

10360

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INFORMATION FROM R.C.M.P.

DATE July 3/43

File No. 10360

Name OKINO, Keisaku
(Surname in Block Letters)

Registration No. 05242

Male - Female
(Check)

Age Aug. 28, 1901

Former Address P. O. Box 220, Steveston, B. C.

Date Evacuated 10/3/42 Naturalized - Canadian-Born - National
(Check)

Present Address Greenwood, B. C.

Married - Single
(Check)

nee
Name of Wife (MURAKAMI) Tome #04926

Name of Husband

nee
Name of Mother (HAMAURA) Kuni (Japan)

Name of Father Dec'd

Names of Children under 16

Nobo (M) 25/1/37

Requested by

ECI

Registered with Custodian (Yes or No)

Additional Information Farmer

File No. 10360

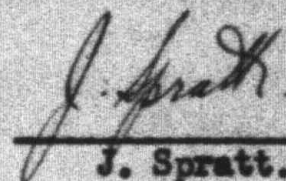
PERSONAL PROPERTY SUMMARY

April 30, 1949.

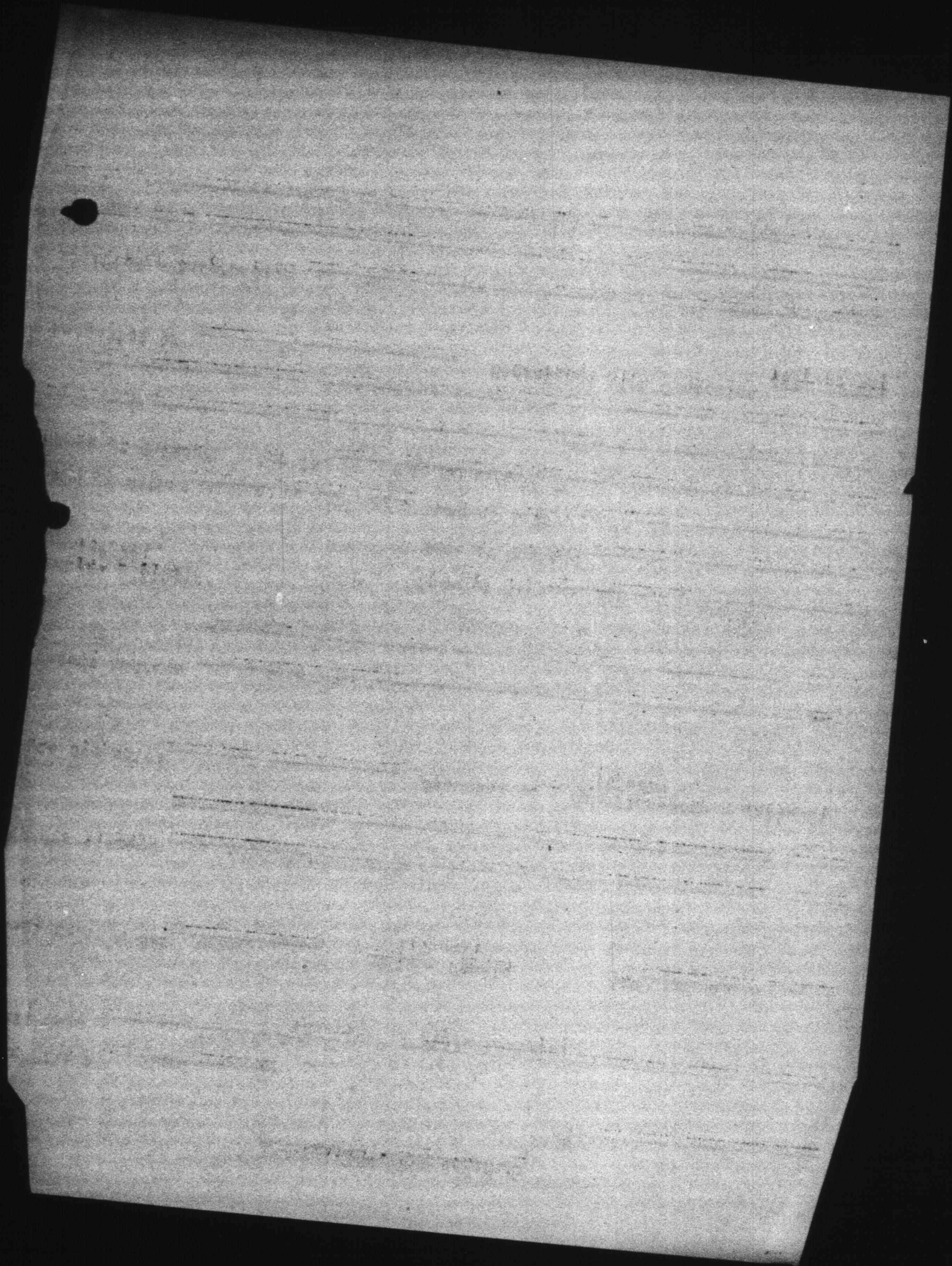
Re: (Mr.) Keisaku OKINO - Reg.#05242.

According to information on file OKINO did not complete a JP Declaration Form and there is no mention of personal property of any kind being left in the Protected Area belonging to this Japanese.

I hereby certify that the above summary is in accordance with information on file.


J. Spratt.

/js



This Indenture

made in duplicate the thirty-first day of January in the year of our Lord one thousand nine hundred and thirty-five (1935)

In Pursuance of the "Short Forms of Tenures Act"

Between J. M. TERRY, of Steveston, in the Province of British Columbia,

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

hereinafter called the "lessor" of the FIRST PART; and

10360 KEISAKU OKINO, of Steveston, in the Province aforesaid.

hereinafter called the "lessee" of the SECOND PART;

WITNESSETH, that the said lessor doth demise unto the said lessee, his executors, administrators and assigns, ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Richmond of in the Province of British Columbia, more particularly known and described as follows:—

Lot Six (6) of Section Eighteen (18), Block Three (3) North, Range Six (6) West, Lulu Island.

From the First day of March one thousand nine hundred and thirty-five (1935) for the term of four (4) years thence ensuing.

YIELDING therefor during the said term the rent of

One thousand ----- dollars (\$1,000.00) of lawful money of Canada, payable on the following days and times, that is to say:

On the Execution of this lease the sum of One Hundred dollars (\$100.00)
On October 15th., 1935 the sum of One hundred, fifty dollars (\$150.00)
On March 1st., 1936 the sum of One hundred dollars (\$100.00)
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On March 1st., 1938 the sum of One hundred dollars (\$100.00)
On October 15th., 1938 the sum of One hundred, fifty dollars (\$150.00).

I herewith agree to release the lessor from the obligation to pay rent for the term of four (4) years from the date of the execution of this lease to the date of the execution of this lease.
Witness my hand and seal this 18th day of March 1935.

THAT the said lessee covenants with the said lessor to pay rent; ~~to pay taxes;~~ AND to pay rates for water, electric light, gas and telephone; AND to repair; AND to keep up fences; AND not to cut down timber; AND the said lessor may enter and view state of repair, AND that the said lessee will repair according to notice.

THAT the said Lessee will not use premises as a shop, AND will not assign without leave. And will not sub-let without leave. AND that he will leave premises in good repair. AND that he will not carry on any business that shall be deemed a nuisance on the premises. AND that he will keep the ditches cleaned out.

PROVISO for re-entry by the said lessor on non-payment of rent, or non-performance of covenants. PROVISO for re-entry on seizure or forfeiture of the said term. THE said lessor covenants with the said lessee for quiet enjoyment.

PROVIDED ALWAYS and it is hereby agreed by and between the parties hereto that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the lessee or if the lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term granted be burned down, or damaged by fire, or tempest, so as to render the same unfit for the purpose of the lessee then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury sustained and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the lessor have been rebuilt or made fit for the purpose of the lessee.

PROVIDED ALWAYS and it is hereby agreed by and between the parties hereto that if the said lessee shall hold over after the expiration of the term hereby granted and the lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

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

IN WITNESS WHEREOF, the said parties hereto have hereunder set their Hands and Seals.

SIGNED, SEALED AND DELIVERED

In the presence of

Signature of Witness *W. Fairhall*
Street Address 1318 S.W. Marine Drive
City or Town Vancouver, B. C.
Occupation of Witness *Accountant*
as to both parties

J. M. Teek.

K. O'Brien

21
Bated January 31st. 1915

J. W. TEEK

- TO -

HEISARD OKIMO

LAND
~~THUR~~ DEED

(STATUTORY FORM)

The Clarke & Stuart Co., Ltd., Land Brokers and Auctioneers, Vancouver, B. C.
Form 9

J. W. FAIRHALL
Notary Public
Real Estate Insurance
1316 S.W. Marine Drive
Vancouver, B. C.

FILE NUMBER 10360

REGISTRATION NUMBER 04926

OKINO, Keisaku

LOCATION AND NATURE OF PROPERTY

Lot 6, Sec. 18, Block 3 North,
Range 6 West, Municipality of Richmond.

OWNERSHIP

This property is owned by J. M. Teek,
4065 McGill Avenue, Vancouver.

REMARKS

There is no Form "JP" in connection with this property and I would refer to your letter of June 3rd.

I personally visited the property and found that it consisted of approximately $1\frac{1}{2}$ acres of strawberries and 1 acre of loganberries. Both crops have been well attended to this year and are in excellent condition. The value of \$3000 placed on these crops by Mrs. Okino, might possibly be the crop value after the crops have been harvested.

The property is owned by J. M. Teek, as above, with whom I have been in touch and who informs me that the lease was granted originally for 4 years, from March 1st, 1935, to Keisaku Okino. When the lease finally matured in 1939, Teek agreed to renew the same for another 4 years, at the rate of \$100 per annum, payable in advance, but so far as he can remember, it was a verbal arrangement only and not supported by document, placing Okino in the position of an over-holding tenant. A short time prior to the evacuation of Okino, he paid the sum of \$100 to Mr. Teek and later, when evacuated, requested Teek to return to him the \$100 and asked him to cancel the lease, which Teek did. Teek then rented the land to David Orr, receiving a rental only and no consideration for the crop. On visiting the property, I found David Orr busy harvesting the strawberry crop.

In view of the fact that there are no documents supporting the extension and that Okino requested a return of rental and the cancellation of the lease, I cannot say what can be done in this matter. I would, however, recommend that Okino be communicated with at Red Pass and that his version of the matter be obtained.

June 9th, 1942.

Rent for year 1942
\$100 spring 1942 - Sept 30/42
L. Mascher

10860

~~02172~~

3rd June, 1942.

J. D. Mather, Esq.,
315 Metropolitan Bldg.,
Vancouver, B. C.

Dear Sir:-

Re: Mrs. Keisaku OKINO
Reg. No: # 04926

The above named Japanese has evacuated and is now working at Camp #6, Red Pass, Rainbow, B. C.

His wife has advised me that he holds the following leased property:

Lot 6 of Section 18, Block 3, North Range 6 West, Lulu Island, Municipality of Richmond.

The lease extended to March 1st, 1943, from J. M. Teek, is supported by Indenture dated 31st January, 1935.

I am also advised that 2 acres are planted in strawberries, and 1½ acres in loganberries, the value of both crops being placed at \$3000.00.

Will you please make an inspection of the property and report to me in the usual way, with your recommendation. I am particularly desirous of knowing if the crops can be sold; if so, on what terms, and what you consider their worth.

Yours truly,

CRB:BR

R. P. Alexander,
Assistant Manager.