

15651

COPY

INFORMATION FROM R.C.M.P.

Date Dec. 11, 1943

Full Name SAWADA, Yoshihisa
(Surname in Block Letters)

Registration No. 14969 Male - Female
(check) Age Oct. 23, 1890

Former Address 80 Smith St., Winnipeg, Manitoba.

Date Evacuated Registered outside
Restricted area Naturalized - Canadian-Born - National
(check)

Present Address As above

Married - Single
(check)

Name of Wife TAKEUCHI (Nee) Matsui (Japan)

Name of Husband

Name of Mother YAMANAKA (nee)

Name of Father Masashi (Deceased)

Names of Children under 16 Kane (Japan)

Our File No. N/R

Registered with Custodian NO
(yes or no)

Requested By E.C.T.

Additional Information

COPY

Assessment Commissioner's Office
C. Green
Assessment Commissioner

VANCOUVER, B.C.

G. W. McPherson, Esq.
c/o Office of the Custodian,
501 Royal Bank Bldg.,
City.

Dear Sirs:

Re: Lots 7-10, Blk. 54, H.T.

Replying to your letter of the 30th ultimo, I have to advise you that the above described property is in the names of Sawada Yoshihisa, Fugita Sataro and Ishi Junichi, 554 East Cordova Street.

The 1942 assessment is Improvements \$100.-Land \$1520.

Taxes owing are:

	<u>1939</u>	<u>1940</u>	<u>1941</u>
Lot 7-	27.00	25.51	23.91
Lot 8-	29.48	27.99	26.41
Lot 9-	27.00	25.51	23.91
Lot 10-	<u>27.00</u>	<u>25.51</u>	<u>23.91</u>
	110.48	104.52	98.14

Yours faithfully,

C. GREEN
Per "D. McQueen"

McQ:GS

ASSESSMENT COMMISSIONER

110.48
104.52
98.14

313.14

COPY

ROYAL CANADIAN MOUNTED POLICE
JAPANESE REGISTRATION
"E" DIVISION

Vancouver, B.C.
May 7th, 1942.

File JR/2-2-4

G. W. McPherson, Esq.
Office of the Custodian,
501 Royal Bank Building,
Vancouver, B.C.

Sir:

Re: SAWADA Yoshihisa, FIGITA Sataro
and ISHI Junichi

In reply to your letter of the 2nd May,
regarding the above-mentioned Japanese, we give below the
information requested:-

SAWADA, Yoshihisa - This name does not appear on
our records,

FIGITA, Sataro - (if FUJITA, Sataro)
Address: 8754 Selkirk St., Vancouver,

ISHI, Junichi - (if ISHII, Juichi)
Returned to Japan in November, 1941,

Yours truly,

MEP

(E. C. P. Salt) Supt.
In Charge Japanese Registration

COPY

896

Land Registry Office,
Vancouver, B.C.

May 15th, 1942.

Custodian's Office,
Department of the Secretary of State,
Royal Bank Bldg.
VANCOUVER, B.C.

Dear Sir:

Re: Subdivisions 7 to 10, Lot 54,
H.T., S.L.

*Description
confirmed
22-52*

I am in receipt of your letter of the 14th
inst.

The above property is registered in the
name of Charles H. Brown, 238 Westminister Ave., Vancouver,
B.C., and is subject to a Right to Purchase for \$1600.00
in favour of Sataro Fujita, Junichi Ishi and Yoshihisa Sawada.

Yours truly,

W. C. BROWN
REGISTRAR

/BG

Per "BG"

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. **556**

COPY

501 Royal Bank Bldg.
Vancouver, B.C.
June 5th, 1942.

Charles H. Brown, Esq.
238 Westminster Ave.,
Vancouver, B.C.

Dear Sir:

Re: Subdivisions 7 to 10,
Lot 54, H.T., S.L.

In formation which the Custodian has is to the effect that the above property is registered in your name and is subject to a Right to Purchase for \$1,600.00 in favor of Sataro Fujita, Junichi Ishi and Yoshihisa Sawada.

It would be very much appreciated, if you would forward this office full particulars concerning this transaction and if possible, the present whereabouts of the three parties mentioned.

Your co-operation in this matter is greatly appreciated.

Yours truly,

"Edgar T. Read"
For (G.W. McPherson)
Authorized Deputy of the Secretary
of State and/or Custodian

FC/DG

COPY

556

501 Royal Bank Bldg.
Vancouver, B.C.
June 9th, 1942.

Mr. Sataro Fujita,
8754 Selkirk Street,
Vancouver, B.C.

Dear Sir:

Re: Subdivisions 7 to 10,
Lot 54, H.T., S.D.

Information which the Custodian has is to the effect that Junichi Ishi, Yoshihisa Sawada and yourself are purchasing the above described property from Mr. Charles H. Brown. It would be very much appreciated if you would forward this office full particulars concerning this transaction, together with the present address of Junichi Ishi, Yoshihisa Sawada and also the present address of Mr. Brown.

Would you kindly reply to this letter by return mail.

Yours truly,

Edgar T. Read
For G.W. McPherson
Authorized Deputy of the Secretary
of State and/or Custodian

FC/DG

*This memo is
repeated and immediate
action.*

COPY

FARRIS, McALPINE, STULTZ, BULL & FARRIS

Standard Bank Building,

VANCOUVER, B.C.

September 28th, 1942.

Custodian of Alien Enemy Property
(Japanese Section)
506 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

As the writer advised you by telephone this morning we are acting for a client who is desirous of purchasing Lots 7, 8, 9 and 10, of Block 54, Hastings Townsite, Plan 1718. We are informed that the registered owner is one Charley H. Brown and that there is a right to purchase in favor of three Japanese namely - Sawada *Interned*, Yoshihisa, Eugita Sataro and Ishi, Junichi, whose address is given as 554 East Cordova Street. *Interned*
9041

We presume that our client will have to deal with you, since the Japanese have an equity even though apparently no payments have been made since 1939. If you are in a position to dispose of this property, or of the equity of the Japanese therein, we would be obliged if you would let us know just what you can sell and the price thereof.

Yours truly,
FARRIS & CO.

RS/EAM

Per "R. Stultz"

912 Royal Bank Building,
Vancouver, B.C.
October 1st, 1942.

Messrs. Farris, McAlpine, Stultz, Bull & Farris,
Suite 1508,
Standard Bank Building,
Vancouver, B.C.

Gentlemen:

Re: SAWADA Yoshihisa, FIGITA Sataro
and ISHI Junichi

We have your communication of the 28th ult..
and note from the file that ISHI Junichi is in Japan and that
SAWADA Yoshihisa has been interned. We are making inquiries
as to the whereabouts of FIGITA Sataro.

As soon as their respective interests are
determined, we will communicate with you further.

Yours truly,

K.W. WRIGHT
For the Authorized Deputy of the
Secretary of State and/or Custodian

KWW/W

COPY

Fiel #556

October 2nd, 1942.

MEMORANDUM

To: MISS MICHAELY

FROM: MR. K.W. WRIGHT

Re: SAWADA Yoshihisa, FIGITA Sataro
and ISHI Junichi.

Your will see from letter from Farris & Co. dated 28th ult. that three Japanese are interested in property-Lots 7-10, Block 54, H.T., S.L. One man is supposed to be in Japan and another interned. Please find out where the third party is. There may be an Evacuee file. Also write Camp Commandant to query internee as to their respective interests. You should also register vesting Certificate if the files do not show that one has been registered.

Let me have full report as soon as possible, please.

K. W. WRIGHT.

KWW/W.

COPY.

PEMBERTON REALTY CORPORATION LIMITED.

October 23rd, 1942.

Department of the Secretary of State,
Office of the Custodian,
912 Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. K. W. Wright

Dear Sir:

Re: Lots 7,8,9,10,Block 54,Hastings Townsite,
Plan 1718,-Sawada Yoshihisa,Figita Sataro,
and Ishi Junichi. File No.556.

The writer has inspected this property and would say that, if they could be sold today, they should bring in the neighbourhood of \$1,000. but having regard to the abnormal conditions now prevailing we do not believe they could be sold.

We find that there is about \$450.00 in taxes owing, and they will be sold at Tax Sale this year, so if there is any amount owing to Charles H. Brown it does not appear that there is anything worth saving for the owners.

We sold this property several years ago to Figita and his associates for a tennis court, and it seems to have been abandoned for several years.

In regard to Charles H. Brown and the address you give as 238 Westminster Avenue, this is probably a twenty-five year old address. We find that in the City Hall the address given is 2463 East Hastings Street. Now, this latter address is a store in which Brown was employed, and which has gone out of business. The owner is in Chicago, but his wife informed us that she knew Brown but that he has not been in Vancouver for several years and she does not know where he is; so unless he makes a claim for the balance due on the property, we feel it will be hard to do anything with this property.

Our bill is \$5.00.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

"W.G.Moore"

WGM:MM
Enc.

COPY

PEMBERTON REALTY.

418 Howe Street
Vancouver, B.C.
October 23, 1942.

Department of the Sec'y
of State,
Office of the Custodian,
912 Royal Bank Bldg.
VANCOUVER, B.C.

Attention Mr. K. W. Wright

Re: Lots 7,8,9,10 Block 54, Hastings Townsite,
Plan 1718, Sawada Yoshihisa, Figita Sataro
and Ishi Junichi

To: Fee of our Mr. W. G. Moore re inspection and
valuation of above property \$5.00

WGM:MM

COPY

File #556

October 31st, 1942.

MEMORANDUM

TO: MR. IAN McPHERSON

FROM: MR. K. W. WRIGHT

Re: SAWADA Yo shihisa, FIGITA Sataro
and ISHI Junichi

We have a letter from Farris, McAlpine, Stultz, Bull and Farris as follows:

"As the writer advised you by telephone this morning, we are acting for a client who is desirous of purchasing Lots 7, 8, 9 and 10 of Block 54, Hastings Townsite, Plan 1718. We are informed that the registered owner is one Charley H. Brown and that there is a right to purchase in favour of three Japanese, namely - Sawada Yoshihisa, Eugita Sataro and Ishi Junichi, whose address is given as 554 East Cordova Street.

We presume that our client will have to deal with you, since the Japanese have an equity even though apparently no payments have been made since 1939. If you are in a position to dispose of this property, or of the equity of the Japanese therein, we would be obliged if you would let us know just what you can sell and the price thereof."

Junichi ISHI and Yoshihisa SAWADA are both in Japan and the third, Sataro FIGITA is in a mental hospital. It has not been possible to locate Mr. Charles H. Brown.

Would you mind having your assistant look up the Registry Office records with a view to finding out the name of Brown's solicitors and through them we may locate him. Your co-operation in this connection will be very much appreciated.

K.W. WRIGHT

KWW/W

COPY

556
Legal Department

912 Royal Bank Bldg.
Vancouver, B.C.
December 3rd, 1942.

Messrs. Walker and Worsley,
509 Richards Street,
Vancouver, B.C.

Attention: Mr. R. F. Walker

Gentlemen:

Re: Yoshihisa SAWADA, FIGITA, Sataro and
ISHI, Junichi.

We have an inquiry in regard to the possible purchase of Lots 7, 8, 9, 10, Block 54, Hastings Townsite, Plan 1718. The property is registered in the name of Charles H. Brown and there is an agreement indicating that Junichi ISHI, Yoshihisa SAWADA and Sataro FIGITA purchased the property on March 3rd, 1921. We believe the sale was made through your agency.

Junichi ISHI and Yoshihisa SAWADA are both, in Japan and the third, Sataro Figita, is in a Mental Hospital here. We are, therefore, unable to contact them and we have also been experiencing some difficulty in getting in touch with Mr. Brown.

Will you be kind enough to let us know if you have any information as to the whereabouts of Mr. Charles H. Brown or where we may obtain such information.

Yours truly,

K. W. WRIGHT
COUNSEL FOR CUSTODIAN

KWW/W

COPY

WALKER & WORSLEY

509 Richards Street,
Vancouver, B.C.

December 7, 1942.

Your File No. 556
Legal Department.

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

Gentlemen:

Your letter of December 3rd for the attention
of Mr. R. F. Walker, was handed to the writer for reply.

We regret we are unable to give any details
in connection with the real estate transaction involving
SAWADA, FIGITA, ISHI, and Mr. Charles H. Brown.

This firm was not in existence in 1921 so that
the transaction could not have been put through this office.
We think possibly you may have got the name of Mr. R. F. Walker
from the registrations in the Court House, and Mr. Walker
at that time was doing Court House work for Pembertons,
but he does not remember anything in connection with the
transaction. It is possible that if the transaction went
through Pemberton office, you may get some information
from them.

Yours truly,

WALKER & WORSLEY, LIMITED

Per: "O. Wagner"
Manager
Real Estate Department.

OW:FA

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO

FILE NO. 556

Legal Department.

COPY

912 Royal Bank Bldg.
Vancouver, B.C.
December 9th, 1942.

Mr. Charles H. Brown,
2416 Hastings Street,
Vancouver, B.C.

Dear Sir:

Re: Yoshihisa SAWADA, Sataro FIGITA
and Junichi ISHI

We have an inquiry in regard to the possible purchase of Lots 7, 8, 9, 10, Block 54, Hastings Townsite, Plan 1718. The property is registered in your name and there is an Agreement indicating that Junichi ISHI, Yoshihisa SAWADA and Sataro FIGITA purchased the property on March 3rd, 1921.

Will you be kind enough to forward to this office full particulars concerning this transaction at your early convenience.

Yours truly,

"K. W. Wright"
Counsel for Custodian.

KWW/W.

COPY

Kaslo, B.C.
December 14, 1942.

G. W. McPherson,
Deputy Custodian,
Royal Bank Building,
Vancouver, B.C.

Dear Sir;

Re: Subdivisions 7 to 10,
Lot 54, H.T., S.L.
Re. File No. 9041
556

In answer to your letter of June 9th in regard to the lots mentioned above, I would like to state that they were purchased in the spring of 1921 by Mr. Sawada, Mr. Ishi and myself.

Because of financial troubles Mr. Sawada ran away in April 1922, from the city, for places unknown to myself this day. Mr. Ishi went to Japan in the year 1924 and died there the following year. As for Mr. Brown, I have not heard of him since 1922.

The young Japanese people have been using the lots up until now and have been paying the taxes for the use of the tennis courts, paying no rent.

Hoping that this information will be of some assistance to you.

Yours truly,

Reg.No.01043.

COPY

556
Legal Department

912 Royal Bank Bldg.
Vancouver, B.C.
December 15th, 1942.

Mr. Sataro FUJITA,
Registration #01043
Kaslo, B.C.

Dear Sir:

When you were residing in Vancouver, it is our understanding that you were using Lots 7, 8, 9 and 10, Block 54, Hastings Townsite, Plan 1718, and that you had an agreement in conjunction with Junichi ISHI, and Yoshihisa SAWADA to purchase this property from a Mr. Charles H. Brown.

We would appreciate it if you would be kind enough to forward to this office full particulars covering your arrangements with Mr. Brown, and any other particulars concerned in this transaction.

yours truly,

WGB/W.

K. W. WRIGHT
COUNSEL FOR CUSTODIAN

COPY

556
Legal Department

912 Royal Bank Bldg.
Vancouver, B.C.
February 3rd, 1943.

Mr. Sataro FUJITA,
Registration #01043,
Kaslo, B.C.

Dear Sir:

We wrote you on the 7th ult. as follows:

"We thank you for your letter of December 14th, and for all the information you have given us in connection with the property which was used for tennis courts. We have been unable to contact Mr. Brown and we would greatly appreciate it if you could give us what information you have in regard to the original transaction.

Would you please let us know how much money was paid to Mr. Brown and when and what the total purchase price was, as well as terms of payment and any other information that you can give us in this connection. If there was an agreement of purchase, could you please send us a copy or send it to us and we will have it copied and returned to you."

Will you be kind enough to let us hear from you at your earliest convenience.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN.

KWW/W.

COPY

Kaslo, B.C.
March 23, 1943.

Mr. K. W. Wright,
Counsel for the Custodian,
912 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: File No. 556
Lots 7, 8, 9 & 10 Block 54.
Hastings Townsite, Plan 1718.

In answer to your letter of March 19th, I am sorry to inform you that I cannot trace any documents or papers concerning the purchase of the property.

Although I cannot recall the exact purchase price, I believe it to have been about thirty-five hundred dollars (\$3500.). This payment for the uncleared land was paid in full to Mr. Brown at the time of the purchase.

The cost of clearing the land, laying of courts and building and plumbing was an additional cost to us of around fifteen hundred dollars (\$1500.).

I am very sorry, I cannot find the exact terms or documents of this purchase. Hoping that this will be of some assistance to you.

Yours truly,

"S. Fujita"

COPY

2nd April, 1943.

MEMORANDUM FOR FILE 556

Re: Junichi ISHI & Yoshihisa SAWADA
(In Japan) and Sataro FUJITA #01043.

Mr. Kimura, of the Advisory Committee of the Greater Vancouver Area, was a director of the Nippon Tennis Club for many years and he states that the above three men actually hold this property in trust for the Tennis Club. He is writing to Mr. Sawada, who, he states, is somewhere in Saskatchewan, having been located there for many years, to endeavour to locate the Deed from Charles H. Brown to the trustees.

Mr. Kimura states that he has knowledge that the purchase price has been paid in full.

GHP/mf.

"HAP"

File No. 9041
Int. 556

COPY

May 13, 1943.

MEMORANDUM TO THE FILE

Junichi Ishi
Yoshihisa Sawada
Sataro Fujita

} Purchasers under agreement for
sale 18/3/21.

Charles H. Brown, Vendor, Address at time of sale-2467 East Hastings St.,
since torn down.

Covering Lots: S.D. 7, 8, 9 and 10, Lot 54, Town of Hastings, Suburban
Lands, Plan 1718.

Letter on file reads as follows:

Mr. G. W. McPherson, Deputy Custodian,

Dear Sir:

Re: Subdivisions 7 to 10, Lot 54,
H. T. S.L.
Re: File 9041 -556

In answer to your letter of June 9th in regard to the lots mentioned
above, I would like to state that they were purchased in the spring
of 1921 by Mr. Sawada, Mr. Ishi and myself.
Because of financial troubles Mr. Sawada ran away in April 1922 from
the City for places unknown to myself to this day. Mr. Ishi went to
Japan in the year 1924 and died there the following year. As for
Mr. Brown, I have not heard of him since 1922.
The young Japanese people have been using the lots up until now and
have been paying the taxes for the use of the tennis courts, paying
no rent. Hoping that this information will be of some assistance to you.

Yours truly, (Signed) S. Fujita.

I have interviewed Messrs. Pemberton, through whose office the original
deal was made. They could find no trace of it. I have tried to contact
Mr. Chas. H. Brown without success. If Sataro Fujita wishes to regain
or retain possession of this property he should allow it to go to tax
sale and buy it in, as he appears to be the only one of the three
original purchasers alive.

Taxes including 1943, are as follows:

Lot 7	\$137.44
Lots 8 & 9	288.63
Lot 10	<u>137.44</u>
Total	<u>\$563.51</u>

<u>Assessments:</u>	<u>Impts.</u>	<u>Land</u>
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see page. 2.

Page 2.

Assessments:

Impts.

Land

Lot 7
Lots 8 & 9,
Lot 10
Total

\$100.

\$380.00
760.00
380.00

\$380.00
860.00
380.00
\$1620.00

"D. Cramer"

912 Royal Bank Building,
Vancouver, B.C.
July 14, 1943.

556 (Int)
9041 (Evac)
Legal Dept.

Mr. Kishizo Kimura,
Christina Lake, B.C.

Re: Lots 7, 8, 9 and 10,
Block 54, T.H.S.L.

Dear Sir:

Some time ago we spoke to you in regard to the Nippon Tennis Club. The title to this property is registered in the name of Charles H. Brown, subject to a right to purchase in favour of Sataro FUJITA, Junichi ISHI and Yoshihisa SAWADA.

We understand that the balance of the purchase price has been paid but the Deed from Mr. Brown to the Trustees for the Club has not been registered. Up to the present we have not been able to locate the Deed, if one was made, and we are unable to trace Mr. Brown and obtain a duplicate.

Mr. Fujita has written us and stated that he has no documents covering the purchase of the property.

In our conversation with you on April 2nd last, you kindly agreed to write Mr. Sawada as soon as you could find his address in an endeavour to locate the Deed and we would be pleased to have any information you have been able to gather. If you are able, kindly let us know what Mr. Sawada's address is so that we may write directly to him if you wish us to do so.

Thanking you for your co-operation in this matter,

We remain,

GHP/JF

K.W. WRIGHT
COUNSEL FOR CUSTODIAN.

COPY

July 8th, 1944

File No. 556

MEMORANDUM FOR FILE

Re: Lots 7, 8, 9 and 10, Blk. 54,
T. H. S. and Nippon Tennis Club

Mr. Junichi KINGSHITA who was formerly president of the Nippon Tennis Club was interviewed in regard to the title to this property by Mr. Wright and the writer.

He stated that a Deed of Land had been given by the Registered owner, Mr. Charles H. Brown, to the three trustees of the Club and he would endeavour to locate the Deed and report to this office.

G. H. PEERS.

GHP/PR.

COPY

MEMORANDUM FOR THE FILE

Files: 9041 and Int. 556

August 10th, 1944.

Re: Lots 7, 8, 9 & 10 of District Lot 54, T.H.S.L.
Vacant land on which a small shack used for
a tennis club house has been erected.
The street address is the 2400 Block
Franklin St., Vancouver.

Available information indicates that this property is registered in the name of a white man, Charles H. Brown, Retired, and is encumbered by an Agreement for Sale to three Japanese persons, Junichi ISHII, Yoshihisa SAWADA and Sataro FUJITA, dated March 18, 1921. The registered owner cannot be located and has not lived at his last known address since 1923 (see letter October 23rd, 1942, from Pemberton's). Of the purchasers, ISHII is stated to have returned to Japan in 1924 and died there the following year. SAWADA ran away from his financial difficulties in 1922 and it is only possible that Kishizo KIMURA, Christina Lake, B.C. (formerly on the Advisory Committee) may know where SAWADA is but up to the present he won't tell. A Yoshihisa SAWADA was registered outside the Protected Area and his address was 80 Smith Street, Winnipeg, on December 11th, 1943, but no effort has been made as yet to contact him direct.

SAWADA
says he is
the party.

FUJITA states that the property was paid for in full and that the young Japanese persons using the lots as a tennis court paid the taxes in lieu of rent.

Junichi KINOSHITA, File 8612, stated that he is president of the Nippon Tennis Club which occupied these premises and that these lots were bought by the three Japanese named in the Agreement in trust for the Club (see Mr. Peers' memo). At the present time, accumulated taxes, including 1944, amount to \$693.47. The property has not been advertised for sale. No appraisal has yet been obtained but Mr. Milson is now arranging for one. An offer from P.C. Gibbens & Company in the sum of \$760.00 cash, dated March 7, 1944, is on file. The 4 lots are assessed at \$1520.00 and Improvements \$100.00 making a total of \$1620.00.

A further effort is being made to obtain evidence of ownership from KINOSHITA and KIMURA. If this is not forthcoming it would appear that the better course would be to lift the Vesting and let the City take the property under Tax Sale.

also Sawada

"AGM"

AGM/P

Mr. J. H. Brown
informs me that
Sawada file 9041
is the matter file 3.

C
O
P
Y

9041 & Int. 556

August 14th, 1944.

Mr. Yoshihisa SAWADA,
80 Smith Street,
Winnipeg, Man.

Dear Sir:

Junichi ISHII, Yoshihisa SAWADA and Sataro FUJITA are the purchasers under an Agreement of Sale of Lots 7, 8, 9 and 10, District Lot 54, T.H.S.L. from one Charles H. Brown and we would like to know if you are the Yoshihisa SAWADA in connection with this purchase. This property comprises the vacant lots in the 2400 block Franklin Street which were used by the Nippon Tennis Club.

If you are the Yoshihisa SAWADA concerned, we would appreciate your advising us if all the payments were made under the Agreement of Sale, and if so, if a Deed from Mr. Brown was obtained.

We would also like to know if the three purchasers held this property as Trustees, or were they the real owners of the property.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

*SAWADA, says
he is the party
No information.*

COPY

JOHNSON,REEVE and WATSON

Bank of Nova Scotia Bldg.
602 West Hastings Street,
Vancouver, B.C.

August 15th, 1944.

The Custodian's Office,
675 West Hastings Street,
Vancouver, B.C.

File No. 9041 and Int. 556
Evacuation Section

Dear Sir:

Re Sataro FUJITA - Reg. No. 01043.
Y. SAWADA and J. ISHI
Subdivisions 7, 8, 9 and 10 Lot 54
Town of Hastings Suburban Lands
2400 Block East Franklin St.

With reference to your letter of the 9th inst. we have inspected the above property and beg to report as follows:-

The property consists of four lots on Franklin Street between Nanaimo and Kamloops Streets on the South side of the street. The lots have been used as tennis courts and are level and cleared. Lot 7 is fenced on the West, South and North sides and Lot 10 is fenced on the South, East and North sides and Lots 8 and 9 are fenced on the South and North sides. If anyone developed these lots the fence on the North side would probably be taken down as it is too high and ugly for use for houses.

We value Lots 7 and 10 at \$300. each and Lots 8 and 9 at \$250. each.

Yours faithfully,

JOHNSON,REEVE & WATSON,

GAW.

per "G.A. Watson"

Interfile

September 11th, 1944

Mr. Yoshihisa SAWADA,
80 Smith Street,
Winnipeg, Man.

Dear Sir:

We would appreciate receiving a reply to our letter of August 14th in regard to the Agreement for Sale in which Junichi ISHII, Yoshihisa SAWADA and Sataro FUJITA purchased Lots 7, 8, 9 and 10, District Lot 54, T.H.S.L. from one Charles H. Brown and we would like to know if you are the Yoshihisa SAWADA in connection with this purchase. This property comprises the vacant lots in the 2400 Block Franklin Street which were used by the Nippon Tennis Club.

If you are the Yoshihisa SAWADA concerned, we would appreciate your advising us if all the payments were made under the Agreement for Sale, and if so, if a Deed from Mr. Brown was obtained.

We would also like to know if the three purchasers held this property as Trustees, or were they the real owners of the property.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH.

1351, 9041 &

Int. 556. - Int.

October 19th, 1944

Mr. Kanichi MATSUNAYASHI,
Reg. No. 00877,
Slocan, B.C.

Dear Sir:

In the 2400 Block Franklin Street there are four lots- Subdivisions 7, 8, 9 & 10, Blk. 54, T.H.S.L., which were used by the Nippon Tennis Club. Our records show that these were purchased by Sataro FUJITA, Yoshihisa SAWADA and Junichi ISHI from Charles H. Brown under an Agreement for Sale.

We have been trying for some time to find out whether the full purchase price was paid and if a Deed was ever obtained from Mr. Brown.

We have today received a letter from Yoshihisa SAWADA stating that he was one of the parties to the Agreement but he has no knowledge as to whether the full amount due under the Agreement had been paid and suggests that we get in touch with you.

We would appreciate if you can give us any information in regard to these lots.

Yours truly,

G. D. Milson
Administration Department.

GDM/GH.

9041 - FUJITA, Sataro
Int. 556- ISHI, Junichi (In Japan)

March 26th, 1945.

done.
MEMORANDUM FOR FILE

2400 R.H. 6 Front St.
Subdivisions 7 to 10, Lot 54, Hastings Townsite, Plan 1718.
Registered Owner - Charles H. Brown. Subject to Agree-
ment for Sale to Sataro Fujita, Junichi Ishi and Yoshihisa Sawada,
dated 3rd March, 1921, for \$1600.00.

Vested, No. 35029 in names of Junichi Ishi and Yoshihisa
Sawada.

dead
NP. file
556
Junichi 10/44
for protected
notations
whereabouts
unknown since
1923. See memo
Aug 10/44.
Brown cannot be traced. Ishi is dead, Sawada left in
1922 and is at 80 Smith St. Winnipeg. Junichi Kinoshita says a
deed was given to Three Trustees of the Tennis Club. Neither
Fujita nor Sawada confirms this. No trace of this deed is found
from other sources.

The property has been appraised at \$1100.00 and taxes in
1944 amounted to \$693.47.

From the correspondence it seems clear that the three named
above were acting as Trustees, and the Club an unregistered society.
Doubtless the Society no longer exists, but if we took this attitude
and vested and Transmitted the Fujita and Ishi interest, we could
not do so with the Sawada interest, as he resided outside the protected
area at date of evacuation, without permission of the Minister of Justice.

It would appear that all interests in the property are Japanese
and that a special vesting under P.C. 4 should be filed, and interests
thereupon Transmitted.

"In"

1914

*Mr. Wright: The above relates to property used as
tennis courts on which is situated a shack used
as a club house. Land assessed 760⁰⁰, Imp. 100⁰⁰
See also the memo Aug 10/44.*

"P.H. No."

File # 9041 A 356 (Int)

April 4th, 1945.

MEMORANDUM

TO: MRS. A. G. MCANTHER
FROM: MR. E. W. WRIGHT

RE: Winnipeg Tennis Club

I have read the memo made by Mr. Macpherson on the 26th ultimo, and your notes and have considered the suggestion relative to release of Visting in order that this property may be offered by the City of Vancouver at a regular Tax Sale. I do not think any action should be taken to this end at this time, as I doubt if Ottawa would want us to establish such a precedent in the absence of specific instructions. I therefore suggest that action be deferred on the grounds that this property is for the most part unimproved and no harm will come if the matter is allowed to stand.

The property was appraised at \$1,100.00 by Mr. Reeve in 1944 and the tax arrears amounted to \$693.47. The equity should be no less today than it was then.

The title to the property stands in the name of one, Charles H. Brown and there is some evidence that he passed away some years ago. It will be necessary to administer his estate. The Agreement For Sale stands in the name of three Japanese; one died and it will be necessary to administer his estate. A personal representative, appointed by the Court, to wind up Brown's estate would require evidence as to payment in full and it may be difficult to gather together sufficient evidence to satisfy the situation.

With so many more important matters to deal with, I recommend that you S.F. this file six months hence.

E. W. WRIGHT

EWV/JP

Int. 556.

June 5, 1945.

Mr. Yoshihisa SAWADA,
Reg. No. 14969,
80 Smith Street,
Winnipeg, Manitoba.

Dear Sir:

Re: Lots 7,8,9,10 Blk. 54. T.H.S.L.,
Plan 1718, City of Vancouver,
2400 Blk. Frankline Street.

This is to advise you that the municipal taxes charged against the above described property as of 1942, were \$414.54 including several years arrears. Since that date further taxes have accumulated until there is now owing \$829.64.

These lots as you know are registered in the name of Charles H. Brown subject to a Right to Purchase in the names of Sataro Fujita, Junichi Ishi and yourself. We have however, no actual evidence on file to indicate the extent of the interest of these purchasers. We have written to you and to other Japanese persons who were officers in the Nippon Tennis Club asking that proof be produced to this office by way of a Deed from Mr. Brown, or receipts for payment. At this date nothing has been produced.

The Custodian has obtained an independent valuation of this property and as soon as the municipal tax levy reaches that figure there will be no object in continuing the vesting, which has in the past withheld this land from tax sale. If you are interested in deriving any proceeds from this property will you please get in touch with the other club officers and have the necessary evidence sent to this office without delay.

Yours truly,

A.G. McArthur
Administration Department.

AGM:AS

July 9th, 1945.

MEMORANDUM TO FILE

FROM: Mr. D. A. Cramer

Lots 7, 8, 9, 10, Blk. 54, T.H.S.L. Plan 1718
2400 Blk. Franklin St. Vancouver
7093 E. Absolute Title.

With reference to the above described property which is registered in the name of Charles H. Brown, and whose whereabouts is unknown since 1923; I have made a search of this property and have found that it was sold by George Sunley to Charles H. Brown, on December 4th, 1906, and that Charles H. Brown, Retired, of 2467 E. Hastings St. on the 3rd day of March, 1921, sold under Agreement for Sale No. 10992-H, the above four lots to-

Sataro Fujita, Banker) all of 270 Powell St.
Junichi Ishi, Editor and) Vancouver, B.C.
Yoshihisa Sawada, Clerk)
in the sum of \$1,600.00 \$800.00 - Cash
Balance -\$400.00 3rd September, 1921) 7%
400.00 3rd March, 1922)

Sale put through by Pemberton & Son
Witness for Brown - R.F. Walker) both of Pemberton & Son.
" for Japs - Wm. Moore)

R. F. Walker acted as Notary - 17th March, 1921.

Lots were held in common.

Mr. Moore, of Pemberton, remembers the transaction but as this is the only one they had with Mr. Brown he knows nothing of his whereabouts. These lots were purchased by the Japanese for a Tennis Court. I am going to interview an old resident of the district as soon as he returns.

Apart from the above, I have interviewed the Manager of the Royal Bank of Canada at the corner of Nanaimo and Hastings, Mr. John Mulgrew, Real Estate Agent, who has operated a Real Estate Office, for twenty years, in Hastings Street East District, Mr. Alex Forst, of the Forst Departmental Stores, who was born in that neighbourhood, states that he remembers something about these lots as a boy but he does not know what happened to Mr. Brown. I also interviewed "Bill the butcher", but did not learn his real name. He has operated a Butcher Store in that vicinity for fifteen years. Mr. Brown had left that locality before he started in business. I then got in touch with Mr. Bragg, at Bayview 0427, and he informed me, over the telephone, that he had known Mr. Brown but he does not know what happened to him. I also interviewed Mr. Gavin, and, while he knew Mr. Brown, he also does not know that became of him. Most of these men know the property quite well and that it had been turned over to the Japanese to be used as a Tennis Court. A number of them told me that they had played tennis on that court.

See also my memorandum of May 13th, 1943 on file.

DAC:JS.

9041/Int. 556

27th September, 1945.

Mrs. J. Aquino,
2561 Oxford Street,
Vancouver, B.C.

Dear Madam:

Re: Lots 7, 8, 9 & 10, Lot 54
T. H. S. L. Plan 1718

Referring to your letter of September 22nd in which you offer to purchase the above property for the sum of \$1,200.00.

We find that the registered ownership to this property is such that it is doubtful if the Custodian will be in a position to give title. In view of this we have decided to withdraw our interest and in view of the fact that there are outstanding taxes of approximately \$800.00, we presume that the City will in due course put this property up for tax sale.

We suggest, therefore, that it might be to your advantage to contact the City Department.

We are enclosing our cheque for \$120.00, the amount of your deposit.

Yours truly,

F. G. Shears,
Director.

FGS/PMH
encl.

Files #9041/Int. 556

27th September, 1945.

MEMORANDUM

To: Mr. Ian Macpherson

From: Mr. F.G. Shears

Re: Lots 7, 8, 9 & 10, Lot 54
T.H.S.L., Plan 1718

This property is registered in the name of Charles H. Brown and the Japanese were interested under a right to purchase dating back to 1921.

The registered owner cannot be located. Taxes amount to approximately \$800.00. The property was valued at \$1,100.00 and we have received an offer of \$1,200.00. There is no complete evidence that the full purchase price has been paid.

In discussing this matter with Mr. Sheppard we have agreed that in the circumstances we might as well withdraw our vesting and allow the property to go to tax sale.

Will you please see that this is done and the City advised that we have no further interest in this property.

Kindly note my letter to Mrs. J. Aquino who has recently made an offer on this property.

Yours truly,

F.G. Shears,
Director.

FGS/PMH

9041/Int. 556

29th September, 1945.

Mr. V. Perovich,
2798 Franklin Street,
Vancouver, B.C.

Dear Sir:

Re: Lots 7, 8, 9 & 10, Lot 54
T.H.S.L., Plan 1718
2400 Blk. Franklin St.

Referring to your letter of September 27th in which you offer to purchase the above property for the sum of \$1,600.00.

We find that the registered ownership to this property is such that it is doubtful if the Custodian will be in a position to give title. In view of this we have decided to withdraw our interest and in view of the fact that there are outstanding taxes of approximately \$800.00, we presume that the City will in due course put this property up for tax sale.

We suggest, therefore, that it might be to your advantage to contact the City Department.

Yours truly,

F. G. Shears,
Director.

PMA.

Int. 556.

October 4, 1945.

REGISTERED.

Mr. Yoshihisa SAWADA,
Reg. No. 14969,
80 Smith Street,
Winnipeg, Manitoba.

Dear Sir:

Re: Lots 7, 8, 9, 10, Blk. 54, T.H.S.L.
City of Vancouver,
2400 Blk. Franklin Street.

This is to advise you that in the absence of proof of ownership, the Custodian is vacating his interest in the above described property. The City of Vancouver will in all probability put this property up for tax sale as accrued arrears of taxes now amount to over \$800.00.

Yours truly,

A. G. McARTHUR,
Administration Department.

AGM:AS.

C
O
P
Y

October 4, 1945.

Mr. Janichi KINOSHITA,
Reg. No. 07161,
Summerville Hotel,
Summerville, Ontario.

Dear Sir:

Re: Lots 7, 8, 9, 10, Blk. 54, T.H.S.L.,
City of Vancouver,
2400 Blk. Franklin Street.

Our file in connection with the above described property indicates that in July 1944 you were advised by this office that it would be in the interest of the Japanese persons concerned to produce evidence of ownership. You stated at that time that you would endeavour to locate a deed which you believed had been delivered by the registered owner, Charles H. Brown, to the Trustees of the tennis club who occupied the premises.

Since that time no word has been received from you. This office has endeavoured to obtain proof of ownership from the holders of the right to purchase and others without success. In the absence of such proof the Custodian is vacating his interest in the property which will in all probability result in these lots going to tax sale.

For your information arrears of taxes including those for 1945 amount to over \$800.00.

Sataro Fujita and Yoshihisa Sawada are being advised of the Custodian's action.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS