

15621

1

INFORMATION FROM R.C.M.P.

Date February 9, 1945

Our File No. 15621

Full Name Shigezo EBATA, Deceased  
(Surname in Block Letters)

Registration No. Died Nov. 9, 1932 Male - Female  
at Sullivan Bay, B.C. (check)

Age \_\_\_\_\_

Former Address \_\_\_\_\_  
\_\_\_\_\_

Is Evacuated \_\_\_\_\_ Naturalized - Canadian-Born - National  
(check)

Present Address \_\_\_\_\_  
\_\_\_\_\_

Married - Single  
(check)

Name of Wife \_\_\_\_\_

Name of Husband \_\_\_\_\_

Name of Mother \_\_\_\_\_

Name of Father \_\_\_\_\_

Names of Children under 16 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Requested by \_\_\_\_\_

Registered with Custodian \_\_\_\_\_

(Yes or No)

Additional Information \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REAL PROPERTY SUMMARY

for file  
15621

JAPANESE NAME: Eiso EBATA

Reg. No. 06339

File No. 9629.

CATALOGUE NO: Special

PROPERTY ADDRESS: 1667 West 2nd Avenue, Vancouver, B.C.

LEGAL DESCRIPTION: Lots 37 and 38, Block 219, District Lot 526, Group 1, New Westminster District, Plan 990.

TITLE: An undivided one half interest in Lots 37 and 38, Block 219, District Lot 526, Group 1, New Westminster District, Plan 990 - Registered in the name of Eiso EBATA.  
and  
An undivided one half interest in Lots 37 and 38, Block 219, District Lot 526, Group 1, New Westminster District, Plan 990 - Registered in the name of Eiso 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 in 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 Ltd."

HISTORY OF  
ADMINISTRATION:

This property was leased by Messrs. Ker & Ker Ltd., agent for Eiso 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 Eiso 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, Gr. 1, Plan 990 was originally owned by two separate persons, Eiso EBATA and Shigeko EBATA, each owning an undivided half interest. Shigeko EBATA having died on the 9th November 1932 intestate, on the 30th November 1932,

Letters of Administration were granted to Eiso EBATA, the personal representative of the said intestate.

Shigeko EBATA'S interest was registered in the name of Eiso EBATA (In Trust, filing 22359) on the 16th February 1943.

Rents collected by Eiso 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 Eiso EBATA and the Estate of Shigeko 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 Eiso 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 Eiso EBATA and the Estate of Shigeko 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 Eiso 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 CERTIFICATES OF TITLE**  
Nos. 59855-K and 92336-K:

Eiso EBATA declared on his JP form signed 20th May 1942 that the Title Documents were in his wife's possession. Mr. George Peters wrote Eiso 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, Kimu 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. 18973 on file.

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

*D. A. CRAMER*  
D. A. CRAMER.

DAC:HL

DATED August 27th, 1946.

MEMORANDUM

February 9th, 1945.

TO: Accounting Department

FROM: Administration Department

Re: Eino EBATA, Reg. #06339 - File 9629  
Ira EBATA, Reg. #03347 - File 9630  
Estate of Shigeno EBATA, De'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 Ira EBATA with \$98.22 as it has since been found that the account should be kept in the name of the Estate of Shigeno EBATA, Deceased - Administrator, Eino EBATA; Sole Beneficiary, Ira EBATA.

P. Doust.

PD/ER

9629, 9630 & 13621

February 17th, 1945.

Attn: Mr. H. L. Brown

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

Dear Sirs: Re: Mrs. Ida EHATA - #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. Ida EHATA as we have so far been unable to get Hideo EHATA, Reg. No. 06139, to sign the Deed of Conveyance which we sent to him in November.

For your information we would explain that Hideo EHATA 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, Ida EHATA.

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. Daust,  
Administration Department

PD/ER

9630, 9629,  
15621.

February 27th, 1945.

Mrs. Ima EBATA,  
Reg. No. 02347,  
Popoff Farm,  
Sloan, B. C.

Dear Madam:      Re: Estate of Shigeto EBATA, Dec'd.  
Administrator - Eiso EBATA.  
Sole Beneficiary - Ima EBATA.

With reference to the one-half interest in the property known as 1687 West 2nd Avenue, Vancouver, which has been held in trust by Eiso EBATA for you--you being the sole beneficiary of this one-half interest, we received a letter recently from Eiso 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,

F. Doust,  
Administration Department

PD/ER

9439,  
9439,  
1943

February 27th, 1945.

Mr. E. I. Adams,  
Supervisor,  
D. C. Security Commission,  
Hlooon, D. C.

Dear Sir:

Re: Ida EBATA - Reg. #02147,  
Passport Bureau, Hlooon, D.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 Hise EBATA to herself relating to her one-half interest in the real property at 1687 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 Hise 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, Ida EBATA. Some time ago we sent Hise EBATA a Deed of Conveyance from himself to Ida EBATA and he states that he remembers signing such a Deed and if so same should be in the possession of Ida EBATA. If the latter has no such document we wish to know this that we may again take the matter up with Hise EBATA.

Yours truly,

P. Deant,  
Administration Department.

PD/IR  
Enc.

File 15621

March 17, 1945.

MEMORANDUM.

To: Mr. Wright.

From: A. G. Heintz.

Attached are files:

- 15621 - Estate of Shigao 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

*Life*  
*15621*

No. 17812

LETTERS OF ADMINISTRATION

STAMP  
\$1.00

In the County Court of Vancouver holden at Vancouver.

Be it Known that on the 30th day of November 1932 Letters of Administration of all the estate which by law devolves to and vests in the personal representative of Shigeso EBATA late of Vancouver, deceased who died on the 9th day of November 1932 at Sullivan Bay, British Columbia intestate were granted by this Court to Eiso EBATA of Vancouver the personal representative of the said intestate.

Given under the Seal of the said County Court this 8th day of December, A.D. 1932.

Vancouver  
Dec. 8-1932  
Registry

(Sgd.) H. Brown

Deputy Registrar of the Court.

Registered 22359

Dec. 12/32

*Note*  
\$1000.00 - Life Ins. to  
deceased brother Eiso EBATA

9629 - 15621.

May 4th, 1945.

Attn: Mr. J. H. Anderson

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

Dear Sirs:      Res 1667 W. 2nd Ave., Vancouver, B. C.  
                    Tenant - George Dupuy.

We understand from your Accounting Department that Mrs. Dupuy paid rent due on May 1st in the amount of \$17.50 but we understand from the J. L. Clark Realty Company, who are negotiating the sale of the property, that the Dupuys vacated these premises at the end of the month, leaving a family upstairs.

We would explain that this property is in course of sale, a deposit of 10 per cent having been received in November last, but the sale has not yet gone through owing to a cloud on the Title. We would mention that we are in communication with Ottawa and may get the matter of the Title cleared up shortly.

Will you kindly ascertain if the Dupuys have actually left the premises and if so what rent the present occupant is paying to the Dupuys; also, the name of the occupant and when they went into the premises, as we had no knowledge of the two families in occupation.

Thanking you,

Yours truly,

P. Douet,  
Administration Department

PD/ER

9629, 9630,  
9572, 15621.

May 25th, 1945.

Mrs. Eiko EBATA,  
Reg. No. 06341,  
House No. 3,  
Popoff,  
Flores, B. C.

Dear Madam:

We are in receipt of your letter of the 14th instant requesting us to pay your 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 Shigeo Ebata, Administrator - Eiko Ebata, Sole Beneficiary - Ima 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. Doust,  
Administration Department

PD/ER  
Enc.

9629/9630/15621

June 8, 1945.

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

Dear Sirs:

Res 1687 West Second Avenue, Vancouver

With reference to your letter of May 31st, we note that the proposed purchaser will now be Dimitri Kovrechik, instead of Frances M. Blouay, as the former is now in a position to pay the full purchase price himself.

May we point out that your letter does not state what we specifically asked you to state; namely, if this deal goes through it is on the distinct understanding that all responsibility as to possession is taken over by the proposed purchaser, as under no circumstances whatsoever will the Custodian's Office take any action regarding dispossessing the present tenants.

Before we can proceed with this matter further, we must have a letter from you confirming the above.

You are aware of the difficulties involved respecting title to this property, but, as stated, we now await your letter agreeing to the conditions set forth in the second paragraph of this letter, before this property may be sold, if it can be sold.

Yours truly,

FD/FM

P. Douet,  
Administration Department.

**MEMORANDUM**

Files 9629, 9630 and 15621

June 19th, 1945.

To: Mrs. Harrop

From: Mr. Dwyer

Re: 1627 W. 2nd Ave., Vancouver, B. C. - Adv. Nov. 20, 1943  
Lots 37 & 38, Blk. 19, S.L. 526, Group 1, R.W. D.  
Estate of Shiguo HATA, Reg. 504379 - File 9629 (one-half interest) and  
Estate of Shiguo HATA, Dec'd - File 15621 }  
Administrator - Eino HATA } one-half interest  
Sole Beneficiary - Eino HATA - 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. Walker—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. Dwyer. As you are aware, due to the somewhat involved nature of this case Har & Har 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. Dmitri Kovchik, the proposed purchaser, should be written to obtain direct authority from him that the deal is to be made out to his son, James Carl Kovchik. In a letter dated May 11st from J. L. Clark Realty Company, it will be observed that Mr. Kovchik, 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.

FD/28

Special Agent

July 20th, 1945.

**RESEARCH**

To: Mr. E. V. Wright

WILLIAM H. D. L. GUNTER

Miss HANTA - Reg.No.06379  
 Mrs HANTA - Reg.No.02267  
 City of Vancouver  
 Lots 37 and 38, Blk. 219, S.E. 2nd,  
 Co. 1, S.W.R., Plan 570.  
 Certificate of Voting No. 39737  
 and 39738.

To attach herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance (2).
2. Transmission in duplicate.
3. Deed in duplicate..... JAMES CARL KUYCHIK.
4. Copy of letter showing to whom sold and price paid for the property.
5. Encumbrance from the Administration Department concerning valuation, and approval of Advisory Committee.
6. Real Property Encumbrance from Administration Department.

Certificates of Intestible Title Nos. 9899-E and 9896-E are in possession of Elva BANTA.

2000-2001  
2001-2002

Quinlan

PERSONAL PROPERTY SUMMARY

File No. 15621

November 30th, 1946

Re: Estate of Shigezo EBATA,  
Deceased

This file reveals no personal property of any kind in the  
name of the above Estate.

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

E. Robertson  
E. Robertson.

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.  
1627 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. Kovrochik, Senior, to his son, James Carl Kovrochik, 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. Kovrochik, 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 it is 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. C. Shears,  
Director.

9629, 9630, 15621

July 3rd, 1945.

Attn: Mr. J. M. Anderson

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

Dear Sirs: Re: 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

*Peters*  
✓  
9629, 9630, 15621

July 7th, 1945.

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

Dear Sir:      Re: 1667 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

*Approved  
H.L.*  
PD/ER

(Mr. Dupuy's telephone number is PA. 2678).

*P. McArthur*

9629, 9630 & 19621

August 25, 1955.

Messrs. J. L. Clark Realty Company,  
2175 West 4th Avenue,  
Vancouver, B. C.

Dear Sirs:

Re: 1607 West 2nd Avenue  
Vancouver/17 A 30/239/536

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

Adjustments have been calculated as of June 1, 1955 as shown on the enclosed sheet and a balance of \$47.95 is charged to the purchaser.

Kindly have Mr. Kovrichik 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.

CC:MA  
Enc.  
cc Mr. J. C. Kovrichik

Special Advertisement  
Files 9529, 9530, 19521  
1627 West 2nd Avenue  
Vancouver/77038/219/526

August 20, 1945.

ALVIN CARL KIRCHER

(Purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENT

(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 - 630/1095 x 86.30	4.83	
Taxes paid January 1/45 to June 30/45	1.75	
Purchaser's proportion of 1945 taxes paid 214/365 x 857.21	34.72	
Amount charged to purchaser		47.95
	<u>\$1,247.95</u>	<u>\$1,247.95</u>

AMOUNT CHARGED TO PURCHASER - 47.95

August 25th, 1943.

Miss 9439, 9439, 1943

The Accounting Department

Dear Mr. Board

Box 1457 E. 2nd Ave., Vancouver, B. C.  
77 & 30/25/34  
(Admitted Nov. 20th, 1943)

With reference to Mr. Peters case of August 25th and our conversation with Mr. Board this morning, we would point out that Miss Hata, Reg. No. 04339, File 9439, owns an undivided one-half interest in this real property and in accordance with our request two separate accounts have been set-up as above, and the other for the Estate of Shigeo Hata, deceased, Administrator - Miss Hata; Sole Beneficiary - Mrs. Hata, (File 9439) under file number 1943.

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 9439.

It would appear necessary in this instance that two net proceeds statements are made out, one for Miss Hata and the other for Mrs. 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 females 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.

77/32

## STATEMENT RE SALE OF:

Catalogue No: Adv. Nov.20, 1943

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

Legal Description: Lots 37 &amp; 38, Blk. 219, D.L. 526

Name: Estate of Shigezo EBATA, Dec'd  
Eizo EBATA

File No: 15621 and 9629

Reg. NO: N11 and 06339

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:

~~Unpaid Vendor~~~~Mortgage~~~~Assessments of Taxes~~~~Other Charges~~

## Adjustments:

Fire Insurance

Taxes

Water

4.83

34.72

1.75

81.701241.30Net Proceeds ~~credited to account of Eizo Ebata~~

50% credited to account of Eizo Ebata

50% credited to account of Estate of Shigezo Ebata

1159.60

579.80

579.80

Date: ..... December 29th, 1945 .....

Compiled by: ..... George Peters. ....

File No. 9629  
Reg. No. 06339

Eizo EBATA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
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	Water rates	10.55		
December 15	Rents collected Agent's commission		87.50 5.00	
1945 January 17	Transfer 50% nett 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		52.50 8.00 29.61 579.80	
		<hr/>	<hr/>	
		\$ 502.59	\$1,083.32	
				CR \$ 580.73

File No. 15621  
N/R

EBATA, Estate of Shigeso  
Administrator, Eiso 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% nett income as per statement sent	\$	\$ 116.53	
February 14	50% water rates	5.25		
June 1	50% rents to date		52.50	
	50% agent's commission	8.00		
	50% taxes	29.61		
	50% credit re Sale of Property		579.80	
	50% advertising & valuation charged in Property Sale Statement and included in Income & Disbursement Statement		9.60	
		<u>\$ 42.86</u>	<u>\$ 758.43</u>	
				<u>CR \$ 715.57</u>

9629, 9630  
9572, 15621

COPY

December 29th, 1945

Mr. Eizo 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 Shigezo 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  
Enc. 3

cc Department of Labour, Japanese Division.

9629, 9630,  
15621

December 29th, 1945.

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O  
P  
Y

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

Dear Madam:

Re: 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. Eizo 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 account:

Estate of Shigezo Ebata, Deceased  
Administrator - Eizo Ebata  
Sole Beneficiary - Ima 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. Eizo Ebata, together with a statement of his own account.

Yours truly,

P. Douet,  
Administration Department

PD/ER  
Enc. 2  
cc Department of Labour, Japanese Division.

19621, 9629,  
9630

February 19, 1946

Mr. Niso EBATA,  
Reg. No. 06339,  
House 3, Popoff,  
Sloan, B.C.

Dear Sir:      Re: Sale of 1627 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 Shiguo EBATA, Dec'd  
Administrator      - Niso 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. Douet,  
Administration Department

PD/ER  
Enc. 1  
cc Mrs. Ima EBATA

9600 - 19621

February 16th, 1946

Mrs. Ima EDATA,  
Registration No. 00347,  
Papoff Farms,  
Gleason, N.C.

Dear Madam:

With reference to our letter of February 13rd we have now received copy of our letter of February 15th, duly signed by Mr. Hino Edato and have therefore transferred the funds in the Estate account to an account in your name. On the recommendation of the Department of Labour, Japanese Division, we enclose a cheque for \$200.00 from your account. This now leaves you with a credit balance of \$470.97 and from your account a sum of \$25.00 per month will be forwarded to you until we hear to the contrary from the above Division.

Yours truly,

P. Doust,  
Administration Department

PD/ER  
Enc. 1

cc Mr. Hino EDATA

19621 - 9630 - 9629

February 23, 1946

Mrs. Ise EBATA,  
Registration No. 02347,  
Popoff Farms,  
Hloean, E. 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 19, 1946 to your son, Mr. Eiso 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. Eiso Ebata has not yet signed the copy of letter dated February 19th 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. Eiso Ebata.

Yours truly,

P. Doust,  
Administration Department

PD/ER

Enc. 1

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

