

104412

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 7 1942

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: YOSHIO ATAGI
HOME ADDRESS: 90 E. UYEHAMA EAST KELOWNA B.C.
REGISTRATION NUMBER 07945 SEX: MALE AGE: 32
OCCUPATION: LABOUR

(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:

MARRIED? YES

NAME OF WIFE OR HUSBAND: TERUKO ATAGI

ADDRESS OF WIFE OR HUSBAND: EAST KELOWNA B.C.

NAMES OF ANY LIVING CHILDREN: SHINICHI ATAGI

KOJI ATAGI
William

KAZUKO ATAGI
MARY

ADDRESS OF CHILDREN: EAST KELOWNA B.C.

AGE OF CHILDREN: 6, 3, 1

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

1. LOCATION AND DESCRIPTION: 1 Lot No 6.

102 ST GEORGE ST, NANAIMO B.C.

2nd 6. Block 112 Sec 1. Plan 344.

District of Vancouver

2. BUILDINGS AND OTHER IMPROVEMENTS:

BUILDING 20ft x 24ft. HOUSE.

3. INSURANCE (Give particulars; state where policies are) MICHIGAN INSURANCE

No 6018603 \$900.00

4. TAXES (Amount and where payable) \$12.00 NANAIMO COURT HOUSE

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

6. OCCUPANCY AND LEASES (If vacant so state)

RENT THE HOUSE BY HENRY HOPE NANAIMO B.C.

\$10.00 A MONTH.

CLAIM ON ANY SUCH PROPERTY

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

FURNITURE, 2 STOVES
102 St GEORGE ST, NASHVILLE, B.C.

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

STATEMENT OF PERSONAL PROPERTY OWNED:

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

4. STATE WHEREABOUTS OF LEASE:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

2. LANDLORD'S NAME AND ADDRESS:

1. LOCATION AND DESCRIPTION:

STATEMENT OF REAL PROPERTY OCCUPIED

9. IF FARM LAND STATE CROPS SOWN

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *IN HAND*

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: YES. SUN LIFE INSURANCE

10. INTEREST IN ANY ESTATES OR TRUSTS. _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 3 day of October 1942.

(Signature)

Y. Aragi

Y. Ikabata
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE Sept. 8/43

Our File No. 10412

Full Name ATAGI, Yoshio
(Surname in Block Letters)

Registration No. 07945 Male - Female
(Check) Age Oct. 13, 1910

Former Address 102 St. George St., Nanaimo, B. C.

Date Evacuated ? Naturalized - Canadian-Born - National
(Check)

Present Address East Kelowna, B. C. c/c E. Uyeyama

RETURNED TO JAPAN
S.S. "MARINE FALCON"
2nd OCTOBER, 1946.

Married - Single
(Check)

Name of Wife TARUI, Teruko #07947

Name of Husband _____

Name of Mother (HORIMOTO) Miki

Name of Father ATAGI, Fujitaro

Names of Children under 16 Shinichi Robert (M) 13/3/36

Koji William (M) 24/5/39

Requested by B. McKim

Registered with Custodian yes
(Yes or No)

Additional Information Shipyard labourer

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
~~XXXXXX~~, 1947.
June 6th

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

TREASURY DEPT. CLAIM \$ 330⁶

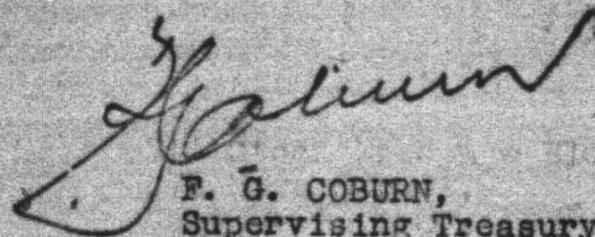
Dear Sir:

Re: ATAGI, Yoshio ¹⁰⁴¹⁷ #07945

This will acknowledge the sum of \$ 19.40
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No.2 Receipt issued in
this instance.

Yours truly,



F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,

Nov. 22/46

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

TREASURY DEPT. CLAIM \$ 350⁰⁰

Dear Sir:

Re: ATAGI, Yoshio ¹⁰⁴¹² #07945

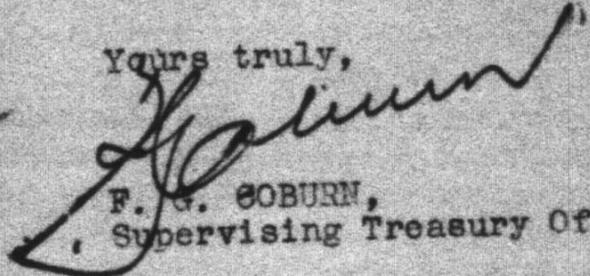
Please note that the above has been repatriated to Japan. At the time of repatriation, the following transactions took place:

Cash turned in - - - - - \$ Nil

Draft Issued - - - - - \$ 350.00

It will be seen that this Japanese is indebted to the Department on account of repatriation in the amount of \$ 350.00. Therefore should you receive further funds on this account such funds should be turned into this office. It will be applied first to recoup the expenditure made and, second, if there is any surplus such surplus will be remitted to Japan for the account of the Japanese in question.

Yours truly,


F. G. SOBURN,
Supervising Treasury Officer.

FGC/EJ.

✓

REAL PROPERTY SUMMARY

Cat. No. (Pre-cat.)

File No. 10412.

Name: Yoshio ATAGI.

Reg. No. 07945.

Address: 102 St. George Street, Nanaimo, B. C.

Legal Description: Lot 6 in Block 112, of Section 1, Town of Newcastle, Plan 366,
District of Victoria.

Classification: Dwelling (20' x 24').

Registered in the name of: YOSHIO ATAGI.

(C/Title 23236-N)

State of Title: Clear.

Sold to: WILLIAM BRANCH and MINNIE BRANCH, Joint Tenants for \$700.00 Cash.

As at: December 20th, 1942. (See Henry Hope's statement 16th December, 1942).

Title delivered to new owners on: Certificate of Title (No. 29969-N) registered
in the names of William Branch and Minnie Branch, as Joint Tenants, on the 9th
March, 1943. (See L.R.O. letter July 5th, 1945).

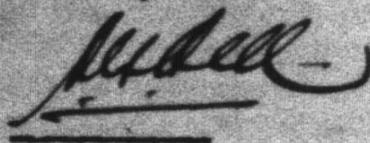
Chattels: Not involved.

Insurance: Transferred to Purchasers.

Administration: This property was rented for a few months (June-November, 1942)
and subsequently (18th and 21st November and 16th December, 1942)
sold by Yoshio ATAGI (for \$700.00) through the medium of this
office.

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

20th March, 1946.



RBB/P.

PERSONAL PROPERTY SUMMARY

File 10412.

Yoshio ATAGI

Reg. No. 07945.

32-year old Labourer, Japanese National, from Manaimo. Signed Custodian "JP" declaration from October 3rd, 1942. Evacuated: with his. Wife (N/R) and 3 children residing

Chattels: See Chattels Schedule (dated March 20th, 1946).

Specified Articles: None.

Accounts Receivable: None.

Bonds, Shares, etc.: None.

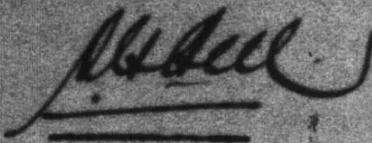
Bank Accounts: None.

Life Insurance: Evacuee declared having a policy (amount not stated) with the Sun Life Assurance Company. No action was taken by this office in this connection.

Funds: There are no funds in Custodian's hands, all having been remitted, at regular intervals, the last on November 22nd, 1943.

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

20th March, 1946.



RGB/P.

✓

ASSETS SCHEDULE

File 10412.

Yoshio ATAGI.

Reg. No. 07943.

(Form Form Oct. 3, 1942).

(Evacuated:)

| <u>Disclosed</u> | <u>Shipped</u> | <u>Sold</u> | <u>Stored</u> | <u>Remarks</u> |
|----------------------|----------------|-------------|---------------|----------------|
| (1) Furniture } *JP* | | | | See (A). |
| (2) Stoves } Furn | | | | See (A). |
| (3) Tricycles | | | See (B) | |

E. & O. E.
20th MARCH, 1946.

[Handwritten Signature]

100/P.

Notes: (A) - Evacuee declared these items to be left in his residence (102 St. George St., Nanaimo) but our Agent, J. W. James, reports in his letter of Apr. 23/43, that the dwelling had no furniture in it when it was rented or sold.

(B) - Evacuee advised us (Mar. 22/43) that a tricycle was left under the care of Mrs. B. Eiben, 1140 Vancouver Avenue, Nanaimo.

(The Old)

FILE NO. 10412.

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY Yoshio ATAGI REG. NO. 07945

(1) Nature of Interest:
(a) Deed, Certificate of Title or unregistered Deed held by OWNER.
(b) Part owner (joint or in common)
Co-owners _____

(c) Holder of the right to purchase _____ Equity \$ _____
Vendor _____

(d) Holder as Mortgagee _____ Equity \$ _____
Mortgagee _____

(2) Cert. of Title No. 23236-B In the name of Yoshio ATAGI.

(3) Property address 102 St. George St., Nanaimo, B. C. Mun. Unorganised.

(4) Legal description Lot 6 in Block 112, of Section 1, Town of Newcastle, Plan 366, District of Victoria. L.R.O. Victoria.

(5) Vested in the Custodian 50523 Certificate of Encumbrance _____

(6) If Agricultural Lands: Type of Farm _____
Acreage _____ Crops _____
S.S.B. No. _____

(7) ASSESSED VALUE: LAND \$ 200.00. IMPROVEMENTS \$ 500.00.

(8) Appraised value if any: Land \$ _____ Improvements \$ _____

(9) Taxes: Current \$ 10.25 (1943). Arrears \$ _____

(10) Water or other rates: Current \$ _____ Arrears \$ _____

(11) Encumbrance: _____ Dated _____ Amount \$ _____ Matures _____

Payments: Prin. \$ _____ Due _____ Bal. owing \$ _____

Int. rate _____ Due _____ Total owing \$ _____ (R.2.)

(12) Judgments or other charges _____

(13) Leased or rented to Carol Thompson Amount \$ 10.00 per month.

All or part All Chattels included _____

Terms Month-to-month. Total owing \$ _____

(14) Insurance: Agent A. S. Matthew & Co. Ltd. Company Michigan Fire & Marine Ins. Co.

Pol. No. 6018603 Amount \$ 900.00. Premium \$ 18.00. Exp. date Mar. 20, 1945.

(15) If liquidated: Amt. realized \$ _____ Cash \$ _____ Outstanding \$ _____

(16) Agent Henry Hops, Nanaimo, B. C.

Dated this 30th day of November A.D. 1944

Rec'd. by Accounting Dept.

Compiled by:

[Signature]

A.D. 1943.

not registered
25/1/42

10412

P. T. 1.
Lady Smith, B.C.

May 5-42

Custodian of Alien
Enemy Property of
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
MAY 7 1942

Most Honorable Sir,

I have a Son
"Beib Thompson" who is occupying a
house at 102 St. George St.
Buckin, Hanaimo, which was owned
by a Japanese by name of
"Atagi Yoshi".
We understand the Government has
taken over all Japanese property.
If such be the case my Son would
like to buy the house in which he
is living, as he is a fisherman,
& the house is very close to his
nightly anchorage.

I have been advised by my
Solicitor "Mr. Murray Reynolds" to write
you for information
to this property for sale &
if so, for how much &
Could we be allowed to make an

offer &

And to whom would we have to
make the offer &

This & any other information regarding
this property would be very much
appreciated

Thanking you kindly

Awaiting your earliest convenience

Sincerely yours
S. J. Thompson

not rec

10412

15th September, 1942

Henry Hope Esq.,
176 Bastion Street,
Nanaimo, B. C.

Dear Sir:

Re: Yosie ATAGI

We have been reviewing our file in connection with the above.

While rentals are usually payable in advance, it would appear to us that in the case of Mr. Cecil Thompson, renting 102 St. George St., collections are not made until the end of the period. Please confirm if this is correct according to your records.

We also notice that in May last we received from Mr. E. W. Forward a remittance of \$8.00 in connection with a property at 1130 Stewart Avenue, apparently rented to a Mrs. Sherlock. The period covered was supposed to be from April 1st to May 30th. Can you please advise us regarding this property.

We would be glad to know the present tax position of both these places.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

Milwaukee Mechanics
Insurance
Company
ORGANIZED 1852

Shears
with Jan M. Shears

HENRY HOPE
LOCAL AGENT
176 BASTION STREET
NANAIMO, B. C.
TELEPHONE NO. 354

19th October 1942.

F. G. Shears, Esq.,
Assistant Manager,
Department of the Secty. of State,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

OFFICE OF THE CUSTOMS
JAPANESE SECTION
RECEIVED
OCT 21 1942

Dear Sir:

Re: Yoshio Atagi, 102 St. George St.
Regn. No. 07883 File #10412-
Your letter Oct. 17th.

Your letter dated Sept. 15th received
October 17th.

The Tenant, Cecil Thompson, who
is a fisherman, seems to have had considerable
bad luck through the whole summer. Short while
back, while attempting to tie up his boat
on returning from a fishing trip he slipped
and fell between his boat and wharf, either
breaking or cracking a couple of ribs, which
laid him up for some time, He has been unable
to pay his rent at the beginning of his
month on account of this and other reasons,
although he has always managed some how, and
at some time to pay his rent, and he is now
paid up to October 21st.

The enclosed copies of letters sent
to him besides personal calls to collect will
confirm my efforts in trying to have this man
pay his rent in advance.

The property at 1130 Stewart Ave.,
owned by Atagi Ishimatsu Regn No. 07883
(No File No.) was occupied during April
and May by Mrs. Sherlock at a rental of \$4.00
monthly, as shown on my statements, On June
1st Mrs. Sherlock moved into 1140 Stewart Ave.,
owned by Haminishi (Mrs. Ryo) Regn. No. 07896,
at a rental of \$5.00 monthly, as shown on
my statements, and # 1130 has been vacant
up to October 8th, when it was rented to

*not
indented*

*file
6679*

Milwaukee Mechanics
Insurance
Company
ORGANIZED 1852

HENRY HOPE

LOCAL AGENT

176 BASTION STREET
NANAIMO, B. C.

TELEPHONE NO. 354

- 2 -

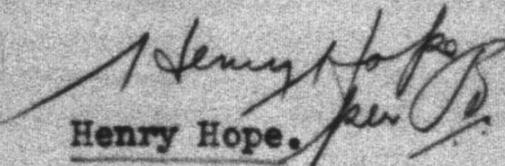
Earl Johnson at \$5.00 monthly, rent paid in advance to December 8th next, which will be confirmed in the remittance accompanying my November statement.

1130 Stewart Ave., Atagi Ishimatsu,
Regn. No. 07883, property described as
Lots 1 & 2, Block 113, of Section 1, Newcastle
Reserve, Plan 366. Taxes paid to Dec. 31 /42.

102 St. George Street, Atagi Yoshio
Regn. No. 7945, file #10412, property
described as Lot C. Block 112, of Section 1,
Newcastle Reserve, Plan 366, 1942 taxes
in arrears \$11.50.

Yours truly,

HH:GWB


Henry Hope.

Milwaukee Mechanics
Insurance
Company
ORGANIZED 1852

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

OCT 22 1942

Shines
C. out to Jan Mac P.

HENRY HOPE

LOCAL AGENT

176 BASTION STREET
NANAIMO, B.C.

TELEPHONE NO. 354

20th October 1942.

F. G. Shears, Esq.,
Assistant Manager,
Department of Secty. of State,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Atagi Yoshio, 102 St. George Street,
Regn. No. 7945, File No. 10412.

I have had an offer of \$600.00 cash for the above property. Atagi Yoshio has this property listed with me for sale at \$800.00. At the time of his evacuation he was very anxious to sell. The annual tax of \$11.50 shows clearly that the property is not worth any more than \$600.00. The assessment in Newcastle Reserve is 1/5 of 1% on property, and 5.67 mills on schools.

Will you please submit this offer to Atagi Yoshio?

Yours very truly,

Henry Hope
Henry Hope.

HH:GWB

Milwaukee Mechanics
Insurance
Company
ORGANIZED 1852

OFFICE OF THE CUSTODIAN

J.P. ...

OCT 26 1942

HENRY HOPE

LOCAL AGENT

176 BASTION STREET
NANAIMO, B.C.

TELEPHONE NO. 354

24th October 1942.

R. P. Alexander, Esq.,
Manager,
Dept. of the Secty. of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Atagi Yoshio, Regn. No. 07945,
File #10412. 102 St. George Street
A43
Nanaimo, B.C. Your letter Oct. 21st.

Other than a verbal Agreement with Atagi Yoshio to try and sell his property for \$800.00 and to find a tenant until the property was sold, subject to the approval of the Custodian of Japanese property, I have no written agreement, excepting as contained in the correspondence herewith enclosed. When Mr. Forward was appointed agent here, for the custodian, he was immediately notified, approval of my action ~~of my action~~ and recommended me to the Office of the Custodian to handle Japanese rentals here. For confirmation, please refer to my letter of the 20th inst., addressed to F.G. Shears, Assistant Manager, previous correspondence and monthly statements.

The second paragraph of your letter: I have no written lease, no other details or other arrangements affecting this property, which have not been already submitted to the Office of the custodian.

The third paragraph: If you will please refer to my monthly statement, I am sure you will find that they have always reached the Custodian's Office before the 10th of the month.

Milwaukee Mechanics
Insurance
Company
ORGANIZED 1852

HENRY HOPE

LOCAL AGENT

176 BASTION STREET
NANAIMO, B. C.

TELEPHONE NO. 354

- 2 -

The fourth paragraph: Atagi Yoshio was, I believe, the first Japanese to be evacuated from Nanaimo, about the middle of March last, you are in possession of his police registration and file numbers, since you refer to them, and he must have informed your office from somewhere that: "He had arranged with me to look after his property for him," and that somewhere is not Nanaimo.

His property here has been occupied by Cecil Thompson, fisherman, since March 21st last, and the rent is paid up to the 21st inst. Please read my letter of the 19th inst, addressed to F.G. Shears, and my September statement for confirmation. In view of all this, the police and the loyal people of Nanaimo including myself it cannot be possible "that the Japanese owner or his family are still in occupation" as you state. I can assure you, Sir, that this sort of bizarre questionnaire is not appreciated unless one has an office staff to share the work, which I do not possess, and, if want of reason, and lack of confidence is going to continue, then I shall have to ask to be relieved of my duties.

Yours very truly,

Henry Hope
Henry Hope.

HH:GWB

10412

27th October, 1942

Henry Hope Esq.,
176 Bastion Street,
Nanaimo, B. C.

Dear Sir:

Re: Yoshio ATAGI

We have your letter of the 20th instant and note the offer you have received of \$600.00 cash for Mr. Yoshio Atagi's property at 102 St. George Street, Nanaimo.

We have to-day written to him submitting this offer and asking for an immediate reply.

Yours truly,

F. G. Shears,
Manager.

FGS/PMH

File No. 10412
6679

MEMORANDUM

To: Accounting Department
From: Mr. Milson

October 30, 1942

Re: Yoshio ATAGI
Ishimatsu ATAGI

A statement from E. W. Forward dated May 30 shows that there were two items representing rent for premises at 1130 Stewart Avenue--\$4.00, and April 30th to May 30th--\$4.00. A commission charge of 75¢ on each collection. This remittance was credited to File No. 10412, Yoshio Atagi, it should have been credited to File No. 6679, Ishimatsu Atagi, Reg. No. 07883, but no money should be paid out until the ownership is cleared up as the property is now registered in the names of Shigazo HAMANISHI, Tokuzo TERASHITA, and Ishimatsu ATAGI.

written facts.

These premises have been vacant since May 30th, but have been rented from October 8th to an Earl Johnson at \$5.00 per month (see letter from Henry Hope dated October 19, under File No. 10412).

GDM/GH

Milwaukee Mechanics
Insurance
Company
ORGANIZED 1852

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

NOV 19 1942

Shears

HENRY HOPE

LOCAL AGENT

176 BASTION STREET
NANAIMO, B.C.

TELEPHONE No. 354

18th November 1942.

F. G. Shears, Manager,
Dept. of the Secty. of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Yoshio Atagi - File #10412,
your letter November 14th.

My client Mr. William Brach, will buy the Atagi property for \$700.00 cash. He has paid me \$100.00 as proof of good faith, and agrees to pay the balance of \$600.00 on execution of a Deed of Sale. If this is acceptable, please advise and I will have a Deed drawn up, and forwarded to you for Mr. Atagi's signature. I will require his Certificate of Indefeasible Title for registration purposes. Taxes and fire Insurance adjustable as from execution of a Deed.

As the buyer is anxious to take possession, all possible speed in completing the transaction would be appreciated. If a longer time is needed than which is usually required to complete the deal, on account of existing circumstances, it might be advisable to have my client turn over the full purchase price of \$700.00 to me, to be held in escrow until completion.

Yours very truly,

Henry Hope
Henry Hope.

HH:GWB

10412

C

December 7, 1942

Mr. Henry Hope,
176 Bastion St.,
Nanaimo, B. C.

Dear Sir:

Re: ATAGI, Yoshio

Referring to your letter of December 1st, there seems to be a discrepancy of one month's rent in connection with Yoshio Atagi's property. We have only received \$70.00 whereas 3 months' rent should have been paid.

We have received a letter from Y. Atagi stating that the rebate on insurance which he claims, is what he estimates it would be when the sale of the property is concluded. He also informs us that he has a Certificate of Title in his possession and that he will pass it over to us on completion of the sale, but we have written him today stating that this must be forwarded to us immediately in order to conclude the sale.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

FOR INTER-OFFICE COMMUNICATION

PARSONS, BROWN LIMITED

Canadian Managers

Royal Plate Glass and General Insurance Company of Canada
Commercial Casualty Insurance Company
Milwaukee Mechanics' Insurance Company

Company
Addressed to
From
Subject

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

DEC 10 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
DEC 10 1942

Date
Location
Department
File No.

176 Bastion Street,
Nanaimo, B.C.
8th December 1942.

G. D. Wilson, Esq.,
Administration Department,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sir:

Re: Atagi Yoshio-Your letter
Dec. 7th File #10412.

You will find the discrepancy mentioned
in your letter, in my November rental statement.

It should be emphasized upon Mr. Atagi
that his property was vacated on November 26th,
and, as there is a sale pending he can hardly
expect a tenant to move in, as on execution of
a sale the new owner would want possession. In the
event of a sale, his Title has to accompany
the Deed to Victoria for registration. So, if
he wishes to sell he must surrender his Title.

If the purchaser accepts his insurance
policy, it will be transferred on a pro rata
basis but, if he declines and demands a new
policy, then it will be cancelled on a short
rate basis.

Yours very truly,

Henry Hope

Henry Hope.

HH:GWB

10412

Dec. 14, 1942.

Mr. Henry Hope,
176 Bastion Street,
Nanaimo, B. C.

Dear Sir:

Re: ATAGI, Yoshio, #97945.

Following our previous correspondence, we now have received the following from Yoshio Atagi.

- (1) Certificate of Title #23236 N.
- (2) Michigan Fire & Marine Policy #6018603.

These are sent to you herewith in Trust for Atagi for the purpose that you prepare a Deed for Atagi's signature transferring the lands covered by the title mentioned for the Cash Consideration of \$700.00, and an assignment of the Fire Insurance policy to become effective upon completion of the transfer from Atagi to your purchaser.

The adjustment of rent, taxes and insurance can conveniently be made as of the 20th of this month. The taxes appear to be \$11.50 for the current year so the adjustment on that account will be about thirty-five cents. The adjustment of insurance will be \$13.75.

You no doubt have by now the whole consideration in hand. We suggest that this fund be transferred to this office to be held in trust pending the final conclusions of the transaction. You could perhaps send this when you send the Deed and assignment of Insurance for our transmission to Atagi. The adjustment fund could follow when you receive the Deed and assignment duly executed.

If the foregoing is all in order you will no doubt complete the arrangement immediately.

Yours truly,

P. H. Russell.
Administration Department.

PHR:AS

C. MURRAY REYNOLDS
BARRISTER AND SOLICITOR

10412

PHONE 124 P. O. BOX 11

SUITE 4, VAN HOUTEN BLOCK
16 COMMERCIAL STREET
NANAIMO, B. C.

December 16, 1942.

G.W. McPherson, Esq.,
Authorized Deputy for the Secretary of State
and/or Custodian,
Office of the Custodian,
Japanese Evacuee Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

| | |
|--------------------|-------------------|
| EVACUATION SECTION | |
| Rec'd | DEC 18 1942 |
| File No. | 10412 |
| Ans. | <i>Ans. 12/14</i> |
| Referred | <i>Milson</i> |

Dear Sir:

At the request of Henry Hope, Real Estate Agent, Nanaimo, B.C., I enclose herewith a formal Deed to be signed by Yoshio Atagi. I believe the Japanese official number is 07945 and your file reference number is 10412.

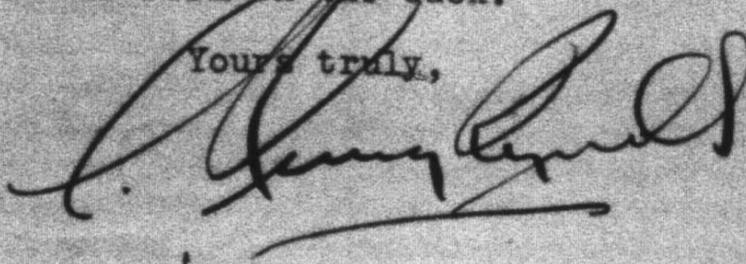
If the Japanese cannot read you might have an interpreter interpret the contents of the Deed to the Japanese prior to signature and then have the Japanese sign the same and complete the Form for Witness which is attached to the Deed.

I would like either you or some member of the office of the Custodian to subscribe his name to the Deed as witness, setting forth in his occupation his official capacity so that the Registrar of Titles will see that the Deed has passed through your office and has met with your approval.

If the Japanese can read English there is no need to complete the special Form for the witness and a member of your office can witness his signature.

Will you kindly have the witness take the Deed before a Notary Public who will swear the Affidavit for Witness Form on the back.

Yours truly,



CMR/DP
encl.

sent to Jan MacP

Milwaukee Mechanics
Insurance
Company
ORGANIZED 1852

HENRY HOPE

LOCAL AGENT

176 BASTION STREET
NANAIMO, B. C.

TELEPHONE No. 354

16th December 1942.

Yoshio Atagi,
c/o G.W. McPherson,
Japanese Custodian.
Vancouver, B.C.

In Account With Henry Hope. Real-Estate & Insurance.

1942.

Nov. 17th Sale of Lot 6, in Block 112, of Sec. 1,
Nanaimo District Town of Newcastle, Plan 366,
known as 102 St. George Street, Nanaimo, B.C.

| | | |
|--|----------|----------|
| Sales Price | | \$700.00 |
| 5% Sales commission thereon | \$ 35.00 | |
| Michigan Fire Insurance Policy #6018603, premium \$18.00, unearned premium, Dec.20/42 to March 20th 1945, adjusted Pro rata. | | 13.50 |
| 1942 taxes \$11.50, Dec.20th to Dec. 31 adjustment 11 days | | .35 |
| Property vacant since Nov.21/42 no adjustment re rental | | |
| My cheque attached to Balance | 678.85 | |

E. & O.E.

\$713.85 \$713.85

Milwaukee Mechanics'
Insurance
Company
 ORGANIZED 1852

*see that cheque is certified
 and not to be deposited.*

Mr. Nelson.

*cheque certified can we
 deposit ~~and~~ hold funds*

HENRY HOPE
 LOCAL AGENT

175 EASTON STREET

VANCOUVER, B.C.

TELEPHONE NO. 354

*OK to deposit should funds
 have to be returned we would
 draw + then issue*

Can be done by 16th December 1942

P. H. Russell, Esq.,
 Administration Department,
 Office of the Custodian,
 506 Royal Bank Building,
 Vancouver, B.C.

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | DEC 18 1942 |
| File No. | |
| Ans. | |
| Referred | |

Dear Sir:

Re: Atagi Yoshio, #07945-File #10412- *Mr. Nelson*
Your letter December 14th 1942.

*Send to us
 please*

Enclosed herewith Deed of Sale covering Lot
 (6), in Block (112), of Section (1), Nanaimo District,
 Town of Newcastle, Plan 366; four Transfer and Consent
 forms; statement of account; letter of instructions
 from C. Murray Reynolds, Barrister & Solicitor, and
 my certified cheque in the sum of \$678.85, balance
 due Yoshio Atagi as per statement attached.

*Send copies
 of deed to
 Atagi for
 Custodian.*

This cheque must be held in trust until Atagi
 Yoshio returns the Deed duly signed before a Notary
 Public or a Commissioner for taking affidavits within
 British Columbia, accompanied with the four insurance
 Transfer and Consent forms duly signed and returned
 to me, for registration, as soon as conveniently
 possible.

You will note that the return premium on
 the insurance policy is \$13.50, and not \$13.75 as
 stated in your letter. Calculating from Dec. 20th,
 the date set by you for adjusting insurance, taxes,
 etc., to date of expiration, namely: March 20th 1945,
 is exactly 27 months: $18 \times 27 = \$13.50$.

36

Yours very truly,

Henry Hope
 Henry Hope.

\$678.85

HH:GWB

P.S. Enclosed copy of this letter and statement for
 Atagi Yoshio.

*ATAGI, Yoshio
 File # 10412
 Reg. # 07945*

PARSONS, BROWN LIMITED

Canadian Managers

Royal Plate Glass and General Insurance Company of Canada
Commercial Casualty Insurance Company
Milwaukee Mechanics' Insurance CompanyCompany
Addressed to
From
Subject

| |
|-------------------|
| REGISTRATION SECT |
| Rec'd DEC 28 1942 |
| File No. 10412 |
| Ans. |
| Referred Russell |
| Date |
| Location |
| Department |
| File No. |

176 Bastion Street,
Nanaimo, B.C.
22nd December 1942.P. H. Russell, Esq.,
Administration Dept.,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

Re: Yoshio Atagi #07945, file 10412
Your letter December 18th.

I fail to understand the meaning of the 2nd paragraph of your letter, quote: "Please place us in funds as soon as possible with your account to wind up this transaction."

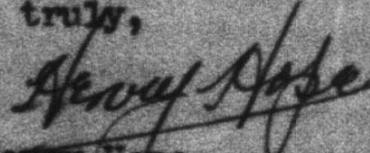
On the 16th inst. I sent you a letter registered under number 448, containing a Deed; Yoshio Atagi to Wm. Branch and his wife; a Bank Certified cheque in the sum of \$678.85, balance due Yoshio Atagi, with a statement setting out the transaction, etc.

C. Murray Reynolds, Solicitor, made out the Deed, as he attends to my legal work, and handed it to me to be forwarded to you, so, I also fail to understand how you can say, in your letter, that you received this Deed from Murray Reynolds.

Nothing has been neglected here to facilitate matters for you, and I feel that I am entitled to the same consideration from your department. I am a busy man, and I can assure you that all this unnecessary correspondence is very annoying.

I have done my part. Please do yours and let me have Atagi's Deed of Sale to Branch as soon as returned to you signed by him.

Yours truly,


Henry Hope.

HH:GWB

10412

December 28, 1942.

Mr. Henry Hope,
176 Bastion Street,
Nanaimo, B.C.

Dear Sir:

In answer to your letter of December 22 please know that Mr. C. Murray Reynolds' letter with the Deed from Atagi to Branch and Branch reached this desk on December 18 and was dealt with that day by transmission of the Deed to Atagi for signature and by acknowledgment to yourself with our request for funds and your account.

Your letter covering the account and assignment of Insurance reached this desk on December 22 and was dealt with by transmission of the assignment to Atagi for completion.

The reason for these letters reaching the writer on these different days is not understood but will be looked into. Please accept our regrets for the misunderstanding.

In the meantime, the Deed has been completed and is sent to you herewith for your disposition. The assignment is not yet returned but will be sent to you as soon as it is in our hands. The funds received from you are held to Atagi's credit as arranged.

Yours truly,

P. H. Russell.
Administration Department.

PHR/CD
Encl.

10412

November 26, 1942

Henry Hope, Esq.,
176 Bastion Street,
Nanaimo, B. C.

Dear Sir:

Re: ATAGI, Yoshio

Referring to your letter of November 18th we are today in receipt of a letter from Y. Atagi stating that he is willing to accept \$700.00 cash for his property at 102 St. George Street, Nanaimo. Would you be kind enough to prepare the deed for Y. Atagi's signature and forward it to us and we will send it to him for completion.

We would also appreciate receiving a certified cheque for \$700.00 cash payable to the Custodian which we will hold until the deed is properly executed and returned to you and you advise us that Y. Atagi has given good title, at which time we will credit his account with the amount. It is understood that if good title is not granted, the money will be returned to you.

Yours truly,

G. D. Wilson
Administration Department

GDH/GH

10412

November 27, 1942

Mr. Henry Hope,
176 Bastion St.,
Nanaimo, B. C.

Dear Sir:

Re: ATAGI, Yoshio

We have received a letter from Yoshio Atagi asking for a statement of his account with us. We understand that this party's house was rented from March 21st at \$10.00 per month and according to our records we have received seven months' rent. This would cover the rentals due up to September 21st, being the rent from September 21st to October 21st. The last statement from you received November 10th states 'October rent', will you please advise us in this connection.

Yoshio Atagi claims a credit for \$13.50 representing the rebate of assignment of fire insurance, can you give us any information in regard to this? We note the charge of \$18.00 on your first statement representing premium for fire insurance.

We are today sending a cheque to the Provincial Collector for \$11.50 covering the taxes on this property.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Milwaukee Mechanics
Insurance
Company
ORGANIZED 1852

RECEIVED
NOV 2 1942
OFFICE OF THE CUSTODIAN

Milson

HENRY HOPE
LOCAL AGENT
178 BASTION STREET
NANAIMO, B.C.
TELEPHONE No. 354

28th November 1942.

G. D. Milson, Esq.,
Administration Department,
Office of the Custodian,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Atagi Yoshio, File 10412-
Your letter Nov. 26th 1942.

As stated in my letter of the 18th inst.,
I must have Mr. Atagi's registered Indefeasible
Certificate of Title before I can have a Deed
drawn up for his signature, and the transaction
registered at Victoria.

When I receive this, I will send you
a Deed and a statement showing adjustment of
taxes and insurance, and my sales commission
of 5% or, \$35.00 deducted from the total of \$700.00,
which will net \$665.00, plus the return premium
on the fire insurance, accompanied by my certified
cheque. Mr. Atagi understands all this, and
if he is anxious to close the deal he had better act
promptly as my client is getting impatient.

Yours truly,

Henry Hope

Henry Hope.

HH:GWB

10412

December 1, 1942

Mr. Yoshio ATAGI,
Reg. No. 07945,
c/o E. Uyeyama,
East Kelowna, B. C.

Dear Sir:

In connection with the sale of your property to Mr. William Branch, will you kindly forward to us immediately the Certificate of Indefeasible Title covering this property.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Milwaukee Mechanics
Insurance
Company
ORGANIZED 1882

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
DEC 3 1942

auth Milson

HENRY HOPE

LOCAL AGENT
175 BASTION STREET
NANAIMO, B. C.

TELEPHONE NO. 354

1st December 1942.

G. D. Milson, Esq.,
Administration Department,
Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Atagi Yoshio-Your letter Nov. 27th
File #10412.

Mr. Atagi's house, 102 St. George Street has been occupied by Mr. Cecil Thompson from March 21st last to November 21st ult., a period of 8 months over all. As Mr. Thompson vacated 102 St. George Street, on November 21st, in the November statement enclosed is his last rental payment. The premises have been vacant since November 21st. I hope this is the information you are seeking. *no enclosure* (B)

I carry Mr. Atagi's fire insurance and, up to the time of writing, I am not aware that he has made any assignment of it, unless he considers that the \$13.50 is the amount that would return to him on the sale of his property, which has not, as yet, been consummated. There can be no adjustment of his premium until he has executed a Deed from which the Registrar can issue a Certificate of Indefeasible Title to the new purchaser.

Yours very truly,

Henry Hope
Henry Hope.

HH:GWB

C. MURRAY REYNOLDS
BARRISTER AND SOLICITOR

PHONE 134 P. O. BOX 11

SUITE 4, VAN HOUTEN BLOCK
18 COMMERCIAL STREET
NANAIMO, B. C.

January 7, 1943.

| | |
|--------------------|----------------|
| EVACUATION SECTION | |
| Rec'd | JAN 9 1943 |
| File No. | 10412 |
| Ans. | |
| Referred | <i>Johnson</i> |

Busnel

G.W. McPherson, Esq.,
Authorized Deputy for the Secretary of State
and/or Custodian,
Office of the Custodian,
Japanese Evacuee Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Yoshio Atagi, Official Number 07945
& re William Branch and Minnie Branch,
& re Lot 6, Block 112, Section I, Nanaimo
District, Town of Newcastle, Plan 366.

Through Mr. Henry Hope, I forwarded a letter to you on the 16th of December enclosing a formal Deed for signature by Yoshio Atagi, with instructions that I would like either you or the Custodian to subscribe to the Deed as witness.

The Deed subsequently was returned to Mr. Hope duly completed in all respects except that it was not witnessed by you or by the Custodian. The reason for my request was because I felt that the Registrar of Titles would accept the Deed, as by your signature it would receive your formal approval.

Now, however, the Registrar has rejected the Deed for registration on two grounds. The first is that by virtue of a Certificate of Vesting filed in the Land Registry Office on the 17th of December (our Deed is dated December 22nd), the land in question is vested in the Custodian as to the interest of Yoshio Atagi. To remove that ground I will need a formal Document from the Custodian duly executed in the requirements of the "Land Registry Act", either cancelling the vesting and restoring the ownership to Atagi so that my Deed might be registered, or else conveying to my clients the lands that Atagi has sold.

The second objection is that under and by virtue of P.C. Order 5523, dated July 3rd, 1942, this property, not lying within a Municipality is defined as agricultural land and cannot be sold

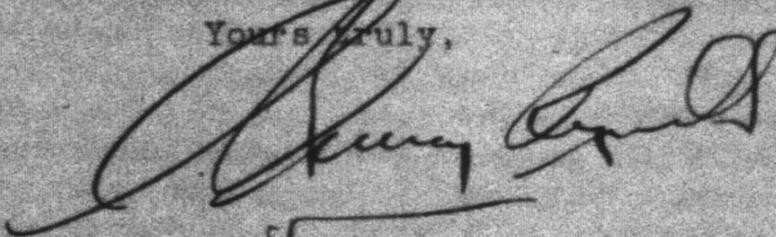
January 7, 1943.

G.W. McPherson, Esq. (cont'd)

without the consent of the Director of Soldier Settlement for Canada. Will you also obtain the required consent from the Director of Soldier Settlement.

If you are not prepared to remove the two objections taken by the Registrar of Titles then I see nothing else to be done except to return to Mr. Henry Hope the full amount of the purchase price that he has paid over to you and I will thereupon return to you the Deed that Atagi signed and the sale will be called off.

Yours truly,

A handwritten signature in cursive script, appearing to read "Henry Hope", written over a horizontal line.

CMR/DP

10412

January 9, 1943.

I. T. Barnett, Esq.,
Soldier Settlement Board,
470 Granville Street,
Vancouver, B.C.

Dear Sir:

A sale has been arranged from Yoshio ATAGI,
a Japanese, to William and Minnie Branch of a residential
property just outside Nanaimo consisting of Lot 6, Block 112,
Section 1, Nanaimo District, Town of Newcastle Plan 366.

This is not agricultural property but as it is not
within a municipal area the consent of the Board to its
transfer is necessary.

The Custodian has no objection to this sale and
has acted as intermediary correspondent in the negotiations.
Will you please be good enough to let us have a letter signi-
fying the consent of the Director of Soldier Settlement to
this transfer.

Thanking you, we are,

Yours truly,

P. H. Russell,
Administration Department.

PBR/CD

10112

January 9, 1943.

C. Murray Reynolds Esq.,
Suite 4, Van Houten Block,
16 Commercial Street,
Vancouver, B.C.

Dear Sir:

Replying to your letter of January 7 it is regretted that the vesting certificate and release from the Soldier Settlement Board were not in the Land Registry Office before the deed from Atagi to Branch and Branch was lodged for registration. The latter has to come from Ottawa and it may be a few days yet before it is in hand. No difficulty is anticipated, however, and we will inform you immediately the necessary Soldier Settlement release is in hand.

This delay is regretted and we trust that no undue inconvenience has been encountered.

Yours truly,

P. H. Russell.
Administration Department.

PHR/CD



SOLDIER SETTLEMENT OF CANADA

YOUR FILE NUMBER 10412

PLEASE QUOTE FILE JL-773

518 Rogers Building,
Vancouver, B.C.
January 12th, 1943.

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

| |
|--------------------|
| EVACUATION SECTION |
| Rec'd JAN 12 1943 |
| File No. _____ |
| _____ |
| _____ |

Dear Sir:

Attention - Mr. Russell,
Administration Department

I have your letter of the 9th of January. The Director of Soldier Settlement at Ottawa, or his authorized deputy, Mr. I.T. Barnet of this office, are the only two persons who may approve or otherwise deal with respect to Japanese owned properties.

At the present time both of these gentlemen are in Ottawa and I am afraid that neither of them would be prepared to consent to the sale from Yoshio Atagi to William and Minnie Branch without perusing the legal documents covering the transaction. When we have these they can be submitted for consideration.

Yours truly,

I.T. Barnet,
DISTRICT SUPERINTENDENT.

Per- *L.T.M.*

GTM/W

10412

January 12, 1943.

Mr. I. T. Barnet,
District Superintendent,
Soldier Settlement of Canada,
518 Rogers Building,
Vancouver, B.C.

Dear Sir:

Thank you for your letter of January 12.

The only legal document in the present case is the deed from Yoshio ATAGI to William Branch and Minnie Branch for the consideration of \$700.00 fully paid. This deed is in the Standard form in all respects. It is not at the moment in our possession it having been delivered to the agent of the purchaser in earnest of the anticipated completion of this transaction in exchange for the funds which are now held in this office. The description of the land is already in your possession.

We should be obliged if you would submit this matter to the Director by air mail asking for a direction as the transaction is completely bona fide, is approved by this office, and affects property which, while it is technically outside the boundaries of a municipality is urban in its use.

Yours truly,

P. H. Russell.
Administration Department.

PER/CD

1943

January 12th, 1943.

The Registrar,
Land Registry Office,
Victoria, B. C.

Dear Sir:

Re: Lot 6 in Block 112 of Sec.1, Town of
Newcastle, Plan 366, Dist. of Victoria.

You are hereby requested by the undersigned to cancel the Certificate of Vesting affecting the above described land and filed in your records as No. 50523. This request is in accordance with the provision of Regulation 23 (4) of the Consolidated Regulations Respecting Trading with the Enemy (1939).

Yours truly

F. G. SHEARS
Authorized Deputy of the Custodian

IM:PB

C. MURRAY REYNOLDS
BARRISTER AND SOLICITOR

SUITE 4, VAN HOUTEN BLOCK
19 COMMERCIAL STREET
NANAIMO, B. C.

January 12, 1943.

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | JAN 13 1943 |
| File No. | 10412 |
| By | Russell |

P.H. Russell, Esq.,
Administration Department,
Japanese Evacuee Section,
Office of Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: File 10412--Atagi & Branch et ux

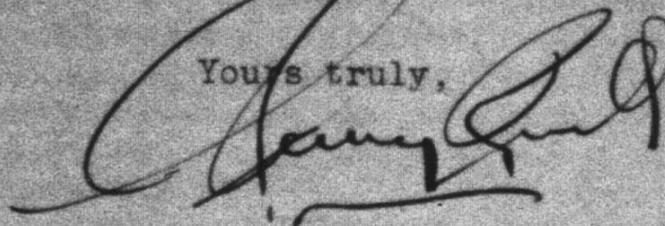
I acknowledge your letter of the 9th instant.

You will no doubt forward to me the Consent of the Soldier Settlement Board to the transfer as soon as you have received the same.

You mention that it is to be regretted that the Vesting Certificate was not in the Land Registry Office before the Deed from Atagi to Branch was lodged. It is the filing of the Vesting Certificate in the Land Registry Office that caused registration of the Deed to be refused. It is now necessary to have an appropriate Document signed by the Custodian releasing the Vesting Certificate to enable the Deed to be registered.

I am setting the matter aside until I hear from you.

Yours truly,



GMR/DP



YOUR FILE NUMBER _____

PLEASE QUOTE FILE JL 773

SOLDIER SETTLEMENT OF CANADA

518 Rogers Bldg.,
Vancouver, B. C.,
January 19, 1943.

MEMORANDUM FOR THE CUSTODIAN:

Attention Mr. Russell:

Re: Yoshio ATAGI

Replying to your further letter of the 12th I would advise that in my view it will be necessary to forward the deed for endorsement of the Director at Ottawa in the event that the sale is approved, otherwise my understanding is that the Registrar will not accept the same for registration.

Presumably the purchasers are aware that if the property is still leased or rented, as appeared to be the case in August last, they cannot expect to enter into full possession immediately, unless of course they have reached an understanding with the tenant by which the latter has agreed to vacate.

I may say that doubtless the Director will wish to be fully informed as to all the circumstances affecting the sale before formally approving of the same.

JK:HJ

I.T. BARNET,
District Superintendent.
Per: *[Signature]*

*may apply
RM*

10412

January 23, 1943.

Mr. I. T. Barnet,
District Superintendent,
Soldier Settlement of Canada,
518 Rogers Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Yoshio ATAGI sale to William and Minnie Branch.

We confirm our telephone conversation and our previous letters to your office.

By arrangements negotiated between Yoshio ATAGI as Vendor and William Branch and Minnie Branch as purchasers Yoshio ATAGI agreed to sell to William Branch and Minnie Branch for the cash consideration of \$7.00. Lot 6 in Block 112 of Section 1, Town of Newcastle Plan 366, District of Nanaimo which agreement was implemented by the signature and transmission of a Deed effective on December 20, 1942 and by the transmission of the cash consideration to this office where it is now held together with the adjusted fund in respect of taxes and insurance.

This transaction was negotiated through the intermediation of this office and this office approves of this transaction and permits the divesting of the interest of the Custodian in the property so that title may be completed in the names of the purchasers.

We are asked by the Vendor, Yoshio ATAGI, to send him the money and are asked by the purchasers, William Branch and Minnie Branch, to clear the title.

The land involved is not "agricultural" in the normal meaning of that word.

All that is needed in order that title may be registerable in the names of the purchasers is a brief letter to the Registrar of Land Titles stating either that the Director of Soldier Settlement consents to the registration of the Deed or that he has no objection to such registration. Such letter should refer to the names of the Vendors and Purchasers and to the land as above described.

It is believed that the foregoing covers the incidents of this transaction completely but if any more particulars are needed please specify

(over)

HR/CD

P. H. Russell,
Administration Department.

Yours truly,

It shall be obliged if our request for a letter to the registrar
be submitted at once by Airmail.
If any objections to the transaction appear please specify them,
so that they may be overcome if possible.

C. MURRAY REYNOLDS
BARRISTER AND SOLICITOR

SUITE 4, VAN HOUTEN BLOCK
18 COMMERCIAL STREET
NANAIMO, B. C.

February 19, 1943.

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | FEB 22 1943 |
| File No. | D412 |
| Ans. | |
| Referred | Russell |

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuee Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sirs:

Please refer to your file # 10412
Re: Atagi - Branch & Branch transfer

I acknowledge your letter of the 15th instant which I have been unable to acknowledge until now as I have been in Court the past three days.

Your letter is the first time I have received any information from you that a divesting Certificate has been sent to the Registrar at the Land Registry Office at Victoria.

If the divesting Certificate has now been filed in Victoria there is now one objection removed by the Registrar of Titles, but there is still the remaining objection that he has raised which provides that I cannot register the Deed until the consent of the Director of Soldier Settlement of Canada is obtained to the Conveyance. In other words, Atagi is not permitted to convey land without the consent of the Director of Soldier Settlement. It is up to Mr. Atagi to obtain that consent and of course he can only do so through your good offices.

Therefore you will please not deliver up to Mr. Atagi any of the purchase moneys that have been paid over to you until Mr. Atagi has obtained for me the required consent of the Director of Soldier Settlement of Canada.

Would you please negotiate on behalf of Mr. Atagi to obtain the required consent. As soon as I receive the same from you I will then apply to register the Deed and when my application to register has been accepted by the Land Registry

10412

Feb. 23, 1943.

C. Murray Reynolds Esq.,
Suite 4, Van Houten Block,
16 Commercial Street,
Honolulu, B. C.

Dear Sir:

We acknowledge your letter of Feb. 19. We would point out that in your letter of Feb. 15 we stated that the consent of the Director of the Soldier Settlement is not longer required and that as divesting has been lodged with the Registrar of Land Titles you should have no difficulty in securing the deed of ATAGI to Branch and Branch.

We shall be glad to have your confirmation of the fact that registration has been completed.

Yours truly,

P. H. Russell,
Administration Department.

PHR/CD

Copy for information of Japanese Evacuee Section
Your File No. 10412

PHONE 124 P. O. BOX 11

C. MURRAY REYNOLDS
BARRISTER AND SOLICITOR

SUITE 4, VAN HOUTEN BLOCK
16 COMMERCIAL STREET
NANAIMO, B. C.

February 24, 1945.

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | FEB 25 1945 |
| File No. | 10412 |
| Ans. | L. Bell |
| Referred | Donnell |

MB

Registrar of Titles,
Land Registry Office,
Victoria, B.C.

Dear Sir:

Re: Yoshio Atagi to Wm. Branch & M. Branch

Referring to your letter of the 5th of January to me, I am now returning herewith my cheque for \$5.40, Application Form A and copy, Tax Certificate and Conveyance Yoshio Atagi to Mr. and Mrs. Branch.

In your letter of the 5th you raised two objections against accepting the Application at that time.

I am informed by Mr. P.H. Russell of the Administration Department of the Japanese Evacuee Section of the Office of the Custodian that a divesting Certificate has been sent to you which removes one of the objections against my Application.

I am also informed that the Order in Council requiring the consent of the Director of Soldier Settlement has been rescinded. It would now appear that my Application is in order.

Would you kindly acknowledge receipt of the enclosures and if my Application is in order kindly confirm that an indefeasible Title will be issued shortly to Mr. and Mrs. Branch so that I can notify the Custodian that he is at liberty to release the purchase moneys to Mr. Atagi.

Yours truly,

"C. MURRAY REYNOLDS"

CMR/DP
encls.
Registered.

G. MURRAY REYNOLDS
BARRISTER AND SOLICITOR

SUITE 4, VAN HOUTEN BLOCK
18 COMMERCIAL STREET
NANAIMO, B. C.

February 27, 1943

PHONE 124 P. O. BOX 11

| | |
|--------------------|------------|
| EVACUATION SECTION | |
| Rec'd | MAR 1 1943 |
| File No. | 10412 |
| File | Russell |
| | with B.L. |

P.H. Russell, Esq.,
Administration Department,
Japanese Evacuee Section,
Office of the Custodian,
Department of the Secretary of State,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Please refer to your File #10412
Re: Yoshio Atagi to Branch et ux

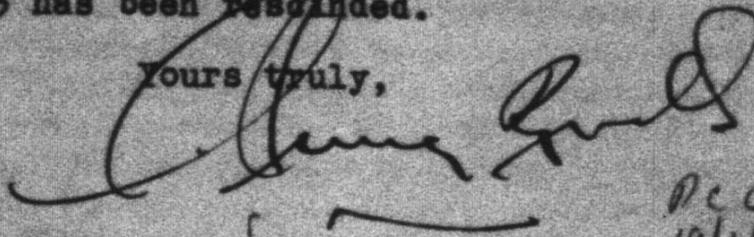
I mailed to you a copy of my letter to
the Registrar of Titles dated February 24th, 1943.

I have today received a letter in reply
from the Registrar of Titles to the effect that
the divesting Certificate has been filed with him
so that the first obstacle in connection with my
registration has been overcome; but the Registrar
says that he has no knowledge of any Privy Council
Order that has rescinded P.C. Order 5523 of July
3rd, 1942, requiring the consent of the Director
of Soldier Settlement.

In both of your letters to me of February
15th and February 23rd you assured me that the
Order-in-Council requiring the consent of the
Director of Soldier Settlement has been rescinded.

The Registrar of Titles requires me to
obtain the source of my information that P.C. 5523
has been rescinded. Would you kindly reply by
return mail giving me the source of your inform-
ation that P.C. 5523 has been rescinded.

Yours truly,



CMR/DP

PC 469
19/1/1943

6 priv notices
ordinament

5 separate 1 - sent
9 blank sent

10412

March 4, 1943.

Mr. C. Murray Reynolds,
Barrister & Solicitor,
Van Houten Block,
Suite 4,
16 Commercial Street,
Nanaimo, B. C.

Dear Sir:

Re: Yoshio ATAGI

In reply to your letter of February 27th, P. C. 469 dated January 19, 1943 has six paragraphs of recitals, one of ordainment, five operative, and is too long to quote, but Paragraph 1 of the operative clauses reads as follows:

"1. Order in Council, dated 29th June, 1942, (P.C. 5523) and amending Order in Council dated 4th August, 1942, (P.C. 6885) are hereby revoked."

Without doubt there will be a copy of this order in the Law Library at Victoria for the reference of the Registrar if he has not already been provided with a copy for his own files.

It is hoped that this will clear up this troublesome matter.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDK

G. MURRAY REYNOLDS
BARRISTER AND SOLICITOR

PHONE 134 P.O. BOX 11

SUITE 4, VAN HOUTEN BLOCK
18 COMMERCIAL STREET
NANAIMO, B. C.

March 22, 1943

| |
|--------------------------|
| EVACUATION SECTION |
| Rec'd MAR 23 1943 |
| File No. _____ |
| Ans. _____ |
| Referred <i>Russell</i> |

Rly

P.H. Russell, Esq.,
Administration Department,
Office of Custodian,
Japanese Evacuee Section,
Department of the Secretary of State,
506 Royal Bank Bldg.,
Vancouver, B.C.

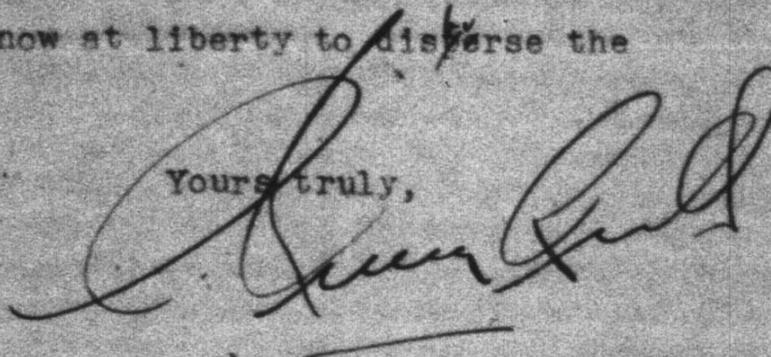
Dear Sir:

Please refer to your File # 10412
Re: Yoshio Atagi to Branch et ux

Registration of the Conveyance from Yoshio
Atagi to Mr. and Mrs. Branch has now been completed
and I have the Purchasers' Certificate of Title
29969-N.

You are now at liberty to disburse the
purchase moneys.

Yours truly,



GMR/DP

COPY

Check file

For File No. 10412

P. S. ROSS & SONS

August 30th, 1943.

Our file 295-112

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

Attention: Mr. McAllister
Claims Department

Dear Sir:

Re: Hanaimo Shipyards Limited

We are paying the creditors of the above Company and we note the following balances in the Company's books to the credit of Japanese persons and companies:

| | |
|----------------------|---------|
| Yoshio Atagi | \$19.40 |
| F. Koyama Company | 41.13 |
| Himi Shokai | 30.84 |
| Nakata Taxi | 15.30 |
| Yoshihiro Okada | 12.00 |
| Mrs. Hisano Takemaka | 23.82 |
| Yukai Takemaka | 56.73 |

As none of the foregoing have filed formal proof of debt in response to our advertisement of creditors of the Company, we would ask you to advise us whether or not you wish the accounts to be paid to you.

Yours faithfully,
(signed) P.S. Ross Sons.

Messrs. P.S. Ross & Sons,
Royal Bank Building,
Vancouver, B.C.

OUR REPLY:

Dear Sirs: re: Hanaimo Shipyards Ltd.

We thank you for yours of the 30th ult., your file 295-112, re the above.

We have examined the files of the Japanese mentioned by you but have found no record in any of the files of the money owed to them by the Hanaimo Shipyards Ltd. However, if you would be good enough to forward us the funds we will write to each creditor and have the matter confirmed.

ENCLOSURE

A. McAllister, Claims Department.

File No. 10412
Ref. No. 079A5

Yoshio ATAGI

| <u>Date</u> 1942. | <u>Particulars</u> | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|----------------------|---|----------------|---------------|----------------|
| March 21 | Rent paid by <u>E. W. Forward</u> , Honolulu Agent's Fee. | \$2.50 | \$ 10.00 | |
| April 21 | Rent paid by <u>E. W. Forward</u> Agent's Fee. | .75 | 10.00 | |
| May 21 | Rent paid by <u>E. W. Forward</u> Agent's Fee. | .75 | 10.00 | |
| June 21 | Fire Insurance premium <u>C. Thompson</u> - rent Forward Commission | 18.00 .75 | 10.00 | |
| July 21 | <u>C. Thompson</u> - rent <u>H. Hope</u> Commission | .75 | 10.00 | |
| August 21 | <u>C. Thompson</u> - rent <u>H. Hope</u> commission | .75 | 10.00 | |
| September 21 | <u>C. Thompson</u> - rent <u>H. Hope</u> Commission | .75 | 10.00 | |
| November 16 | Cheque 869, Yoshio ATAGI | 20.00 45.00 | 70.00 | |

\$25.00 Cr

10412

April 19th, 1943

Mr. J. W. James,
Nanaimo, B. C.

Dear Sir:-

Re: Yoshio ATAGI

On going through our file we find that the real estate of this Japanese, being 102 St. George Street, was sold through Mr. Henry Hope and C. Murray Reynolds without our Administration Department looking after the matter of this man's furniture. He declared "furniture, two stoves" and it may easily be that this was included in the sale. Would you kindly confirm whether or not this is so and if not, what arrangements were made for its safekeeping?

Yours truly,

H. F. Green
Protection Department

HFG:IF

J. W. James
Auctioneer & Appraiser
General Insurance - Fire and Auto, Etc.

Established 1912

| | |
|----------|--------------|
| Rec'd | APR 26 1943 |
| File No. | 10412 |
| Ans. | 35/4 |
| Referred | <i>Green</i> |

Nanaimo, B. C. April 23rd. 43

Custodian
Japanese Evacuation Section
VANCOUVER B.C.

Mr H.F. GREEN,

REF. File 10412 *at Green*

Dear Sir,

Re your letter of the 19th. ATAGI Yoshio 102 St. George Street

I have been down to Brechin and investigated this claim,

I contacted the present owner Mr Branch, and he declared the house was empty when he bought it,

Then I saw the tenant who rented from Mr Hope when the Japs left here, Mr Thompson who said the house was empty when he rented it,

also Mr Hope says that he is sure the house was empty.

When I was taking an inventory, the tenant Mr Thompson told me then, there was nothing belonging to the Japs in the house,

Trusting this is the ~~infor~~

information you require,

Yours truly

J. W. James
J. W. JAMES

10412

April 30th, 1943

Mr. J. W. James,
Nanaimo, B. C.

Dear Sir:-

Re: Yoshie ATAGI

Many thanks for yours of April 23rd from which we see that it appears reasonably probable that the Japanese disposed of the little furniture he declared before or subsequent to evacuation. We are enclosing herewith our cheque for \$2.50 in payment of your services in this connection.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

10412

27th October, 1942

Mr. Yoshio Atagi,
Registration #07945,
c/o. Mr. E. Uyeyama,
East Kelowna, B. C.

Dear Sir:

We have received a communication from Mr. Henry Hope which informs us that he has received an offer of \$600.00 cash for your property at 102 St. George Street, Nanaimo, B.C.

Mr. Hope says that you have listed this property with him for \$800.00 but in his judgment it is very doubtful if it is worth more than \$600.00.

As you know, it is not our policy to sell Japanese properties unless it is the wish of the Japanese owner, so that we are writing to you asking if you would be prepared to accept the suggested offer.

In view of the fact that the annual tax is only \$11.50, it would almost appear that \$600.00 would be a fair price.

Will you please let us have an immediate reply.

Yours truly,

F. G. Shears,
Manager.

FGS/PMH

10412

6th November, 1942

REGISTERED

Mr. Yoshio Atagi,
Registration #07945,
c/o Mr. E. Uyeyama,
Kasloona, B. C.

Dear Sir:

We wrote to you on the 27th October asking for your wishes with regard to a possible sale of your property at 102 St. George Street, Nanaimo.

In order that we may be in a position to advise Mr. Henry Hope we would appreciate it if you would let us hear from you by return advising us if you are interested in the offer of \$600.00 cash.

Yours truly,

F. G. Shears,
Manager.

FCS/PMB

^{on Shears}
East Kelowna B.C.
Nov 9th 1942

Department of the Secretary
of State office of the Custodian
Japanese Section

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 11 1942

Vanouver, B.C.

File no. 10412
Registration no. 07945.

Dear sir

In reply to your letter of the 27th Oct. in connection
to my house & property at 102 St. George street,
Nanaimo,

The price you refer is too low, I wish to
get \$701.⁰⁰ Cash sale, Sir, will you please
write to Mr Henry Hope, the price I wish
to sell.

I think there must be some rental be
left over after paying Taxes & Insurance, &
if there is any I wish to receive it as I
need some money these day as you may
imagine.

Please let me hear from you again.

% K. Ueyama
East Kelowna B.C.

yours truly
Yashio Atagi

10412

14th November, 1942

Mr. Yoshio Atagi,
Registration #07945,
c/o E. Uyeyama,
East Kelowna, B. C.

Dear Sir:

We are in receipt of your letter of the 9th instant in which you advise us that you would be willing to accept \$700.00 cash for the sale of your property at 102 St. George Street, Nanaimo.

We do not know whether this proposition will be entertained by Mr. Henry Hope but we have to-day written to him and upon receipt of any reply from him we will advise you.

In regard to your request for some money for the rental of your property, we are pleased to enclose herein our cheque for \$20.00.

Yours truly,

F. G. Shears,
Manager.

FCS/PBH

Encl.

10412

URGENT

November 20, 1942

Mr. Yoshio ATAGI,
Reg. No. 07945,
c/o E. Uyeyama,
East Kelowna, B. C.

Dear Sir:

Referring to your letter of the 9th inst., in which you advise us that you would be willing to accept \$700.00 cash for your property at 102 St. George Street, Nanaimo, we have today received advice from our agent that Mr. William Branch will purchase your property for this amount. He has made a deposit of \$100.00 with our agent and agrees to pay the balance on the execution of the deed of sale. Will you kindly authorize us immediately to accept the offer and we will have the deed prepared and sent to you for signature, surrendering same to Mr. Branch on payment of the \$700.00.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 25 1942

East Kelowna B.C.

Nov 21st 1942

Secretary of the Secretary Mulsom
Japanese Evacuation Section
Vancouver B.C.

Re File no 10412 Reg no 07945

Dear sir

yours of the 20th inst in hand & beg to state that
I am prepared to accept the price of \$700.00 by
cash for my property at 102 St George street

Nanaimo, please make necessary document for
signature

I have also received your letter of the 14th inst
with the cheque of \$20.00 for the part of rental.

I believe that the rent started from end of March
& still continuing, & if so the amount of rent must
be quite much, I figure as below.

| | |
|---|----------|
| rental from end of March about 8 months | \$ 80.00 |
| fire insurance rebate per assignment | 13.50 |
| Total | 93.50 |
| deductions Tax | \$ 11.50 |
| by cheque Dated 14th inst | 20.00 |
| Total | 31.50 |

If nothing else deducted the Balance should credit
to me about \$ 62.00. yet

I beg for your consideration to this matter also
& oblige

Your truly

Y Atagi

10412

December 7, 1942.

Mr. Yoshio ATAGI,
Reg. No. 07945,
c/o E. Uyeyama,
East Laloma, B.C.

Dear Sir:

Reviewing the correspondence in your file, it should be explained to you that both taxes and fire insurance will be adjusted as of the date on which you sign and deliver the deed to the purchase of your land. Your figure of \$13.75 for fire insurance is correct as of the 20th of this month. The tax adjustment will be very small as the year is almost finished.

Nothing can be done without the title to your land and your insurance policy. If you will send them at once, Deed of Transfer for the land, together with assignment of the insurance will be prepared and sent to you for signature. These will then be returned to us and will be exchanged by this office for the money being paid for the land. Control of your documents will not be given up until the money is paid to us for you.

Yours truly,

P. H. Russell.

PHR/CD

10412

December 29, 1942.

Mr. Yoshio Atagi,
Reg. No. 07945,
East Kelowna, B.C.

Dear Sir:

We have received from Mr. Henry Hope the enclosed account together with his draft for \$678.85 as set out in the account and his covering letter, copy of which is also sent to you.

In order to complete this matter it is necessary for you to complete the assignment of Insurance now enclosed (four copies). Please sign these and have them witnessed. You need not go to a lawyer for this. Any person can act as a witness. Return them to this office and the matter will be completed.

We are holding funds to your credit in the meantime.

Yours truly,

P. H. Russell.
Administration Department.

701.60
678.85

22.75-

PHR/CD
Encls.

East Kelowna B.C.
March 22nd 1943

Department of the Secretary
of State of the Custodian
Japanese Evacuation Sec.
Vancouver B.C.

| |
|--------------------|
| EVACUATION SECTION |
| MAR 24 1943 |
| NO. 10412 |
| NAME Bell |

Reg No 07945

File No 10412

Mr. Bell

Dear sir,

Please allow me to write again in connection with my Nanaimo property, which you refer to A. S. B.'s approval.

As I am in need of money badly, I wish to receive the full amount including my credit balance in your ledger.

Will you be kind enough to let me have the money & oblige.

I also beg for your assistance of shipping a baby tricycle which has been left under care of Mrs. B. Niben 1140 Vancouver Ave Nanaimo, B.C. I will pay the charge for same at station here.

Thanking for your kind attention
Yours truly

Yoshio Atagi

Attended to 11/3

10412.

April 1, 1943.

Mr. Yoshio ATAGI,
Registration No. 07945,
East Kelowna, B. C.

Dear Sir:

Re: Lot 6, Block 112, Section 1, Town
of Newcastle, Plan 366 (Victoria).

We are pleased to be able to advise that all formalities in connection with the transfer of the above property into the names of William Branch and Minnie Branch have at last been completed, and we are in a position to deal with your instructions regarding proceeds. The amount standing at your credit is, as you know, \$678.85.

In order to conserve such cash assets for the purpose of making them available over as long a period of time as possible, this office has adopted the policy of limiting remittances to \$100.00 in any one month. Requests for larger sums to meet special needs are given careful consideration but a request for a monthly remittance within the above limit insures that the money is remitted every month so long as funds in hand permit.

We are not taking any action until we hear from you on the subject.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.