

9630

FORM "JP"
PERSONAL

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 9630.

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 Ima

HOME ADDRESS: 1687 W. 2nd Ave., Vancouver, B.C.

REGISTRATION NUMBER 02347 SEX: Female AGE: 63

OCCUPATION: Housewife.

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

EMPLOYER: None

MARRIED? Widow

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: Harue (F) Eizo (M) Shizue (F) Sozaburo
(M) Kimiye (F)

ADDRESS OF CHILDREN: Harue in Japan. All others at 1687 W. 2nd Ave., Vancouver

AGE OF CHILDREN: 40 yrs. 33 yrs. 31 yrs. 28 yrs. 26 yrs.

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

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) None

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

6. OCCUPANCY AND LEASES (If vacant so state) None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 1687 W. 2nd Ave., Vancouver, B.C.
7 room frame house.
2. LANDLORD'S NAME AND ADDRESS: Belongs to my son Elzo. 1687 W. 2nd
Vancouver, B.C.
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
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE 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: None

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: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: \$500.00 Policy with Crown Life Ins. Co. Vancouver, Policy No. unknown. Beneficiary my son Elzo. Policy in Elzo's possession.
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

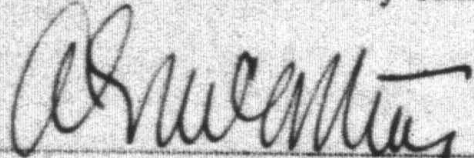
LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

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

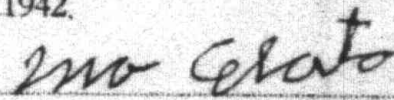
I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 20th day of May 1942.



Witness

(Signature)



FOR DEPARTMENTAL USE

P.S.
INFORMATION FROM R.C.M.P.

Date August 6/43

Our File No. 9630

Full Name EBATA, Tama
(Surname in Block Letters)

Registration No. 02347

Male - Female ☒
(check)

Age Act. 20, 1878

Former Address 1687 St. 2nd Ave, Vancouver, B.C.

Date Evacuated July 25/42

Naturalized - Canadian-Born - National ☒
(check)

Present Address *Popoff 2nd*
100-28/46 - 548 College Ave, Winnipeg, Man.

Married - Single ☒
(check)

Name of Wife _____

Name of Husband deceased

Name of Mother _____

Name of Father _____

Names of Children under 16

5 children over 16 yrs of age
2 boys & 3 girls. One girl in Japan.

Requested by 22

Registered with Custodian _____
(Yes or No)

Additional Information Hauswirth

REAL PROPERTY SUMMARY

COPY FOR FILE 9630 -

Ima EBATA

File No. 9629

JAPANESE NAME: Eizo EBATA Reg. No. 06339

CATALOGUE NO: Special

PROPERTY ADDRESS: 1687 West 2nd Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lots 37 and 38, Block 219, District Lot 526, Group 1, New Westminster District, Plan 590.

TITLES: An undivided one-half interest in Lots 37 and 38, Block 219, District Lot 526, Group 1, New Westminster District, Plan 590 - Registered in the name of Eizo EBATA.
and
An undivided one-half interest in Lots 37 and 38, Block 219, District Lot 526, Group 1, New Westminster District, Plan 590 - Registered in the name of Eizo EBATA (In Trust, filing 22359)

ENCUMBRANCE: None registered. No indication of any unregistered charges.

Vesting Order filed No. 35737, dated February 15th, 1943. and
Vesting Order filed No. 39900, dated May 16th, 1945, vesting Ima Ebata's interest in this property.

ASSESSED VALUES:

Lot 37 - Land	\$450.00		
Improvements	550.00	- \$1000.00	Taxes \$ 38.71
Lot 38 - Land	\$450.00	- 450.00	Taxes \$ 24.96
	\$1450.00		\$ 63.67

CLASSIFICATION: This is a 7 room 2 storey house built on Lot 37 - 25' x 120' and with Lot 38 - 25' x 120' gives a total property area of 50' x 120'.
The valuator reports as follows: - "At the rear of the property there is a frame building, half of which could be utilized as a garage. There is no heating plant and no basement. The premises are not in good condition."
"In our opinion the rental value of this property would be \$17.50 per month. The sale value of this property in its present condition would be not more than \$1500.00 gross." "Ker & Ker Limited."

HISTORY OF ADMINISTRATION: This property was leased by Messrs. Ker & Ker Ltd., agent for Eizo Ebata, to Philip Senger as from August 1st, 1942 on a monthly basis-consideration \$17.50 per month payable in advance.
According to an agreement between Eizo EBATA and Mr. Senger, Mr. Senger was allowed the rent for September towards redecorating and fixing up the premises. Mr. Senger found it necessary to move from the premises on September 30th, 1942.
The premises were rented as from October 1st, 1942 to Mr. George Dupuy on the same terms and at the same rent as paid by Mr. Senger.
This property, viz. Lots 37 and 38, Blk. 219, D.L. 526, Group 1, Plan 590 was originally owned by two separate persons, Eizo EBATA and Shigezo EBATA, each owning an undivided half interest. Shigezo EBATA having died on the 9th November 1932 intestate, on the 30th November 1932, Letters of Administration were granted to Eizo EBATA, the personal representative of the said intestate.

intestate.

Shigezo EBATA's interest was registered in the name of Eizo EBATA (IN Trust, Filing 22359) on the 16th February 1943.

Rents collected by Eizo EBATA on account of both interests - \$577.50 against which were the following charges: -

Chimney repairs	\$ 6.00	
Water rates	65.10	
Commission	<u>40.75</u>	\$101.85

and the net proceeds from the sale of the property were divided on a 50 - 50 basis between Eizo EBATA and the Estate of Shigezo EBATA.

SOLD:

To James Carl KOVRCHIK for \$1200.00 as at June 1st, 1945.

Approval of Advisory Committee November 3rd, 1944.

Funds released to the credit of Eizo EBATA as at August 30th, 1945

against which were the following charges:

Real Estate commission \$60.00, valuation \$10.00 advertising \$9.20, registration fees \$2.50 - \$81.70, leaving a net credit of \$1118.30 from said transaction - which amount plus credit adjustments and net rentals were divided on a 50 - 50 basis between Eizo EBATA and the Estate of Shigezo EBATA.

Adjustments as at June 1st, 1945 to the amount of \$4.83 being purchaser's share of unexpired Fire Insurance Premiums and \$34.72 being purchaser's share of Taxes, also \$1.75 purchaser's share of the water rates - \$41.30 were placed to the credit of Eizo EBATA's account.

The following Fire Insurance Policy - London Guarantee and Accident Co. Ltd., policy No. 570232 - \$1000.00 covering the dwelling, was transferred to James Carl KOVRCHIK, August 20th, 1945.

OLD CERTIFICATE OF TITLE

NOS. 59855-K and 92336-K:

Eizo EBATA declared on his JP form signed 20th May 1942 that the Title Documents were in his wife's possession. Mr. George Peters wrote Eizo EBATA at 240 Kings Street, London Ontario on July 19th, 1945 as follows: in reference to the Title: - "We note from your declaration to the Custodian that the title to this property is in the possession of your wife, Kinu EBATA #06341, and we would request that you have her forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same. We will appreciate a reply from you at an early date." So far there has been no reply to this letter.

Certificate of Title No. 129172-L in the name of James Carl KOVRCHIK was sent to him by registered mail September 24th, 1945, P. O. Receipt No. 18573 on file.

This summary is certified to be in accordance with the information on file.

D. A. CRAMER
D. A. CRAMER.

DAC/ML

Dated August 27th, 1946

FILE NO.		NAME		FILE NO.	
02347 06339		EBATA, Ima EBATA, Eizo		9630 9629	

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	

London Guarantee & Accident Co. Ltd. Policy No. 570232 for \$1000.00 covering the real property at 1687 W. 2nd Avenue, Vancouver, B. C. was transferred to the new owner, James C. KOVRCHICK, on August 20th, 1945.

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

E. Robertson

E. Robertson
November 30th, 1946

SUMMARY of LIABILITIES

File No. 9630

March 21st, 1946

Re: Ima KDATA (Mrs.)
Registration #02347

This file reveals no claims against the above Japanese
person.

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


F. Doust.

FD/ ER

November 16th, 1950.

Mrs. Ima EBATA,
476 Manitoba Ave.,
Winnipeg, Manitoba.

Dear ~~XXXX~~ Madam:Re: Japanese Property Claims Commission

Case No. 867

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 ... \$142.55.

Cheque in your favour is enclosed for \$ 40.85 your share
and we have paid the Co-Operative Committee .. Nil
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

9630

December 20, 1946

REGISTERED MAIL

Mrs. Ina EBATA,
Reg. No. 02347,
548 College Avenue,
Winnipeg, Manitoba.

Dear Madam:

We are enclosing herewith Custodian cheque in the sum of \$15.57, representing your entire credit with this office and being the balance of your one-half interest in the proceeds from the sale of 1687 West 2nd Avenue, Vancouver, B. C.

A statement of your account with the Custodian is enclosed which shows a credit balance in your account of \$15.57, the amount of the cheque enclosed.

On reviewing your file it would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Enc. - Custodian cheque \$15.57
- Statement of account
- Return envelope.

9630.

November 20th, 1946.

Mrs. Ima EBATA,
Reg. No. 02347,
Popeff Farms,
Slocan, B. C.

Dear Madam:

We enclose herewith Custodian cheque in the sum of \$25.00 from funds standing to the credit of your account with this office. The above cheque represents your remittance for the month of December and leaves a credit balance of \$15.77 in your account with the Custodian.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

E. Robertson,
Office of the Custodian.

ER/JS

Enc. - Custodian cheque \$25.00
cc Department of Labour, Japanese Division.

File No. 9630
Reg. No. 02347

Ima EBATA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1946 March 2	Balance of funds transferred from account of Estate of Shigezo EBATA		\$ 690.57	
May 23	Cheque to you	200.00		
June 18	Cheques to you Mar - May-3 @ \$25.00	75.00		
	Cheque to you	139.95		
November 21	Payment of son's hospital account	110.05		
December 21	Cheques to you June - Nov. - 6 @ \$25.00	150.00		
	Cheque to you	15.57		
		<hr/>	<hr/>	
		\$ 690.57	\$ 690.57	

NTL

Accounting Department
March 12th, 1948

July 15, 1946.

Attn: M. T. O'Connell

Department of Labour,
Japanese Division,
276 St. James Street W.,
Montreal, Quebec.

Dear Sirs:

Re: Frank Sozaburo EBATA - 01738,
son of Ima EBATA - 02347.

We have for acknowledgement your letter of July 9th and confirm that the sum of \$110.05, representing a hospital bill incurred by Sozaburo EBATA, was paid in full by this office to the Department of Labour, Japanese Division, Vancouver, from funds held in the account of Ima EBATA. The above cheque was enclosed in our letter of June 15th, 1946, to the above Department and was in accordance with Mrs. Ima Ebata's request to us in a letter dated May 25, 1946.

Yours truly,

A. G. McArthur,
Administration Department

/ER

cc Department of Labour, Japanese Division, Vancouver.

June 15th, 1946.

Mrs. Ise EBATA,
Reg. No. 02347,
House No. 3, Popoff,
Slocan, B. C.

Dear Madam:

Re: Sozaburo EBATA.

We have for acknowledgement your letter of May 25th and wish to advise that we have remitted the sum of \$110.05 to the Department of Labour, Japanese Division, from your account, representing payment of your son's hospital account.

We are also remitting to your son, Sozaburo Ebata, in Morrisburg, Ontario, the sum of \$139.95, being the balance of the \$250.00 mentioned in your letter of May 25th after payment of the above hospital account. This now leaves a balance of \$165.57 in your account with the Custodian.

Yours truly,

A. G. McArthur,
Administration Department

/ER

June 15th, 1946.

Attn: Mr. M. L. Brown

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

Dear Sirs:

Re: Isa EBATA, #02347 and
Sosaburo EBATA, #01738, son.

We enclose herewith our cheque in the amount of \$110.05 in payment of Sosaburo Ebata's hospital account from funds standing in Mrs. Isa Ebata's account with us.

We have today remitted a cheque for \$139.95 to Sosaburo Ebata in accordance with the approval given in your letter of June 12th.

Yours truly,

A. G. McArthur,
Administration Department

AGM/ER
Enc. 1

1849 - 9630

June 15th, 1946.

Mr. Sosauro EBATA,
Reg. No. 01738,
C/o Allison Farn,
Morrisburg, Ontario.

Dear Sir: .

On the request of your mother, Mrs. Ima Ebata,
we enclose herewith our cheque in the amount of \$139.95
which we understand is required by you to pay off some
debts which you owe to friends and also to purchase car-
penters tools.

Please acknowledge receipt of the attached
cheque.

Yours truly,

A. G. McArthur,
Administration Department

/ER
Enc. 1

Registered mail



CANADA

DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 Homer Street,
Vancouver, B. C.
June 12th 1946

EVACUATION SECTION	
Rec'd	JUN 13 1946
File #	9630-1849
Ans.	
Referred	<i>Referred</i>

9630 - B. Robertson

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

41557

Attention Mrs A.G. McArthur

Dear Sir,

Re: Ima EBATA #02347
Custodian File #9630-1849

We have for acknowledgment your letter of the 1st inst., and we recommend that Mrs EBATA'S request be complied with.

We shall feel obliged, therefore, if you will forward this Department a cheque for \$110.05 in payment of her son's hospital account, and forward Sozaburo a cheque for \$139.95.

Yours truly,

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

The accountant says they have no further check & check - Enquire re Savings Certs - MS And Requisition there funds.

June 1st, 1946

Attn: Mr. M. L. Brown

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

Dear Sirs: Re: Ima EBATA, Reg. No. 02947
 Slocan, B. C.

We have just received a letter from the above Evacuee which reads as follows:

"I have request to B.C.S. Commission before in Slocan to have the sum of \$250.00 withdraw from my account for my son Sosaburo in Morrisburg, Ontario. I received the answer that there is the sum of \$110.05 of hospital bills he owes from the time he had the operation which would have to be cleared up. I am willing to pay off his debts of \$110.05 and the balance so he can get some tools for his carpentry work and also to pay off his friends the debts he owed at the time of his illness. Trusting you will give this your prompt attention, I remain, - Ima EBATA."

We have reviewed the files of the above Japanese persons and find there are no claims lodged against them. Will you kindly let us have details of the above-mentioned claim that same may be dealt with as requested by Mrs. Ebata. At the same time please advise whether you would recommend that the balance of the \$250.00, namely \$139.95, be deducted from Mrs. Ebata's account for the benefit of Sosaburo, her present credit balance being \$415.57.

Our records show that Mrs. Ebata applied in March of this year for repatriation to Japan, but her name does not appear on the revised list of repatriates.

Yours truly,

A. G. McArthur,
Administration Department

AGI/ER

June 14/46
written
and reply
Office

House 3 Popoff
Slocan B.C.
May 25 1946

Office of the Custodian
506 Royal Bank Bldg.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	MAY 30 1946
File No.	9630
Ans.	June 15/46
Referred	Don't

Dear Sir:

I have request to B.C. S. Commission before in Slocan to have the sum of Two Hundred and Fifty Dollars withdraw from my account for my son Sozaburo in Morrisburg Ont. I received the answer that there is the sum of Hundred Ten dollars and five cents of hospital bills he owes from the time he had the operation which would have to be cleared up. I am willing to pay off his debts of \$110.05 and the balance I would wish to have it forward to him so he can get some tools for his carpentry work and also to pay off his friends the debts he owed at the time of his illness. Trusting you will give this your prompt attention I remain

Yours truly,

Emo Chato

Seq. no 02347

15621 - 9630 - 9629

February 23, 1946

Mrs. Ise EBATA,
Registration No. 02347,
Popoff Farms,
Slocum, N. C.

Dear Madam:

On the recommendation of the Department of Labour, Japanese Division, we enclose our cheque for \$25.00 for maintenance. This money is being paid from the Estate account.

In this connection we would refer you to our letter of February 17, 1946 to your son, Mr. Riso Ebata, which we are sure made the position perfectly clear. Up to the time of writing we have not yet received a reply to the above letter, a copy of which we sent to you, and have therefore not yet issued the cheque for \$200.00 required by you for the purchase of clothing, etc. If Mr. Riso Ebata has not yet signed the copy of letter dated February 17th agreeing that funds in the Estate account be transferred to your own account, then please arrange for him to do this immediately that we may issue the above-mentioned cheque and arrange for future payments to you of \$25.00 per month for maintenance, in line with the recommendation of the Department of Labour, Japanese Division.

A copy of this letter is being forwarded to Mr. Riso Ebata.

Yours truly,

P. Duquet,
Administration Department

Pa/m

Enc. 1

cc Department of Labour, Japanese Division.
cc Riso EBATA.

19621, 9629,
9630

February 19, 1946

Mr. Riso EBATA,
Reg. No. 06939,
House 3, Popoff,
Slokan, B.C.

Dear Sir: Re: Sale of 1687 E. 2nd Ave., Vancouver, B.C.

With reference to our letter of December 29th, 1945 and copy of letter of same date to Mrs. Ima Ebata enclosed with above letter, we made it clear to you and to Mrs. Ebata that the net proceeds of her one-half interest in the above property were placed by us in a separate account, as follows:

Estate of Shigeko EBATA, Dec'd
Administrator - Riso EBATA
Sole Beneficiary - Ima EBATA

and that the credit balance in this account was \$715.57.

We have now to inform you that the Department of Labour, Japanese Division, have requested us to forward a monthly remittance of \$25.00 to Mrs. Ebata, and in addition a cheque for \$200.00, which Mrs. Ebata requires for personal expenditure. This matter is having our immediate attention and a cheque will be issued accordingly. In the meantime, we would ask you to confirm by return mail the transfer of the total amount standing in the Estate account, namely \$715.57, to the personal account of Mrs. Ima Ebata, to whom these funds rightfully belong.

We are forwarding a copy of this letter to Mrs. Ebata for her information and are attaching an extra copy of this letter for you to sign in the place indicated and return to this office in the enclosed stamped and addressed envelope.

Yours truly,

P. Doest,
Administration Department

PD/EE
Enc. 1
cc Mrs. Ima EBATA

9629, 9630,
19621

December 29th, 1945.

Mrs. Ise EBATA,
Registration No. 02347,
Popoff Farm,
Slocan, B. C.

Dear Madam:

Box 1687 West 2nd Avenue, Vancouver, B.C.

With reference to our letter of July 19th wherein we advised you of the sale of the above property for the gross figure of \$1200.00, we now enclose a statement showing the net proceeds of the sale, the figure being \$1159.60.

As you are aware, one-half interest in this property was held by Mr. Eiso Ebata and fifty per cent of the net proceeds of the sale have been credited to his account and the other one-half, namely \$579.80, has been credited to the following accounts:

Estate of Shigeko Ebata, Deceased
Administrator - Eiso Ebata
Sole Beneficiary - Ise Ebata

We also enclose a statement of the account of the above Estate, which shows there is a credit balance of \$715.57 after crediting the account with the sum mentioned above from the sale of the property.

Kindly note that copies of the enclosed statements have today been forwarded to Mr. Eiso Ebata, together with a statement of his own account.

Yours truly,

P. Duquet,
Administration Department

PD/IR
Encs. 2
cc Department of Labour, Japanese Division.

9629, 9630, 9572,
15621

December 29th, 1945

Mr. Eise EBATA,
Reg. No. 06339,
House No. 3,
Popoff,
Slocan, B. C.

Dear Sir:

We are in receipt of your letter of the 22nd instant and you are correct in your assumption that the 1945 premium due May 7, 1945 on your joint policy #263418 has not yet been paid. You will recall that we wrote to you about this some time back but did not receive your reply. However, we have been in touch with the Crown Life Insurance Company and are forwarding them a cheque for \$56.75, which is the premium due, namely \$54.75, plus interest of \$2.00 to December 31st, 1945. With this payment the premium is now fully paid up.

Respecting the second paragraph of your letter, we enclose a statement showing the net proceeds of the sale of the property at 1687 West 2nd Avenue, Vancouver, in which you have a one-half interest. As you are aware, the other one-half interest is kept in a separate account by us under the "Estate of Shigese Ebata, Deceased", of which you are the Administrator, the sole beneficiary being Ima Ebata.

Of the net proceeds of this sale, namely \$1159.60, fifty per cent has been credited to your account and a similar amount to the Estate account above-mentioned. We also enclose a statement of your account to date which shows you have a credit balance of \$580.73. You will observe from this statement that this figure is arrived at after crediting your account with your one-half share of the proceeds of the sale of the property.

From the above credit balance of \$580.73 will now have to be deducted the \$56.75 paid to The Crown Life Insurance Company which thus leaves you with a credit balance of \$523.98.

Will you please note that we have also written Mrs. Ima Ebata at Slocan enclosing a copy of the net proceeds of sale statement, together with a copy of the Estate account above-mentioned. For your ready reference a copy of the Estate account is enclosed and here again it will be seen that the credit balance of \$715.57 includes the figure of \$579.80, being a one-half share of the net proceeds of the sale.

Yours truly,

P. Douet,
Administration Department

PD/ER
Encs. 3
cc Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Name: Estate of Eugene Hata, Dec'd
Eino Hata

Catalogue No: Adv. Nov. 30, 1943.

File No: 17421 and 1629

Street Address: 1687 E. 2nd Avenue
Vancouver, B.C.

Reg. No: 111 and 06379

Legal Description: Lots 37 & 38, Blk. 217, S.L. 526

Date of Sale and Adjustments June 1st, 1945

	Debit	Credit
Sale Price		\$ 1200.00
Real Estate Agents Commission	60.00	
Charge for Valuation	10.00	
Charge for Advertising	9.20	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
Mortgage		
Mortgage		
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		4.83
Taxes		14.72
Water		1.75
	<u>81.70</u>	<u>1221.30</u>
Net Proceeds credited to your account		<u>1139.60</u>
50% credited to account of Eino Hata		571.80
50% credited to account of Estate of Eugene Hata		567.80

Date: December 29th, 1945

Compiled by: George Peters

File No. 9629
Reg. No. 06339

MEMORANDUM

Date	Particulars	Debit	Credit	Balance
1944 August 1	Balance as per statement sent Cancel 50¢ entries 23 Dec/43 (9.20, Apr. 27 & May 11/44 \$5.00 and \$5.00 re advertising & valuation (now included in Property Sale Statement)		\$ 353.92	9.60
September 6	Cheque to you Transportation refund	250.00 77.65		
September 15	Better rates	10.55		67.50
December 15	Rents collected Agent's commission	5.00		
1945 January 17	Transfer 50¢ net revenue as per statement sent	116.53		
February 14	50¢ water rates	5.25		
June 1	50¢ rents to date 50¢ agent's commission 50¢ taxes 50¢ credit re sale of property	8.00 29.61	52.50 579.80	
		\$ 502.59	\$1,083.32	

CR \$ 980.73

File No. 15621
N/R

EBATA, Estate of Shiyozo
Administrator, Elso EBATA
Sole Beneficiary Ima EBATA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 January 17	Transfer 50% net income as per statement sent	\$	\$ 116.53	
February 14	50% water rates	5.25	52.50	
June 1	50% rents to date	8.00		
	50% agent's commission	29.61		
	50% taxes		579.80	
	50% Credit re Sale of Property			9.60
	50% advertising & valuation charged in Property Sale Statement and included in Income & Disbursement statement	\$ 42.86	\$ 758.43	

CR \$ 715.57

96-9, 963-6 15631

REGISTERED A/R

September 24, 1943.

Mr. James C. Kovrich,
1723 West 2nd Avenue,
Vancouver, B. C.

Dear Sir:

Re: 1687 West 2nd Avenue
Vancouver/V7 A 38/219/526

Receipt is acknowledged with thanks of control receipt duly signed covering sale to you of the above described property.

Attached please find Certificate of Title No. 12917-2 registered in your name and covering said property. We also enclose London Guarantee & Accident Company Ltd. policy No. 570432 which has been assigned to you.

Yours truly,

George Peters,
Administration Department.

GP:SA
Enc. 2
cc Mr. J. L. Clark

September 19, 1945.

Honors. J. L. Clark Realty Co. Ltd.,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: 1687 West 2nd Avenue
Vancouver, B. C. 9/20/45

Receipt is acknowledged with thanks of your letter dated
September 12, 1945 enclosing cheque for \$27.95 representing closing adjust-
ments on sale of the above described property to Mr. James Carl Kovrochik.

Kindly have Mr. Kovrochik sign the attached control receipt
and return it to this office as soon as possible and certificate of title
will be mailed to you immediately as requested.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

MEMORANDUM

August 28th, 1945.

Files 9629, 9630, 15621

TO: Accounting Department

FROM: Mr. Donoh

Re: 1657 W. 2nd Ave., Vancouver, B. C.
37 & 38/219/526
(Submitted Nov. 20th, 1943)

With reference to Mr. Peters memo of August 25th and our conversation with Mr. Reed this morning, we would point out that Rino Hata, Reg. No. 06339, File 9629, owns an undivided one-half interest in this real property and in accordance with our request two separate accounts have been made—one as above, and the other for the Estate of Shigeo HATA, Deceased, Administrator - Rino Hata; Sole Beneficiary - Ima Hata, (File 9630) under file number 15621.

You will recall that rentals from this property were to be apportioned fifty-fifty to the above accounts, and it will be necessary to make adjustments in the case of two or three recent rentals which we observe have been credited wholly to 9629.

It would appear necessary in this instance that two net proceeds statements are made out, one for Rino Hata and the other for Mrs. Ima Hata, but if this is not considered necessary and only one net proceeds statement is prepared we will write an explanatory letter to both these branches explaining that the net proceeds will be split fifty-fifty and credited to the respective accounts.

A copy of this memo is being sent to Mr. Peters for his information.

PD/ER

9629, 9630 & 15621

August 25, 1945.

Messrs. J. L. Clark Realty Company,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: 1687 West 2nd Avenue
Vancouver/17 & 32/29/526

Please be informed that deed covering sale of the above property has been registered in the name of James Carl Kovrehik, 1723 West 2nd Avenue, Vancouver, B. C.

Adjustments have been calculated as of June 1, 1945 as shown on the enclosed sheet and a balance of \$47.95 is charged to the purchaser.

Kindly have Mr. Kovrehik sign the attached control receipt and return it to this office as soon as possible with a cheque for \$47.95 mentioned above, and when certificate of title is received by us it will be mailed to him or to any person designated by him immediately.

Yours truly,

George Peters,
Administration Department.

GPK:K
Enc.
cc Mr. J. C. Kovrehik

Special Advertisement
Files 9629, 9630, 15621
1687 West 2nd Avenue
Vancouver/77838/219/526

August 23, 1945.

JAMES CARL KOWICHUK

(Purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 1, 1945)

	DEBIT	CREDIT
Purchase price	\$1,200.00	
Cheques received		\$1,200.00
Registration fees on deed	6.65	
Insurance premium - 638/1095 = \$6.30	4.83	
Taxes paid January 1/45 to June 30/45	1.75	
Purchaser's proportion of 1945 taxes paid 222/365 = \$57.22	34.72	
Amount charged to purchaser		\$57.95
	<u>\$1,247.95</u>	<u>\$1,247.95</u>

AMOUNT CHARGED TO PURCHASER - \$47.95

9629, 9630 & 15621

July 19, 1945.

Mr. Hino EBATA,
Registration No. 06339,
243 Kings Street,
London, Ontario.

Dear Sir:

Re: Spec. Ad. Nov. 20/43.
1667 West End Avenue
37 & 38/19/126.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$1,200.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that the title to this property is in the possession of your wife, Hino Ebata (06341), and we would request that you have her forward it to this office by registered mail using the enclosed envelope for this purpose. If, however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:ED
Enc.

9629, 9630 & 15621

July 7, 1945.

J. L. Clark Realty Co.,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Spec. Ad. Nov. 20/43.
1657 West 2nd Avenue
37 & 38/219/526.

This will acknowledge receipt of your letter of July 2nd in which you enclosed your certified cheque for \$1,000.00. We have now received a total of \$1,200.00, being the full amount of the purchase price for the above property.

We note that you enclose authorization from Mr. D. Kovrehik to register this property in the name of his son, James Carl Kovrehik, electrical helper, of 1723 West 2nd Avenue, Vancouver, B. C., British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

At no time has this office recognised Mr. & Mrs. Wilson as tenants nor Mr. & Mrs. Page as sub-tenants, therefore, rents will be due and payable on the 1st of June, 1945.

Yours truly,

F. G. Shears,
Director.

GP:EB

Piles
✓
9629, 9630, 15621

July 7th, 1945.

Mr. George Dupuy,
1245 Alberni Street,
Vancouver, B. C.

Dear Sir: Re: 1687 W. 2nd Avenue,
 Vancouver, B. C.

With reference to your telephone call on Saturday and a visit to this office by Mrs. Dupuy on Friday, the writer regrets he was not in the office when Mrs. Dupuy called, but our Mr. Peters was in a position to clarify matters so far as rentals at the above property is concerned. You have paid us rent at \$17.50 per month up to May 31st, 1945, and thereafter you have no interest in any rentals whatsoever.

The purchasers of the property are taking over as at June 1st, 1945 and we have arranged that it is their responsibility to collect any rents due from June 1st onwards, as we have not recognized either of the present tenants in the building. So far as we are concerned, the matter ends with your tenancy at May 31st, 1945.

We trust that this is now quite clear to you.

Yours truly,

P. Douet,
Administration Department

*again in
H.P.
H*
PD/ER

(Mr. Dupuy's telephone number is PA. 2878).

*P.
McArthur*

9629, 9630, 15621

July 3rd, 1945.

Attn: Mr. J. M. Anderson

Messrs. Ker & Ker Limited,
475 Howe Street,
Vancouver, B. C.

Dear Sirs: Res 1687 W. 2nd Ave., Vancouver, B. C.

With reference to the various conversations we had in connection with the above property, of which Mr. G. Dupuy was the tenant, as requested we confirm that we finally arranged that as the rent has been paid by Mr. Dupuy up to May 31st, 1945 no further rents shall be collected by your office, and that all arrangements as to rentals, vacating the premises, etcetra, will be the responsibility of the proposed purchasers. This has been explained fully to the prospective purchasers and should the deal not go through then we will of course advise you; otherwise, you will understand that you may now close your file in connection with this property.

Yours truly,

P. Douet,
Administration Department

PD/ER

9629, 9630 & 15621

June 28, 1945.

J. L. Clark Realty Co.,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Spec. Ad. Nov. 20/43.
1687 West 2nd Avenue
37 & 38/219/526

After an unavoidable delay, of which you are aware, your offer to purchase the above property for the sum of \$1,200.00 has been recommended for acceptance. As we have been holding your deposit of \$120.00 would you kindly forward us a certified cheque for the balance of the purchase price, namely, \$1,080.00.

We note that you request a change of registration from the name of Mr. Kovrehik, Senior, to his son, James Carl Kovrehik, electrical helper, of 1723 West 2nd Avenue, Vancouver, B. C. We understand that he has served in His Majesty's Forces and therefore presume that he is a British Subject. We request that you have Mr. Kovrehik, Senior, forward direct authority for the change of ownership and confirm the nationality as suggested.

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

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

You have been kept informed and are quite aware of the condition of the tenancy of this property. Our tenant, George Dupey, rented the above premises at \$17.50 a month, in turn he sublet the upstairs portion of this house to Mr. & Mrs. Wilson at a rent of \$17.50 a month. The Dupeys vacated the premises on May 1st, rent being paid up to May 31st. The Wilsons moved down from their upstairs quarters and allowed a Mr. & Mrs. Page and child to occupy the other part of the premises and we understand they pay \$20.00 a month for this portion. We have not demanded any rent from the Wilsons, not recognising this tenancy, therefore we are making adjustments as of the 31st of May, 1945. The new purchaser will have to take over all responsibility as to the rentals and tenancy as of that date, and this, of course, includes any arrangements that will have to be made with the Wartime Prices and Trade Board Rental Control.

Yours truly,

F. G. Shears,
Director.

MEMORANDUM

Files: 9629, 9630 and 15621

June 19th, 1945.

TO: Mrs. Harthorn

FROM: Mr. Deest

Re: 1687 W. 2nd Ave., Vancouver, B. C. - Adv. Nov. 20, 1943
Lots 37 & 38, Blk. 219, D.L. 526, Group 1, N.W. D.
Eise EBATA, Reg. #06339 - File 9629 (One-half interest) and
ESTATE of Shigeko EBATA, Dec'd - File 15621 }
Administrator - Eise EBATA } one-half interest
Sole Beneficiary - Ima EBATA - File 9630 }

Respecting the above and the attached letter of June 11th from J. L. Clark Realty Company, this matter was discussed with Mr. Peters, who requested me to handle the matter as far as I could.

From the file it will be seen that Ottawa has returned the Special Vesting Order duly executed by Mr. Mathison—see Ottawa's letter of May 9/45 on file. In talking over this matter with Mr. Wright, we agreed that the best manner in which this sale could be handled was by making the adjustments as at May 30th, 1945, up to which date the rent has been paid by the tenant, Mr. Dupuy. As you are aware, due to the somewhat involved nature of this case Kier & Kier Limited, our agents, have accepted no rentals subsequent to May 30th, 1945, and by adopting the above suggestion we shall avoid any trouble that might arise over rentals.

Presumably, a letter will have to be written to the J. L. Clark Realty Company making it quite clear that the new purchaser takes over all responsibilities as to rentals, etc., subsequent to May 30th. Mr. Wright advised the writer that the father, Mr. Dimitri Kovrechik, the proposed purchaser, should be written to obtain direct authority from him that the Deed is to be made out to his son, James Carl Kovrechik. In a letter dated May 31st from J. L. Clark Realty Company, it will be observed that Mr. Kovrechik, senior, is a British Subject and resides at 1723 W. 2nd Avenue, Vancouver, B. C.

I understand from Mrs. Harrop the position is that we have retained since November 1944 the \$120.00 deposit sent in by Mr. J. L. Clark, who states that the whole of the balance is now forthcoming, so that there is no question of any other parties being involved as was originally the case.

PD/ER

MEMORANDUM

May 25th, 1945.

Files: 9629, 9630, 15621.

TO: Mr. Peters

FROM: Mr. Doust.

Re: 1687 W. 2nd Ave., Vancouver, B. C. (Adv. Nov. 20/43)
Lots 36, 37, Blk. 219, D.L. 526, Gp. 1, N.W.D.
one-half int. - Riso Ebata
one-half int. - Estate of Shigeso EBATA,
Administrator - Riso Ebata
Sole Beneficiary - Ima Ebata

Mrs. McArthur has requested me to send you a memo relating to the above property. You are aware that the sale of this property took place Nov. 3, 1944, Mrs. Francis M. Blowsy being the purchaser, price \$1200.00, and approved by the Committee. Due to our inability to obtain from Riso Ebata a Deed of Conveyance of the 1/2-interest of which he is the Administrator of the Estate of Shigeso Ebata, deceased, the sole beneficiary being Ima Ebata, sale has not been completed and on April 30th Mr. Wright wrote to Ottawa enclosing special vesting order for Mr. Matthews' signature.

It is because this matter is in the sale stage that Mrs. McArthur wishes you to deal with the present position which is as follows:

1. The tenant, George Dupuy, vacated the premises on May 1st; his rent is \$17.50 per month and is paid regularly to Ker & Ker. May rent was paid by Mrs. Dupuy to Ker & Ker at the end of April or first of May but she did not mention to Ker & Ker that she was leaving the premises.
2. J. L. Clark, who is the agent selling the property advised me by telephone early May that Dupuy had left the premises and this was the first either we or Ker & Ker knew about this.
3. The Dupuys rented the ^{upper} other part of this house last July to Mr. & Mrs. Wilson and child, and they pay the Dupuys \$17.50 per month.
4. At the end of April this year the Wilsons moved down from upstairs and a Mr. and Mrs. Page and child rented the other part and they pay the Dupuys \$20.00 per month. Thus Dupuys pay us \$17.50 and get \$37.50 per month. Dupuys, however, supply fuel, electricity and telephone.
5. Incidentally, the Dupuys sold \$200.00 worth of furniture to the Wilsons. The furniture was owned by the Dupuys.

6. Mr. Dugan advised me that the Pages obtained the necessary permits to reside at these premises—Hilsons of course did not have to obtain a permit as they were there prior to recent regulations.

7. Dugan has recently purchased the business of a rooming house at 1245 Alhambra Street and is now running that place. He has the necessary license to do so.

8. Dugan is willing to do whatever we wish in this matter as he realizes he has put himself in an awkward position, although he states it was quite inadvertent done. As it appears that this sale will go through a solution of the difficulty might be that after paying the \$17.50 per month for the key some arrangement will be made whereby the proposed purchaser, Mrs. Henry, would receive the balance of the money from the total rental of \$37.50 per month after fuel, electric light and telephone are taken care of—this is only a suggestion.

With the above facts before you I now leave the matter in your hands and as previously mentioned, Dugan will do anything we wish him to do.

F. Dugan.

10/28

P.S. I have not, of course, gone into the legal position as regards Dugan, sub-tenants, etc. — It would, I think, be difficult under present conditions to get evicted either Hilson or Page even if this were desirable. I believe the purchaser would (from what Clark said) accept some such proposition as "B" above, i.e. if the sale goes through.

9629, 9630,
9572, 13621.

May 25th, 1945.

Mrs. Elso EBATA,
Reg. No. 06341,
House No. 3,
Popoff,
Slocan, B. C.

Dear Madam:

We are in receipt of your letter of the 14th instant requesting us to pay you and your husband's life insurance premium in the amount of \$54.75. We would now inform you that there is only an amount of \$37.19 in your husband's account as he only has a one-half interest in this property, the other one-half interest is standing in the account of the "Estate of Shigeso Ebata, Administrator - Elso Ebata, Sole Beneficiary - Ina Ebata.

We have explained this fully to your husband and have endeavored to get him to sign a Deed of Conveyance so that the one-half interest abovementioned might be properly dealt with but he has not done as we requested. You are fully aware that this property is in course of sale but only one-half the proceeds from the sale will be credited to your husband's account as the other one-half must be credited to the Estate mentioned above. We will of course write you later regarding this.

Do you wish us to pay the \$37.19 to the Crown Life Insurance Company as part payment of the \$54.75 premium now overdue? To facilitate your prompt reply a stamped and addressed envelope is enclosed. In any event, we must have your husband's authority to pay this money as the one-half of the property and the funds are in his name, not yours. An extra copy of this letter is attached which please hand to your husband.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

File 15621

March 17, 1945.

MEMORANDUM

To: Mr. Wright.

From: A. G. Harkins.

Attached are files
15621 - Estate of Shigeko HATA, Deceased,
9629 - Hise HATA, Administrator,
9630 - Ima HATA, Beneficiary.

Sale of the real property (see letter on File 9629 dated November 1, 1944) in which this estate owns a 1/2 interest, is being held up owing to failure of the Administrator to convey to the Beneficiary Ima HATA.

Do you think we should vest the beneficial interest or try again to get Hise HATA to sign a conveyance as per Mr. Brown's offer in letter dated March 2, 1945 on File 9629.

AGH:AS

House's Popoff
Susan B. Co.
Mar. 5 1945

Mr. P. Doust
Administration Department.

EXCEPTION SECTION	
Recd	MAR 7 1945
File No.	9630-9629
Ans.	
Referred	Doust

Dear Sir:

With reference to file no 9630-9629,
15621 about the deed of conveyance to one
half interest in the property of 1687 West
2nd Ave. I want to state I do not wish
to sell my interest nor have I got this
document in my possession.

Yours Truly
Lma Abate
Reg. no 02347

9629,
9630,
15621

February 27th, 1945.

Mr. E. I. Adams,
Supervisor,
B. C. Security Commission,
Sloean, B. C.

Dear Sir:

Re: Ima EBATA - Reg. #02347,
Powoff Farm, Sloean, B.C.

We enclose copy of letter of even date which we have written to the above and which is self-explanatory.

As this Bureau may have some difficulty in understanding what we require would you be good enough to contact her and point out that if at any time she received a Deed of Conveyance from Eiso EBATA to herself relating to her one-half interest in the real property at 1667 West 2nd Avenue, Vancouver, this is the document which we wish her to forward to us.

We would explain that up to recently this property has been carried in the name of Eiso EBATA but actually he only owns a one-half interest in the property, the other one-half interest being held by him in trust for his mother, Ima EBATA. Some time ago we sent Eiso EBATA a Deed of Conveyance from himself to Ima EBATA and he states that he remembers signing such a Deed and if so same should be in the possession of Ima EBATA. If the latter has no such document we wish to know this that we may again take the matter up with Eiso EBATA.

Yours truly,

P. Doust,
Administration Department.

PD/ER
Enc.

9630, 9639,
19621.

February 27th, 1945.

Mrs. Ida EBATA,
Reg. No. 02347,
Popoff Farms,
Sloven, B. C.

Dear Madam:

Re: Estate of Higuero EBATA, Dec'd.
Administrator - Eliso EBATA.
Sole Beneficiary - Ida EBATA.

With reference to the one-half interest in the property known as 1667 West 2nd Avenue, Vancouver, which has been held in trust by Eliso EBATA for you—you being the sole beneficiary of this one-half interest, we received a letter recently from Eliso EBATA in which he states that if he remembers correctly he did at one time sign a Deed of Conveyance from himself to you relating to this property. If this Deed of Conveyance is in your possession, will you kindly forward same to this office as it is important that we have this document.

To facilitate your prompt reply we enclose a stamped and addressed envelope.

If you have no such document, then we still wish you to advise us.

Yours truly,

P. Doust,
Administration Department

PD/ER

9629, 9690 & 15621

February 17th, 1945.

Attn: Mr. M. L. Brown

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Ina EBATA - #02347

With reference to your letter of the 13th instant and earlier correspondence relating to the above Evacuee, we regret that at present we are unable to make any payments to Mrs. Ina EBATA as we have so far been unable to get Elise EBATA, Reg. No. 06339, to sign the Deed of Conveyance which we sent to him in November.

For your information we would explain that Elise Ebata has a one-half interest in the real property at 1667 W. 2nd Avenue, Vancouver, the other one-half interest being held by him in Trust, the sole beneficiary being his mother, Ina Ebata.

We are hoping to get this matter cleared up in the near future and will write you further as soon as we have any definite information as to funds being available.

Yours truly,

P. Doust,
Administration Department

PD/ER

MEMORANDUM

February 9th, 1945.

TO: Accounting Department
FROM: Administration Department

Re: Eiso EBATA, Reg. #06339 - File 9629
Ima EBATA, Reg. 02347 -- File 9630
Estate of Shigezo EBATA, Dec'd (Died Nov. 9/32), File 15621

Would you please substitute the attached cheque requisition for that dated December 22nd, 1944 wherein we requested you to credit the account of Ima EBATA with \$98.22 as it has since been found that the account should be kept in the name of the Estate of Shigezo EBATA, Deceased - Administrator, Eiso EBATA; Sole Beneficiary, Ima EBATA.

P. Douet.

PD/ER

MEMORANDUM

February 6th, 1945.

TO: Mrs. A. G. McArthur
FROM: Mr. P. Douet.

Re: Elise EBATA, Reg.#06339. File No. 9629
Ira EBATA, Reg.#02347. File No. 9630
1687 W. 2nd Ave., Vancouver, B. C.

Respecting our conversation on Friday evening you will recall that you wished me to leave with you Ebata's letter of January 27th attached, together with the files, as you wished to discuss this matter with Mr. Wright.

For ready reference I have marked our letter of November 18th, 1944 to Ebata—the letter is self-explanatory and I would further point out that an offer has been made for the property and agreed by the Committee, but the purchaser has not yet been written the final letter of acceptance as we have been awaiting the Deed of Conveyance signed by Ebata, we having written him several times since our letter of November 18th.

P.D.

PD/ER

MEMORANDUM

January 19th, 1945.

Files 9629 and 9630

TO: Accounting Department

FROM: Administration Department

Re: Eiso EBATA - Reg. No. 06339
File No. 9629

With reference to the note at the foot of the requisition of December 22nd which credited the account of Ima EBATA, Reg. No. 02347, File 9630, with \$98.22 and which note read as follows:

"Amount which should be transferred to Ima Ebata's account is \$116.53 (See statement on file for details plus November/December rental statements). Accounting Department: Please note in your ledger account that as soon as a credit balance of \$18.31 appears in Eiso Ebata's account 9629 it should be transferred to account 9630".

We have instructed Ker & Ker Limited to send in future rental statements under the names of both the above evacuees and would point out that these accounts should each be credited with 50 per cent of rentals received after the adjustment above has been completed.

P. Douet.

PD/ER

9629 - 9630

January 18th, 1945.

Attn: Mr. M. L. Brown

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Ima EBATA - #3347

In reply to your letter of the 12th instant it has been found that the above has a one-half interest in a Vancouver property and it has been necessary to transfer funds from Ima EBATA's account (Reg. No. 06339, File No. 9629).

At the moment there is standing to the credit of Mrs. Ima EBATA \$98.22 and as rentals are received during the next month or so she will be credited with further funds up to \$116.33 in all. If you figure that at the moment there is, say, \$100.00 in this account it will be about right.

The property is in course of sale, subject to our being able to get over certain difficulties in connection with the Title. The sale, however, should go through and the net proceeds to be credited to this account will be about \$550.00.

We await your reply as to any remittance to be made to this evacuee.

Yours truly,

P. Douet,
Administration Department

PD/ER

9630 - 9629

January 12th, 1945.

AIR MAIL

Mr. Elso EBATA,
Reg. No. 06339,
240 King Street,
London, Ontario.

Dear Sir: Res 1687 W. 2nd Ave., Vancouver, B.C.

We are still awaiting a reply to our letters of November 16th and December 11th, 22nd, and 29th in connection with the above property and regret we have not yet received from you the Deed of Conveyance in triplicate which we requested you to sign. We do not understand this continued delay and must ask you to see that this matter has your immediate attention and that the document is sent us forthwith.

Please also forward the radio receipt given to you by the R. C. M. P. for your radio and mentioned in our letter of December 29th.

Yours truly,

P. Doust,
Administration Department.

PD/ER
CC to Mr. G. Trueman.

9629 - 9630

AIR MAIL

December 29th, 1944.

Mr. Elzo EBATA,
Reg. No. 06339,
240 King Street,
London, Ontario.

Dear Sir:

With reference to the DeForest Crossley Radio which you handed over to the Royal Canadian Mounted Police on March 9th, 1942 you will recall that you were given a formal receipt by the R. C. M. P. and in order that our Accounting Department may make the necessary transfer in their books it is important that you forward to this office the above receipt. We shall be glad, therefore, if you will see that this is done by return.

A stamped addressed envelope is enclosed to facilitate your reply.

We would take this opportunity of reminding you that we are still awaiting replies to our letters of November 18th, December 11th and December 22nd respecting the property at 1687 West 2nd Avenue, Vancouver, B. C.

Yours truly,

E. Douet,
Administration Department

PD/ER

Enc.

December 22nd, 1944

AIR MAIL

Mr. G. Trueman,
B. C. Security Commission,
174 Spadina Avenue,
Toronto, Ontario.

Dear Sir:

Re: Eiso EBATA - Reg. No. 06339

We enclose a copy of letter we have written to the above and would explain that our letter of November 18th requested Ebata to sign a Deed of Conveyance in triplicate from himself to Mrs. Ima EBATA. We explained that the documents should be signed and sworn to before a Notary Public.

For your information this property is now in course of sale and as Ebata only has a one-half interest, the other half being held in trust for his mother Ima Ebata, it is important that we have the documents sent him returned signed as promptly as possible.

Anything, therefore, that you can do to assist us in this matter will be appreciated.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

9629 - 9630

December 22nd, 1944.

AIR MAIL

Mr. Eizo EBATA,
Reg. No. 06399,
240 King Street,
London, Ontario

Dear Sir: Res 1667 W. 2nd Ave., Vancouver, B. C.

We wrote you on December 11th in connection with the above property and requested you to let us have your reply to our letter dated November 18th, 1944 which we appreciate was not forwarded to you until towards the end of November. However, you have had ample time to reply and this is to request you to give immediate attention to signing the Deed of Conveyance in triplicate from yourself "In Trust" to Mrs. Ina Ebata on the lines indicated in our letter.

We sent you a stamped and addressed envelope in which to return the above documents sent you and are very disappointed that we have not yet heard from you. As advised you, this property is in course of sale and in order to avoid further delay please see that your letter is despatched by Air Mail.

Please forward at the same time the two Certificates of Title relating to this property as asked for by us in the last paragraph but one of our letter of November 18th, 1944.

Yours truly,

P. Doust,
Administration Department

PD/ER

December 11th, 1944

Mr. Eizo EBATA,
Reg. No. 06339,
240 King Street,
London, Ontario.

Dear Sir: Re: 1687 W. 2nd Ave., Vancouver, B. C.

With reference to our letter of November 18th we would advise that we are arranging with our Accounting Department to make two separate accounts so that the amount due to your mother, Ima Ebata, may be shown and also the amount due to you for your half interest.

In the meantime, as you are aware, your mother is in receipt of full maintenance of \$12.00 per month and from her account we shall be paying this maintenance monthly.

We have also been advised by the B. C. Security Commission that your wife, Mrs. Kinu Ebata, is in receipt of maintenance of \$23.00 per month for herself and two-year old son, Kazuo. This amount per month should of course be paid by you but, as already advised you in our above-mentioned letter, you have overdrawn your own account by \$34.81 so that this monthly allowance cannot be paid from your account. The rental from the property is only \$16.50 net per month and in any event only one-half of this amount can be credited to your account for your half-interest.

We shall be glad, therefore, to know what you are prepared to do regarding the \$23.00 per month maintenance above-mentioned. Is it your intention to pay same direct to the B.C. Security Commission or to this office that we may remit to them? Please let us have your early reply to this letter, also to that dated November 18th.

Yours truly,

P. Douet,
Administration Department

PD/ER

9629 - 9630.

December 11th, 1944.

Attn: Mr. M. L. Brown

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs: Re: Ima EBATA - Reg. No. 06347.

With reference to your letter of the 15th and 16th of November regarding the above, this is to advise you that the whole question of Elise EBATA's (Reg. 06339) account is being gone into immediately and as this affects both Ima Ebata and Kinu Ebata, Reg. No. 06341, (wife of Elise EBATA), we will inform you as to what funds are available for the maintenance of the mother and daughter-in-law and two-year old son, whose maintenance figures as noted are \$12.00 and \$23.00 per month respectively.

Yours truly,

P. Duquet,
Administration Department.

PD/ER

November 18th, 1944.

Mr. Eiso EBATA,
Reg. No. 06339,
240 King Street,
London, Ontario.

Dear Sir:

Re: 1687 W. 2nd Ave., Vancouver, B. C.
Lots 37 & 38, Blk. 219, D.L. 526.

You are aware that revenues and disbursements in connection with the above property have been, up to the present, kept in an account under your name and in this account has also been included amounts credited to you from other sources, such as insurance and sale of radio, and a number of payments have also been made on your account. On August 7th we forwarded to you a Statement of the account which showed at that date the credit balance of \$353.92. We now enclose a Statement which brings the account up to date and shows that there is a credit balance in the account of \$65.22.

According to our records and the Certificates of Encumbrance we have on file, we find that you own an undivided one-half interest in the property, the other one-half interest being held by you in trust for your mother, Ima EBATA. It has been necessary for us to separate this account and from the Statement attached it will be seen that the total net proceeds from the rental of the property amount to \$200.06. This amount divided on a fifty-fifty basis gives you a credit of \$100.03, and as you will see from our Statement that you have received from the net proceeds a total of \$134.84 you have received \$34.81 in excess of the amount due to you from the property.

That you may carry out the terms of the trust and that this matter may be put in proper order, we enclose a Deed of Conveyance in triplicate from yourself in Trust to Ima EBATA. Please sign these and have them sworn to before a Notary Public and return them to this office without delay.

Re Account in name of Eizo EBATA -#06339

<u>Debits</u>		<u>Credits</u>	
Aug. 15	Commission \$ 1.00	Credit Bal. as at Aug. 1/44 as per statement sent 7/8/44	\$353.92
Sept. 6	Cheque - personal use 250.00	Aug. 15 Rents collected	17.50
" 6	Cheque - B.C. Security refund of transportation 77.65	Sept. 16 " "	17.50
" 15	Commission \$1.00 and sundry expenses 11.55	Oct. 16 " "	17.50
Oct. 16	Commission 1.00		
	<hr/>		<hr/>
	\$341.20		\$406.42
		Less debits - - - -	<hr/> \$341.20
		Credit Balance - - - -	<hr/> \$ 65.22
			<hr/> <hr/>

Total amount credited in account - \$881.77

Total amount debited in account - \$816.55

CREDIT BALANCE - \$ 65.22

**DETAILS OF DIVISION OF ACCOUNT -
Eizo EBATA - Reg. 06339**

Total debits in account	\$816.55	Total credits in account	\$881.77
Deduct pay'ts made to or on a/c of Eizo EBATA as state- ment	<u>561.61</u>	Deduct credits a/c Eizo EBATA only for Radio and In- surance as per statement	<u>426.77</u>
Bal. representing total ex- penses on property	<u>\$254.94</u>	Bal. representing total revenue from property	<u>\$455.00</u>

Total revenue on property as above	-	\$455.00
Total expenses on property as above	-	<u>254.94</u>
Net Revenue from property	-	\$200.06

of which \$100.03 - a/c Eizo EBATA ($\frac{1}{2}$ interest)
and \$100.03 - a/c Eizo EBATA ($\frac{1}{2}$ interest in trust for Ima EBATA)

- - - - -

Amount paid to or on a/c Eizo EBATA	-	\$561.61
Less credits for his a/c only	-	<u>426.77</u>
Net amount paid to Eizo EBATA from net rentals	-	\$134.84
Amount due to Eizo EBATA from rentals as above	-	<u>100.03</u>
Overpaid to Eizo EBATA	-	<u>\$ 34.81</u>

The above \$34.81 plus the \$65.22 in the account makes a total
of \$100.03, viz., the amount due to the half interest of Ima
EBATA.

- - - - -

9629 - 9630

AIR MAIL

October 6th, 1944.

Mr. Eizo EBATA,
Reg. No. 06339,
240 King Street,
London, Ontario.

Dear Sir:

We have received a request from the B. C. Security Commission to forward an amount of \$12.00 per month to your wife so that she may be removed from maintenance.

In view of the fact that we are receiving revenue from your property at 1687 West 2nd Avenue, Vancouver, and you have at present \$48.72 standing to your credit, we shall be glad if you will confirm that it is in order to forward the above \$12.00 per month to Mrs. Ebata.

It will facilitate matters if you will kindly sign the enclosed copy of this letter and forward same to us in the enclosed stamped addressed envelope.

Thanking you,

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

I AGREE THAT \$12.00 PER MONTH BE FORWARDED TO MRS.
IMA EBATA - Reg. No. 02347

Eizo EBATA - Reg. 06339

*Best advice
from Ebata - wife of
Eizo - is about
on maintenance -
they will write
us.*

mother...

September 25th, 1944.

Attn: Mr. H. L. Brown

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Isa EBATA - #02347
Mr. Elso EBATA - #06139

In reply to your letter of the 21st instant we would advise that Mr. Elso EBATA has a credit balance in our books of \$48.72, which is the balance from rentals of real property at 1687 West 2nd Avenue rented for \$16.50 per month and also from proceeds of auction of chattels.

You will recall that on September 1st a cheque for \$250.00 was sent to Elso EBATA in Ontario but on the same date an amount of \$77.65 was paid to your Commission for the cost of transportation of Mr. EBATA to Ontario, this Evacuee's fare having already been paid by your goodselves.

It is quite likely that Ebata's property will be sold in the near future for \$1100.00 or \$1200.00---there is no encumbrance on the property. The 1944 taxes on the property amounting to \$36.44 have been paid and subject to Mr. Ebata's agreement we can see no reason why \$10.00 to \$12.00 per month should not be remitted from this account as part maintenance for Mrs. Ebata.

With the above information before you we await your instructions.

Yours truly,

P. Douet,
Administration Department.

PD/ER



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
Sept 21st 1944

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

Attention Mr P. Douet. ~~#02347~~

EVACUATION SECTION	
Date	SEP 22 1944
File No.	9630
Referred	Douet

Dear Sir,

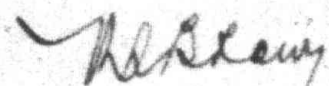
Re Mrs Ima EBATA #02347
Custodian File #9630

According to a report received from your office, dated 25th March 1944, the above named has a half interest in property situate at 1657 West 2nd Avenue, Vancouver.

Mrs EBATA is a permanent maintenance case and is now requesting dental treatment at the expense of this Commission.

We shall appreciate it if you will inform us at your early convenience if there are any accrued rentals derived from this property, and if any portion is available for Mrs. EBATA.

Yours truly,



M.L. Brown
Office Manager.

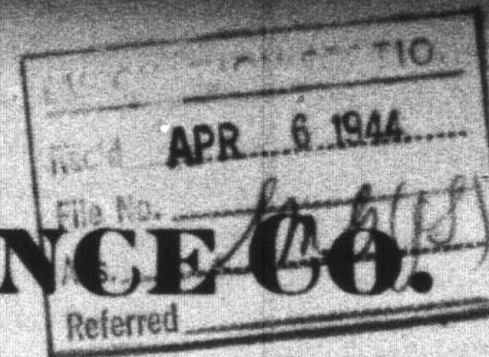
MMS

THE
CROWN LIFE INSURANCE CO.

BRANCH OFFICE FOR BRITISH COLUMBIA
ROGERS BLDG, VANCOUVER

BRENTON S. BROWN
PROVINCIAL MANAGER

J. J. KENNY, C.L.U.
SUPERINTENDENT



April 5, 1944.

Mrs. Ima Ebata,
C/o Office of the Custodian,
Royal Bank Building,
VANCOUVER, B. C.

Dear Madam:

Re: Policy No. 124.279- Apr. (S)

You will please find enclosed the Company's
cheque for \$383.77 being payment in full of all claims
under the above numbered policy on your life.

If at any time we can be of service to you
in matters pertaining to further insurance requirements
please do not hesitate to get in touch with us.

Yours very truly,

W. D. Stanton
W. D. Stanton.
Branch Secretary.

/OM
Encl.

9630

April 1, 1944.

The Crown Life Insurance Co.,
Rogers Bldg.,
VANCOUVER, B. C.

Dear Sirs:

Re: Policy No. 124.279
Ima EBATA

In reply to your letter of March 28th, we would advise that we have no objection to your making payment of the Maturity Value under the above policy.

Will you kindly forward your cheque to your assured through this office.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

agm

File Nos. 9629
9630

Feb. 23, 1943.

MEMORANDUM

To: Accounting Department.

From: Mr. F. H. Russell.

Re: EBATA, Elmo, Reg. #06339
EBATA, Ida, Reg. #02347

Elmo EBATA holds Lots 37 and 38, Block 219, District
Lot 526, Group 1, District of New Westminster, Plan 590 in
interest in two titles, $\frac{1}{2}$ undivided interest for himself and
the other half in trust (filing 22359) for Ida Elmo File 9630.

The revenues from these lands should be covered from any
other Elmo EBATA items into a separate account and remittances
should be for the account of or payable to "Elmo EBATA for
himself and in trust for Ida EBATA".



FHR/CD