenue).

On February 28th, 1944, you valued the above property
in the sum of \$2,400.00.

This property was listed in our catalogue but only
one offer was received. It was recently advertised and we only
received one tender which was from the same person who previously
expressed some interest in this property.

The amount which is being offered is \$1,450.00 and we
would be obliged if you would express your opinion in regard to
considering this offer in view of your previous valuation.

Yours truly,

F. G. Shears,
Director.

FGB/PMH

TELEPHONE: PACIFIC 8433

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

Rec'd	MAR 19 1945
File No.	635
Ans.	
Referred	N. Shears

515 GRANVILLE STREET
VANCOUVER, CANADA

EXHIBIT No. 1190-7

DATE OCT 2 1940

FILLED BY
K. S. Christie

March 17, 1945

Mr. F. G. Shears,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver B.C.

Dear Sir:

Re: Catalogue No. 347

We have yours of the 14th instant and replying, would say that at the time of our valuation of this property we decided on a rental value of at least \$40.00 a month exclusive of the building at the rear.

On inspecting the property again yesterday, we find that there is a rental of only \$20.00 a month which evidently cannot be increased.

The building has deteriorated to a certain extent since our valuation and it is our opinion that in view of the low rental and the deterioration on the property, that you would be well advised to get rid of it, as in all probability the tenants will require a years notice after the 1st of April, and we think it would be extremely difficult to obtain an offer after that date under the existing conditions.

Yours truly,

JRR/KL

J. R. REID & CO.

1250

March 22nd, 1945.

Messrs. Edwards, McNair & Russell,
620-624 Pacific Building,
Vancouver, B. C.

Dear Sirs:

Re: 181 W. 6th Ave., Vancouver, B.C.
(Formerly 161 W. 6th Avenue)
Subd. "C", Lots 20 & 21, Blk. 33,
D.L. 292A, Co. 1, N.W.D., Plan 1751

With reference to your letter of the 15th instant and ours of the 19th instant, and your call at this office this morning, we confirm that the Advisory Committee have now reconsidered this matter and have recommended the acceptance of the sum of \$1450.00 cash for the above property, subject to your acceptance of \$900.00 as payment in full of the Principal and Interest owing on the Mortgage, namely \$1367.50, as set out in your above-mentioned letter.

As you confirmed this morning that your offer of \$900.00 made in your letter of March 15th holds good, we are writing Messrs. McCarron & Hawbolt that we will now accept their offer of \$1450.00 cash for this property and will forward you a cheque for \$900.00 in full settlement of the Mortgage when the purchase price is received from the above agents.

Yours truly,

F. G. Shears,
Director.

FGS/PD/ER

Date... March 22nd, 1945.

REAL PROPERTY MEMORANDUM

File No. 635

Name..... Ishimatsu EBATA Registration No..... 06036

Re: Catalogue No. 347. Spec. Adv. Feb. 17/45.

Address: 181 W. 6th Ave., (formerly known as 161 W. 6th Ave.)
Vancouver, B.C.

Legal Description: Subd. "C", Lots 20 & 21, Blk. 33, D.L. 200A,
Group 1, N.W.D., Plan 1753.
Store building with 12-room building in rear.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 81567-E Whereabouts: Land Registry Office

Registered owner: Ishimatsu EBATA Reg. No. 06036

Property: City of Vancouver Subdivision "C", Lots 20 and 21,
Block 33 District Lot 200A Group 1, New Westminster
District, Plan 1753.

B. Charges. 38-251-62638 F. 28/5/12. 2.41. Ishimatsu EBATA to Patrick William Camp-
Registered: bell, William Stowell Haldane, James Burns Kidston, and Peter Rintoul.
Mortgage for \$1900. Due 15/4/16. Int. 8%.
97985 H. 24/134. 2. 54. Sir William Stowell Haldane, and Hugh Brown
(In Trust Filings 23151 & 23237). (In Trust filings 23151 & 23237).
Assignment of 62638 F. (Inter Alia).

Vesting: 35266. No. 24/42. (2464 M. 20/7/36. 2.49 Sir William Stowell Haldane,
(and Christopher Richardson McVittie. (In Trust
(Filings 23237 & 25607). Assignment of 62638 F.

Unregistered: No evidence (Inter Alia). C. of C. 16067.
found.

Taxes: 96.86 plus Interest @ 6% - 1944 taxes not paid.

Water: Commercial Meter - Oct. 3/44 to Feb. 2/45: \$14.30 paid.

Insurance: \$1000.00 - Grocery, Confectionery & Dwelling - Exp. Feb. 17/45
\$1000.00 - Duplex Dwelling - Exp. June 4/45.

Assessed Value: Land:	\$600.00	Improvements:	\$2500.00
	\$2400.00 (J.R.Reid)		
Valuation by Appraiser:	\$1200.00 (Johnston, Reeve & Watson)		
	\$1450.00 (J.R.Reid - recommended acceptance)		
Amount of Bid:	\$1450.00		

Approved by Advisory Committee: March 22nd, 1945.

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)
Monthly tenancy. Rental - \$20.00 per month
Tenant - P. A. Elford.

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.

None.

Named Agent:


P. Douet.

PHONE: MARINE 9538

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET

VANCOUVER, B. C.

March 26th, 1945.

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

Dear Sir;

Re:- Catalogue # 347.
181 W. 6th. Av. Vancouver, B.C.
Lot C/20 & 21. Blk. 33. D.L. 200A.

In reply to your acceptance of our
offer of \$1450.00 for the above property by our client
Florence H. File, We enclose certified checks in the
above amount herewith.

Our client would very much appreciate
it if you could rush the Title, so that they may begin
remodeling operations.

Yours truly,

McCarron & Hawbolt.

J. F. McCarron
J. F. McCarron.

Encl/2.

PROPERTIES SUSPENSE ACCOUNT

Rec'd	MAR 27 1945
File No.	635
Ans.	
Referred	M. Peters

GEORGEY L. EDWARDS

THOMAS S. MCNAIR

CLAUDE W. RUSSELL

EDWARDS, MCNAIR & RUSSELL
ESTATE AGENTS

MORTGAGES, INSURANCE, BUILDING MANAGEMENT AND VALUATIONS

VANCOUVER FINANCIAL CORPORATION LTD.
(IN LIQUIDATION)
GUARDIAN ASSURANCE CO. LTD.
CALEDONIAN INSURANCE CO.
AMALGAMATED SECURITIES LTD.
THE REAL ESTATE LEND CO. OF CANADA LTD.
1001 ALICE STREET

MEMBER VANCOUVER REAL ESTATE EXCHANGE

620-624 PACIFIC BUILDING
VANCOUVER, B.C.

CABLE ADDRESS "EDMAR"
CODES: A B.C. 5TH EDITION
BROOMHALL'S IMPERIAL

TELEPHONE: MARINE 8807

28th March, 1945.

The Custodian of Enemy Alien Property,
Royal Bank Building,
VANCOUVER, B.C.

Attention of Mr. Cramer.

Dear Sirs :-

re Ishimatsu Ebata -
161. West 6th Avenue.

EVACUATION SECTION	
Rec'd	MAR 29 1945
File #	635-
Referred	Cramer

With reference to our letter of the 15th instant and your telephone call today, we hereby confirm that we will accept \$900.00 cash in full settlement of the amount outstanding under the Mortgage on the above property in favour of our clients, subject to this sum being paid to us not later than Friday next, the 6th of April.

We have prepared and executed a Release of the Mortgage, which will be handed to you at any time, in exchange for a cheque for \$900.00, within the time stated.

Yours faithfully,

EDWARDS, MCNAIR & RUSSELL.

Per:

[Signature]

[Signature]
TSM/S.

May 3, 1945.

Miss Florence H. Fife,
1086 West Broadway,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 347
181 West 6th Ave.
C/20 & 21/23/200A

Deed to the above described property has now been registered in your name and we are ready to deliver control to you. When the title has been received by us from the Land Registry Office it will be sent by registered mail to you or to any person designated by you.

Adjustments as of March 28th, 1945, as shown on the enclosed sheet, have been calculated and a balance of \$26.15 appears to your credit. A cheque for this amount, together with relevant insurance policies, is enclosed herewith.

Please return to us the attached control receipt, duly signed.

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

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to McGarrah & Harbait.

Catalogue No. 347,
File No. 635,
181 W. 6th Avenue, Vancouver, B.C.
Lot C/20 & 21, Blk. 33, D.L. 200A.,
Op 1, N.W.D. Plan 1753,

April 27th, 1945.

FLORENCE HARRIET FILE

(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at March 28th, 1945)

	DEBIT	CREDIT
Purchase price	\$1,450.00	
Cheques received		1,450.00
Seller's proportion of 1945 taxes 86/365 x 96.86		27.82
Water, February 3rd to March 27th 49 days @ 6¢ a day		2.94
<u>Amount of rent collected</u> March 28th to April 23rd 24/30 x 19.00		15.20
Registration fees on deeds, \$1,450.00	7.15	
Insurance premium, 6.2% x 7.00	.43	
" " 89.3% x 8.10	7.23	
Balance owing to purchaser	26.15	
	<u>\$1,490.96</u>	<u>1,490.96</u>

BALANCE OWING TO PURCHASER - \$26.15

Catalogue No. 347
File No. 635
181 West 6th Avenue,
Vancouver/C/20 & 21/33/200A
Certificate of Title No. 122466

Receipt of
~~Control of property covered by~~ Certificate of Title No. 122466 is by me
herely acknowledged and I agree that all adjustments and incidents connected
with the sale of me of this property have been settled.

Receipt is also acknowledged of Caledonian Insurance Company, Policies Nos.
695405 and 699582 which have been assigned to me.

Receipt is also acknowledged of cheque for \$26.15 representing closing adjust-
ments on sale to me of the above property.

Dated at Vancouver B. C., this 28th day of May, 1945.

Signed Florence A. Fife

Return to the Custodian

April 20th, 1946.

Attn: Mr. E. L. Brown

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B.C.

Dear Sir: Re: Ishimatsu EBATA - Reg. #06036.

We are in receipt of your letter of April 17th, 1946, and note that the above Japanese person is an applicant for an Old Age Pension.

Mr. Ebata owned real property at 181 West 6th Avenue, Vancouver, namely Subd. "C", Lots 20 & 21, Blk. 33, D.L. 200A, on which there was a Mortgage. This property was sold for \$1450.00 on March 28th, 1945. After paying off the Mortgage, and all adjustments relative to the sale were made, a net amount of \$424.24 was credited to Ebata's account.

Mr. Ebata also owned a one-ninth interest in 2225 Dundas Street, Vancouver, namely Lot 14, Blk. 21, D.L. 184. This property was sold for \$923.89 and \$102.65, representing Ebata's one-ninth interest, was credited to his account in February 1945.

The present credit balance in Ishimatsu Ebata's account is \$479.82.

Yours truly,

A. G. McArthur,
Administration Department

/ER

DEPARTMENT OF LABOUR - CANADA
BRITISH COLUMBIA SECURITY COMMISSION

EVACUATION SECTION	
Rec'd	MAY 13 1947
File No.	6-5783
Ans.	
Referred	<i>MacArthur</i>

Date: May 12th, 1947

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

Dear Sir:

Please be advised that (NAME) EBATA, Ishimatsu
(REGISTRATION NO.) 06036 died at (PLACE) New Denver, B. C.
on (DATE) May 7th, 1947.

This is for your information.

Yours truly,
BRITISH COLUMBIA SECURITY COMMISSION,

M.L. Brown
M.L. Brown,
Office Manager.

635, 9573, 8265,
8171, 9584, 9580.

May 15, 1947.

Mrs. Ishimatsu Ebata,
Registration No. 07819,
New Denver, B. C.

Dear Madam:

Re: Estate of Ishimatsu EBATA, Deceased.

We regret to learn from the Department of Labour of the recent death of your husband, Ishimatsu Ebata.

Upon reviewing your husband's file, we find that he owned real property at 181 W. 6th Avenue, Vancouver, and a one-ninth interest in property at 2225 Dundas Street, Vancouver. These properties were sold during your husband's lifetime and the proceeds credited to his account with this office. Chattels belonging to Mr. Ebata were sold at auction and proceeds therefrom credited to his account. A statement covering these transactions was sent to Mr. Ebata on June 9, 1945, showing a credit balance in his account amounting to \$478.72. Since that time a trunk and books belonging to him have been sold for a net amount of \$1.10, making his total credit balance at this time \$479.82. *Dr. H. H. H. H.*

In order that these funds may be made available to his heirs, it will be necessary for you, as next-of-kin, to make application for administration of your husband's estate. We would suggest that you either request your solicitor to make application on your behalf for administration of the estate or that you write to the Official Administrator, Mr. Samuel A. Moore, Court House, Vancouver, asking him to apply. In order to facilitate your application, we are enclosing Memorandum of Particulars form in triplicate, outlining the information that will be required by either your solicitor or Mr. Moore in applying for administration. Kindly complete these forms and return one copy to this office. The other two copies should be forwarded to either Mr. Moore or your solicitor. Please advise us, at the same time, to whom you have applied for administration in order that we may supply that person with complete information regarding your late husband's assets.

Your husband's file indicates that he was insured under Monarch Life Insurance Policy No. 39899. If this policy is in force at this time we would suggest that you make a claim against the Company for death benefits under the policy.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/AC

Mr. A.H. McArthur.
Office of the Custodian
Vancouver B.C.

New Denver B.C.

~~May 15/47~~
EVACUATION SECTION

Rec'd JUN 2 1947

File No. 635

Ans.

Filed 635 9573

8265 8171 9584

9580

Dear Sir:

Thank you kindly for your helpful
letter of the 15th inst. As you suggested
I have requested Mr. Samuel A. Moore
of Vancouver to make an application
for administration of my father's estate
and I have also instructed him to
administrate it in favor of my mother
Mrs. Guy Ekata. In passing may I
mention that under the list of next
of kin I have named the sons and
daughters (married) of the deceased not
so much in the hope that they will
become part heirs to the estate but
in that I believed it necessary to
give what information was asked
for. Personally and I believe I
speak for the rest of my brother
and sisters I wish to have

everything. if the assets registered
at the Custodian's Office under
the account of Dominique Ebata,
left for my mother. Should there
be any irregularity in this procedure
I shall indeed appreciate if you
could exercise the authority of
your office to arrange for a
whole settlement of the assets to
Mrs Dye Ebata.

My mother and myself will
leave New Denver on the 30th of this
month. Should there be any need
for further correspondence will
you please address it - to the
following

6921 - PAPINEAU ST.

APT. 3.

MONTREAL QUE.

Yours gratefully
J. Ebata

for my mother. Mrs Dye Ebata
07819.

File No. 635

Date:

EVACUATION SECTION

Rec'd JUN 2 1947

File No.

Ans.

Referred

MEMORANDUM OF PARTICULARS IN CONNECTION WITH THE

ESTATE OF Ishimatsu EBATA, #06036, DECEASED

- (1) Name and address of the deceased: *Ishimatsu EBATA - NEW DENVER BC.*
- (2) Date of death: *MAY 7 - 1947*
- (3) Cause of death: *CARCINOMA OF STOMACH*
- (4) Place of death: *SLOAN Hospital NEW DENVER BC.*
- (5) Age and Nationality: *72 - JAPANESE.*
- (6) Did he leave a Will? *NO*
- (7) Name and address of employer: *-*
- (8) (a) Name of undertaker and his charge for services: *JAMES DRAPER - \$80.00*
- (b) Have funeral expenses been paid? *YES* Paid by whom? *B.C. Security Commission*
- (c) If unpaid, who is assuming responsibility for payment? *-*
- (9) Who ordered services of the undertaker? *B.C. Security Commission*
- (10) List of Assets: *\$79.82*
- (11) List of Liabilities: *-*

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

Sons { *TYRUS TAICHIRO EBATA 31 KAPUSKASING ONT.*
STEPHEN STEO EBATA 30 - 483 - Apt 9 HUTCHISON ST. MONTREAL QUE.

Daughters { *MRS TSUNE KONDO - 40 31 KINGSWAY CRESCENT TORONTO ONT.*
MRS NORO NOSE - 38 6921 - PAPINEAU ST. APT. 3 MONTREAL QUE.
MRS BESSIE INOUE - 32 6955 B. GARNIER ST. MONTREAL QUE.

635, 9573, 8265,
8171, 9604, 9584,
9580.

June 11, 1947.

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

Dear Sir:

Re: Estate of Ishimatsu EBATA, Deceased.

We have been advised by Mr. Taichiro Ebata, son of the above deceased Japanese, that he has, on behalf of his mother, Suze Ebata, widow, requested you to apply for Letters of Administration in the Estate of his father, Ishimatsu Ebata.

According to our records, Ishimatsu Ebata died at New Denver, B. C. on May 7, 1947, and is survived by his widow, Suze; two sons, Taichiro and Suteo; and three daughters, Ume (Mrs. Seizo) Nose, Tsune (Mrs. Densaku) Kondo, Mitsuko (Mrs. Hiroshi) Inouye. The only asset of the deceased, of which we are aware, is a credit balance in this office in the amount of \$479.82, being balance of funds to the credit of the deceased derived from the sale, in his lifetime, of real property and chattels belonging to him. The only claim filed against Ishimatsu Ebata in this office is the Department of Labour claim for funeral expenses amounting to \$50.00.

In his letter to us, dated May 25, 1947, Taichiro Ebata requested that, if possible, the total assets of the Estate be released to his mother and, at the same time, stated that he believed this distribution would be satisfactory to his brother and sisters.

Upon receipt of Certified Copy of Letters of Administration, the funds standing to the credit of the deceased in this office will be forwarded to you without delay.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

/AC

635, 8265

June 11, 1947.

Mr. Taichiro Ebata,
Registration No. 08994,
Apt. 3,
6921 Papineau Street,
Montreal, Quebec.

Dear Sir:

Re: Estate of Ichimatsu Ebata. Deceased.

We have your letter of May 25, enclosing completed
Memorandum of Particulars form.

All available information which may be useful in
the administration of your father's estate has been forwarded
to Mr. Moore and as soon as Letters of Administration have
been granted, the funds to your father's credit in this office
will be forwarded to Mr. Moore for distribution.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/AC

THE MONARCH LIFE ASSURANCE COMPANY

HEAD OFFICE, WINNIPEG, CANADA



PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER
AND ADDRESS COMMUNICATIONS TO THE COMPANY
Actuarial DEPARTMENT

June 20, 1947.

Through Vancouver Office

The Custodian,
506 Royal Bank Building,
Hastings and Granville,
VANCOUVER, B. C.

Dear Sir:

EVACUATION SECTION	
Rec'd	JUN 24 1947
File No.	635
Ans.	July 7/47
Refused	

Re: Policy No. P59899 - Ishimatsu Ebata, Dec'd.

We wish to advise that we are completing arrangements to make a full settlement under the above policy on the death of the above policyholder which occurred May 7th, 1947. However before we can proceed to do this we require some proof of age with regard to the deceased's date of birth. According to information given to our Montreal Office by the deceased's son, Mr. Ebata's passport was surrendered to the R.C.M.P. at New Denver, B. C. and the naturalization papers were held by the Old Age Pension Board at Vancouver. We should be pleased to receive the originals or photostatic copies of the material with respect to the deceased's date of birth which you may have on hand at your office. We shall return such documents to you after they have served our purpose.

We should also appreciate some advice as to whether or not the beneficiary under this policy, Suze Ebata, wife of the deceased may be paid these proceeds directly without advising your office further or without paying the cheque through your office. We understand that Mrs. Ebata is now residing in Montreal.

We shall be pleased to receive the above information at your earliest convenience.

Yours truly,

THE MONARCH LIFE ASSURANCE COMPANY,

DDS:OP

per

June 9, 1945.

Mr. Ishimatsu EBATA,
Registration No. 06036,
New Denver, B. C.

Dear Sir:

Catalogue No.: 347
Street Address: 181 West 6th Avenue, Vancouver
Legal Description: C/20 & 21/33/200A

With reference to our letter of March 23rd, we wish to advise that the above property has now been sold, as of March 28, 1945, for the sum of \$1,450.00. An independent appraisal of this property was obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

You will observe from the net proceeds shown that we paid off the \$900.00 mortgage on this property from the proceeds of the sale, as of course this had to be discharged before clear title could be given to the purchaser.

Your present credit balance is \$478.72. You are aware that funds in your account are subject to recommendation by the B. C. Security Commission, as you are still residing in an Interior Housing Centre.

According to your file there are no claims against you, and no accounts receivable.

At a later date, we will be forwarding you a short report on your file, which will include comments respecting chattels, should this be necessary.

Yours truly,

P. Douet,
ADMINISTRATION DEPARTMENT.

PD/FM

STATEMENT RE SALE OF:

Name: EBATA, Ichinatsu #06036

Catalogue No: 347 - Spec. Ad. Feb. 17/45 File No: 635

Street Address: 181 West 6th Avenue, Vancouver

Legal Description: C/20 & 12/33/200A

Date of Sale and Adjustments March 28, 1945.

Sale Price		\$ 1,450.00
Real Estate Agents Commission	\$ 72.50	
Charge for Valuation	15.00	
Charge for Advertising	16.66	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
Unpaid Vendor		
Mortgage	900.00	
Arrears of Taxes		
Other charges		
Adjustments:		
Fire Insurance		7.66
Taxes	22.82	
Water	2.94	
	\$1,035.42	\$ 1,457.66
Net Proceeds credited to your account		\$424.24

Date: June 1, 1945.

Compiled by: George Peters

File No. 635
Reg. No. 06036

Islington EBATA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 18	Fire Insurance premium	\$ 7.00	\$	
November 18	Sale of safe		90.00	
December 23	Rents collected		40.00	
	Disbursements	41.95		
1943 January 27	Land Registry Office - Certificate of Encumbrance	1.00		
March 2	Fire Insurance premium	8.10		
July 3	On account 1943 taxes	50.00		
October 25	Proceeds Auction Sale		40.25	
December 29	Rents collected		240.00	
	Disbursements	235.85		
1944 February 24	Fire Insurance premium	8.10		
December 27	Rents collected		240.00	
	Disbursements	56.80		
1945 January 29	Taxes 1943 & consolidated	229.71		
February 10	1/9th share sale proceeds & rentals 2225 Dundas		102.65	
March 3	Fire Insurance premium	8.10		
	1944 taxes	98.31		
	Rents collected		60.00	
	Disbursements	17.30		
March 28	Balance rents to date (nett)		3.80	
	Credit re Sale of Property		424.24	
		<hr/>	<hr/>	
		\$ 762.22	\$1,240.94	

CR \$ 478.72

37550.

In the SUPREME Court of BRITISH COLUMBIA.

B.C.L.S.
50¢

IN PROBATE.

ISSUED UNDER
SECTION 25.

VANCOUVER
SEP 6 1947
REGISTRY

VANCOUVER Registry.

In the Matter of ISHIMATSU EBATA, Deceased,
late of the City of Vancouver, in the Province of British Columbia;
and in the Matter of the "Administration Act."

Dated the 3rd day of September, A.D. 1947.

Upon the application of SAMUEL ALFRED MOORE

dated the 25th day of August, 1947, and upon reading

the affidavit of SAMUEL ALFRED MOORE, sworn

the 25th day of August, 1947,

all filed herein

It is ordered that SAMUEL ALFRED MOORE, Official
Administrator for the County of Vancouver
shall be administrator*

of all and singular the estate of the said ISHIMATSU EBATA

who died at New Denver, Province of British Columbia.

on the 7th day of May, 1947, intestate, and

that notice of this Order be published for one day in a Vancouver Daily
Newspaper.

(SEAL OF THE SUPREME COURT OF B.C.)

VANCOUVER
SEP 6 1947
REGISTRY

"A.L. RODWAY"
Dep. District Registrar.

Extracted by S. A. Moore, Esq.,

Official Administrator.

* Insert "with the Will annexed" [or as the case may be].

20 hks-1040-7220

Certified a True Copy

R. L. Challinor

A Notary Public in and for
the Province of British Columbia

9573

635

September 29th, 1948.

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

Dear Sir:

Re: Estate of Ishimatsu Ebata, Deceased

With reference to our conversation of even date, we wish to confirm our advice that Mrs. Suze EBATA, Widow, has been allowed by the Commissioner, the Honourable Mr. Justice Henry I. Bird, to file a late claim received by us a few days ago, in connection with the assets of the above mentioned deceased person which were liquidated by the Custodian during his life time.

The Custodian forwarded you his cheque for \$479.82 with letter dated September 15th, 1947, and that amount represented the net funds derived from liquidation of said assets.

In the event the Commissioner allows all, or any portion, of the amount claimed by the next-of-kin, those funds will be forwarded to you in due course for administration as part of the above estate.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ:NS

- Ishimatsu EBATA, deceased -

File No. 635
Reg. No. 06036

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
September 18	Fire Insurance premium	\$ 7.00	\$	
November 18	Sale of Safe		90.00	
December 23	Rents collected		40.00	
	Disbursements	41.95		
1943				
January 27	Land Registry Office - Certificate of Encumbrance	1.00		
March 2	Fire Insurance Premium	8.10		
July 3	On account 1943 taxes	50.00		
October 25	Proceeds Auction Sale		40.25	
December 29	Rents collected		240.00	
	Disbursements	235.85		
1944				
February 24	Fire Insurance premium	8.10		
December 27	Rents collected		240.00	
	Disbursements	56.80		
1945				
January 29	Taxes 1943 & consolidated	229.71		
February 10	1/9th share sale proceeds & rentals 2225 Dundas		102.65	
March 3	Fire Insurance premium	8.10		
	1944 taxes	98.31		
	Rents collected		60.00	
	Disbursements	17.30		
March 28	Balance rents to date (nett)		3.80	
	Credit re Sale of Property		424.24	
1946				
February 26	Proceeds Auction Vancouver 56		1.10	
1947				
September 16	Cheque to you	<u>479.82</u>		
		\$ 1,242.04	\$ 1,242.04	
	Balance			\$11

FORM FOR CO-OPERATIVE COMMITTEE

9573

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME EBATA SUYE (RCMP) Reg. No. 07819
(Print) Surname Given Name

(2) Pre-Evacuation Address 161 and 181 West 6th Avenue, Vancouver, B.C.

(3) Present Address 617 Greenwood Avenue, Toronto, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 161 and 181 West 6th Avenue, Vancouver B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
C/20 and 21/33/200A.

(c) Type of Real Property (cross out words which do not apply):

- (i) ~~Farm~~
 (ii) Residence Type of business Boarding House.
 (iii) Business
 (iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Next of kin of the late Ishimatsu Ebata

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$

(ii) Buildings - - - - - \$

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3600.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 1450.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2150.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
at above address.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(over)

IN THE MATTER OF the Property Claims of
Japanese Canadians

AND IN THE MATTER OF the claim of Suye
Ebata

I, SUYE EBATA at present of the City of Toronto in the
County of York, Widow, make oath and say as follows:

1. I am the widow of the late Ishimatsu Ebata, Registration
Number 06036, who died on or about the 7th day of May, 1947
at New Denver, British Columbia, leaving no will.
2. My late husband was the owner of property known as
161 and 181 West 6th Avenue, Vancouver B.C. until the same was
vested in the Custodian of Enemy Alien property and also of
certain contents of the said property.
3. Samuel A. Moore, Official Administrator, Vancouver
was appointed Administrator of the Estate of my late husband
and the beneficial interest in the Estate of my said husband
vested in me and my children upon the death of my said husband.
However, all of the children have notified the said Administrator
in writing that they claim no interest in the said Estate or
property, and desire any proceeds thereof to be paid to me.
4. Shortly after my husband's death I went to the City of
Montreal to reside with one of my daughters there and lived there
until recently when I came to reside at 617 Greenwood Avenue in
the City of Toronto with another one of my married daughters.
5. After the death of my husband I was ill and upset and
unable to attend to my business affairs.
6. I never heard until I came to Toronto recently of the
appointment of a Commissioner to inquire into property losses of
Japanese Canadians whose properties were sold by the Custodian of
Enemy Alien Property, although my husband before his decease had
completed a form known as an Economic Loss Survey of British
Columbia Evacuees prepared by the Japanese Canadian Committee
for Democracy, 84 Gerrard Street East, Toronto.

7. I do not speak English and did not read any newspaper in which notice of the hearings of the Commissioner were published, nor do I read the New Canadian or any other Japanese language publication.

8. Since coming to Toronto the purpose of the Claims Commission has been explained to me and it is my desire to make a claim in accordance with the terms of reference to the Commissioner and the claim completed by my late husband before his decease.

9. The reason for my delay in filing the claim was the fact that owing to my age, illness and the death of my husband, and my inability to speak or read the English language I had no knowledge in respect to the appointment of the Commission until recently.

10. Now shown to me and marked Exhibit "A" to this my affidavit is the claim form duly completed by me, and I am desirous of respectfully requesting that this claim be duly considered notwithstanding the delay in filing the same.

SWORN before me at the City)
of Toronto in the County)
of York, this 2nd day of) S. EBATA
September, A.D.1948.)
)
)

F.A. BREWIN

A Commissioner, etc.

1
2
3
4 CASE NO. 1100
5
6
7

8 HARBOUR FRONTAGE CLAIMS COMMISSION
9

10
11
12 Toronto, Ontario.

13 October 29, 1948.
14

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17
18
19 IN THE MATTER OF THE CLAIM OF

20 (MR.) ROYAL BATA
21

22
23
24
25 PROCEEDINGS AT HEARING
26

27
28
29 F. G. Speare, Esq.
30

IN THE MATTER OF THE "INQUIRIES ACT"

PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

HIS HONOUR, JUDGE H.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 29, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) SUYU KATA

PROCEEDINGS AT HEARING.

APPEARANCES:

H.A. CHRISTIE, ESQ., K.C. appearing for the
Dominion Government.

R. A. BEST, ESQ., appearing for the
Claimant.

A. SMITH, ESQ., Secretary.

D. J. HANFORD, ESQ., Official Interpreter.

J. B. McGRUGER, ESQ. Official Reporter.

2. Hata,
In OCF.

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(MR. J. HATA. The claimant herein, being first
only sworn, testified through
the interpreter as follows:

DIRECT EXAMINATION BY MR. BENT:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. And do you swear the contents of it are

true? A. Yes.

(REAL ESTATE OTHER THAN FARMLAND CLAIM FORM
NUMBERED EXHIBIT NO. 1)

Q. Now, is that your signature?

A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. Do you swear the contents of it are true?

A. Yes.

Q. As the second part of Exhibit 1., your
honour, there is another form for the building at the
year.

---See Exhibit No. 1.

Q. Now, I understand that before the evacuation
you lived at 161 West Sixth Avenue in Vancouver, is
that right? A. Yes.

Q. And that property was registered in whose
name? A. Ishimatsu Hata.

Q. Your husband? A. Yes.

Q. And I understand that your husband died in
May of 1947; is that correct? A. Yes.

Q. Perhaps I should explain in this case the
widow is making the claim as personal representative

3.
S. Hata,
In chf.

1 of the deceased, although I do not believe any
2 probate of the will was taken out.

3 MR. CHRISTIE: I tender as Exhibit E the
4 Certificate of Encumbrance.

5 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT E)

6 MR. HEST: Now, this property on Sixth Avenue
7 was apparently composed of two separate buildings,
8 one building a store and living quarters,
9 and then the other, a large building at the rear of
10 the lot; is that correct? A. Yes.

11 Q. According to your claim form you say you
12 don't know when your husband purchased the land; do
13 you know when he built the building? A. No,
14 I don't know.

15 Q. When were you evacuated? A. October
16 6th, 1942.

17 Q. And was anything done about renting the
18 building by the Custodian or anyone on his behalf prior
19 to your leaving? A. Yes.

20 Q. Who rented the building?

21 A. My husband did it.

22 Q. Does she know anything at all about any
23 of the details? A. No, I don't know.

24 Q. Did you personally receive this report that
25 there had been a fire in the building at the rear
26 or was that received by your husband?

27 A. Yes, I heard about it.

28 Q. From whom? A. A son of a friend of
29 mine who was in the Armed Forces went to Vancouver,
30 and I heard it from him.

S. Ebata,
in chf.

Q. Did he say when the fire took place?

A. No, he didn't.

Q. Is that your signature? A. Yes.

Q. And was that form prepared upon your instructions? A. Yes.

(PERSONAL CHATTELS CLAIM FORM MARKED EXHIBIT NO. 3)

MR. CHRISTIE: I tender as Exhibit 4 the Analysis of Personal Property.

(ANALYSIS OF PERSONAL PROPERTY MARKED EXHIBIT NO. 4)

MR. BEST: Now, Mrs. Ebata, you have a rather simple Personal Chattels Claim consisting of just four articles. Where was this safe left?

A. That was left in the house.

Q. What was this hat case; was that a large glass case to display hats in?

A. It was a sort of hat rack with several shelves on it where the hats were kept in the store.

Q. It was used in the store business prior to evacuation? A. Yes.

Q. I suppose the same thing applies to this plate glass show case? A. Yes.

Q. And the roll-top desk? A. Yes.

Q. I think it is purely a question of valuation as far as these chattels are concerned.

CROSS EXAMINED BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 31st. of March, 1942; whose signature is that?

A. I don't know.

Q. Is that her husband's signature?

S. Kato,
Ex. conf.

A. I think it is my husband's signature.

(N. P. FORM MARKED EXHIBIT NO. 5)

Q. Is that a picture of your property at 161
West 5th Avenue? A. Yes.

(PHOTOGRAPH OF CLAIMANT'S PROPERTY MARKED
EXHIBIT NO. 6)

Q. Is it correct that this building is located
in an industrial area? A. I don't know whether
you would say so or not.

Q. It says in the valuation here of Johnston,
Reeve & Watson, that the building at the rear has been
stripped of partitions and fixtures. Does she know
whether that is correct, whether that is the condition
of the building or not?

A. That is true of the downstairs.

Q. Now, in regard to the front building it says
that the exterior walls are covered with narrow siding
which is patched with pieces of tin in a number of
places on the east side and which all needs re-nailing
and painting. Is that correct?

A. I don't know very much about the house.

Q. Perhaps we had better leave it.

(VALUATION OF J.R. REID & COMPANY, DATED FEBRUARY
28TH, 1944, AND VALUATION OF JOHNSON, REEVE &
WATSON, DATED 22nd. JANUARY, 1945, MARKED
EXHIBIT NO. 7)

MR. CHRISTIE: There is a letter of J.R. Reid
& Company, dated March 17th, 1945. The last paragraph
has reference to the condition of the building.

MR. REED: Perhaps you wouldn't mind putting in
with that Mr. Sheard's letter of March 14th.

MR. CHRISTIE: I tender as part of Exhibit 7 a

S. Kato,
ex. ex.

1
2 letter dated March 14th, 1945, from F. G. Shears,
3 To J. R. Reid & Company. This is filed at the request
4 of counsel for the claimant.

5 ---See Exhibit No. 7.

6 MR. CHRISTIE: I will file the appraisal of
7 the Pemberton Realty Corporation Limited, dated June
8 5th, 1942, as part of Exhibit 7. I think in view of
9 the fact that my learned friend is calling the nephew
10 of the claimant I need not ask any more question of
11 this witness.

12
13 DIRECTOR KUNDO, SWEDEN.

14 testified as follows:

15 EXAMINED BY MR. BEST:

16 Q. I understand you are a son-in-law of the
17 claimant's, is that correct? A. Yes, sir.

18 Q. You are familiar with this property which
19 was formerly owned by your father-in-law at 161
20 West 6th Avenue, in Vancouver?

21 A. Yes, I lived there.

22 Q. You lived there? A. Yes.

23 Q. For how long? A. About three months
24 prior to the evacuation.

25 Q. And first of all, do you know how old the
26 store building and the apartment over it at the front
27 of the property was? A. This is my approximation,

28 but the oldest son was born in that building right
29 after it was built and he is 35, so probably it is
30 35 years old.

Q. That would mean it was built about 1915?

D. Kondo,
In chf.

A. Yes, Q.

Q. What was the building at the rear used for --
apparently it was a large two-storey building with
sixteen rooms?

A. Living quarters,
apartments.

Q. Who lived in it prior to the evacuation?

A. Tenants.

Q. Do you know what rent they got from those
tenants?

A. As to the business side of it I had very
little knowledge. I can't give you any information
as to that.

Q. What would you say about the general condition
of this building at the rear at the time of evacuation;
was it good or bad?

A. I would say it was
fair.

Q. Were there people living in it right up to
the time of the evacuation?

A. Yes.

Q. Was it fully occupied, or just one floor or two?

A. I think the top floor was occupied. There
was talk of starting some manufacturing of candy
in the bottom floor, and they took the partition off
there and I think it was left in that condition.

Q. They never went ahead with the candy man-
ufacturing business?

A. Naturally the war came
and that was the end of it.

Q. There were other Japanese people going to
start a candy business in the building?

A. Yes.

D. Kende,
In chf.

1
2 Q. How many rooms are there in the upstairs
3 of the store building. The claim shows six rooms,
4 and Mrs. Reid's appraisal shows five rooms. What do
5 you say about that, Mr. Kende?

6 Q. Well, the upstairs was sort of leased to a
7 party and I can't tell you exactly how many rooms
8 there were.

9 Q. Where did you live, did you live upstairs
10 in the front building or the rear building?

11 A. The rear building.

12 Q. Did any other family live there besides
13 yourself?

14 A. Yes, there was another daughter
15 married and a cousin of mine was living there just
16 prior to the evacuation. In fact we sort of all got
17 to this building for temporary quarters.

18 Q. How many people would there be living in the
19 building altogether?

20 A. There was one family
21 with two children, another couple with one -- there
22 was upwards of about 12 people in there and children.

23 Q. Did you have electric light in the building?

24 A. Yes.

25 Q. The wiring was all right when you were
26 there?

27 A. Oh, yes.

28 CROSS-EXAMINATION BY MR. CHRISTIE:

29 Q. Do you know anything about the mortgage on
30 this building? A. No, sir, the financial end of it
I very seldom heard anything about from my father-
in-law.

Q. I understand the plumbing was outside, the

1 toilet facilities were outside the building?

2 A. It was part of the building. You had to go
3 through a door into another room for toilet facilities.

4 Q. But it was attached to the same building?

5 A. It was part of the same building.

6 Q. Was this building painted or not?

7 A. It was painted grey.

8 Q. It is indicated the roof was in bad condition
9 by the appraisers; what do you say as to that in
10 both buildings? A. I will say they weren't in the
11 best of condition, sir.

12 Q. I think that is all. It is a matter of
13 appraisal.

14 MR. CHRISTIE: I tender as Exhibit 9 the
15 Notice of Assessment.

16 (NOTICE OF ASSESSMENT MARKED EXHIBIT NO. 9)

17 (OFFER TO PURCHASE DATED MARCH 10, 1946,
18 MARKED EXHIBIT NO. 9)

19 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 10)

20 MR. CHRISTIE: At the request of my learned
21 friend, counsel for the claimant, I will file as
22 Exhibit 11 a report of Charles Barrett-Lennard.

23 (REPORT ABOVE REFERRED TO MARKED EXHIBIT NO. 11)

24 MR. CHRISTIE: I think that concludes the
25 exhibits.

26 It is submitted, your honour, that the real
27 estate was sold at its fair market value. It is
28 submitted that the personal property sold by auction
29 and by tender was sold at its fair market value.

30 (PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

J. B. McGregor
J. B. McGregor,
Official Reporter.

I, E. A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

E. A. Miller
E. A. Miller,
Deputy Commissioner.

Defence Brief

TORONTO
29 October 1948

(Mrs.) Suze EBATA

File No. 9573 & 635

Case No. 1190

REAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 1 Store, Boarding House & Living Quarters
Lots 20 & 21, Block 33, District Lot 200 A,
Group 1, -161 & 181 West 6th Avenue, Vancouver.

Claimant stated that this property belonged to her husband, Ishimatsu EBATA, who died on 7 May 1945 and she was making the claim as personal representative and next of kin of the deceased.

Mr. Samuel A. Moore, Official Administrator, was appointed Administrator of the Estate. In an affidavit sworn on the 2nd September 1948, claimant stated that no will was made by her husband and the estate was vested in her and her children but the children had notified the Administrator that they claimed no interest in the Estate and desired that any proceeds thereof to be paid to her.

Claim

\$3600.

Appraised at

\$2400. J.R. Reid & Co.
\$1200. Johnson Reeve & Watson.

Sale Price

\$1450.

Mr. J.R. Reid recommended the acceptance of this offer of \$1450. Claimant could not state when her husband purchased this property or what the price was which he paid for it.

Appraisers (J.R. Reid & Co.) report (1944) - The lower storey was formerly a store, now occupied as apartments. The building is finished but not plastered. There is a building at rear of approximately the same size but not occupied. They also report (1945) - This property has deteriorated since our previous inspection, and you would be well advised to get rid of it.

Appraisers (Johnson Reeve & Watson) report - There are 2 buildings on the lot but the one at the rear has been partly stripped of partitions and fixtures and is so dilapidated that it is practically of no value. The building in front is an eyesore and a detriment to the neighbourhood while the one at the back should be removed. The property is assessed at \$3100. which is out of all reason. Pemberton's Realty Corp'n reported that if there is a buyer wanting this property, he would probably be willing to pay \$1400./1800. for it. They report that this property is in a very bad state of repair.

There was a Mortgage of \$900. on this property together with interest outstanding of \$617.50.

A small fire occurred on the premises and \$150. was collected from the Insurance Co. and paid over to the Mortgagees. After deducting this \$150. from the Mortgagee's claim, there remained a balance due to them of \$1350. and they agreed to accept \$900. in full settlement of their claim and this amount was paid to them.

Mr. Reeve, of Johnson, Reeve and Watson, recommended that we accept an offer of \$1000., if necessary, if more could not be obtained for it. Only one offer was received for this property, which was \$1450., and Mr. J.R.Reid recommended that it be accepted.

It is submitted that the real estate was sold for its fair market value.

PERSONAL PROPERTY CLAIM

(All claims shown are Gross)

Claim 2 Store Equipment

Amended Claim

\$600.

Sold for

\$135.

Claim for Household Goods value \$100. abandoned as they did not come into possession of Custodian. (See Exhibit No. 3)

(Mrs.) Suze EBATA
Case No. 1190

-3-

(a) Goods value \$400.	Sold by auction for \$45.00
(b) " " 200.	Sold by tender for \$90.00
	<hr/>
	\$600.
	<hr/>

Other goods sold by auction
for \$3.00 were not claimed for.

It is submitted that the personal
property sold by auction and tender
were sold at their fair market value.

Summary of Defence Witnesses

J. R. Reid

Johnson, Reeve & Watson

Thompson & Co.

Mr. Wills

Where required

1	Appraisers
1	Appraisers
2 (a)	Auctioneers
2 (a)	Staff

BMP/mw

Name of Claimant **HEATA, Saye**
Ishimatsu, dead
 Custodian File **9573 & 635**

Case **1190**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)		V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount Total		
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Amount Total	Sale Price			
1450.00	72.50 35.16								107.66	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
400.00	45.00	13.50				90.00	10.80	24.30		
TOTAL RECOMMENDATION									131.96	

9573 &
635

December 28th, 1950

Mrs. Suze EBATA,
23 Boston Ave.,
Toronto, Ontario.

Dear ~~Sir~~ Madam:

Re: Japanese Property Claims Commission

Case No. 1190

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$ 131.96.

Cheque in your favour is enclosed for \$ 125.97
and we have paid the Co-Operative Committee .. \$ 5.99
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:BN
Encl.