

Period IV (2) – ii. Land lease contract for Kuba Island concluded between the U.S. Forces and the landowner

Notification from the U.S. to the Government of the Ryukyu Islands requesting the acquisition of Kuba Island

No.53 Notice of Requirement to Acquire Property, Ishigaki City, FY2018/P16 NR-183 ENG-0227 January 1960

Overview

This document is a notification from the United States with a request to the Government of the Ryukyu Islands for the procurement of Kuba Island, located in Ishigaki City, as a military reservation on an indefinite lease.

This notice prescribes that it is the Government of the Ryukyu Islands that negotiates for the U.S. Forces to use the specified land as a military reservation, based on the decree of the High Commissioner of the Ryukyu Islands (*1).

The notice itself (Images1-1 to 1-3) shows that it was signed by the Government of the Ryukyu Islands in January 1960, registered with the Yaeyama District Land Registry Office, and made public in Ishigaki City during the same month. It states that the time of the start of procurement through the lease was retroactive to July 1958. This was actualized in a contract concluded between the Government of the Ryukyu Islands and Mr. Zenji KOGA, the owner of Kuba Island (*2).

The land for lease is specified in the attached document, with EXHIBIT "A" (Image2, refer to the excerpt) showing the terms and EXHIBIT "B" (Image3) the boundaries of the land.

The fact that Kuba Island was used as a military reservation by the U.S. Forces was also reported in newspaper articles of the time, with descriptions, for example, that Ishigaki City had collected fixed asset tax from Mr. KOGA.

*1 Highest ranking officer of the United States Civil Administration of the Ryukyu Islands (USCAR)

*2 A separate basic lease agreement concluded between the Government of the Ryukyu Islands (Ishigaki City) and Zenji KOGA, the owner of Kuba Island, exists (Repository: the Okinawa Prefectural Archives, Document Code R00035532B). In this way, the Ryukyu government concluded a general lease agreement with the United States after concluding separate contracts with the respective individual landowners.

Excerpt

[Refer to Image2]

*Details of Kuba Island, the acquisition of which was requested by the U.S. Forces

RECAPITULATION BY CLASS & GRADE				*** Ishigaki City	List Nr. C-238	
CLASS	GRADE	TRACTS	TSUBOS ^{*3}	ACRES	ANNUAL RENTAL	PER- CENTAGE
Range Land	1					Paid in FY1962
	2	1	264,400		5,763.92	
	3					
Total Privately Owned Land		1	264,400	215.01	5,763.92	100%
GRAND TOTAL		1	264,400	215.01	5,763.92	100%

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[Refer to Image3]

*Boundaries of Kuba Island, the acquisition of which was requested by the U.S. Forces

EXHIBIT B
AREA TAKEN (Land used)
(Kuba Island marked in red diagonal lines)

*3 Traditional unit of land area used in Japan, approx. 3.31 square meters

Date Created	January 1960
Author(s) & Editor(s)	General Affairs Section of the Military Land Office, Legal Affairs Department, Government of the Ryukyu Islands
Publisher	General Affairs Section of the Military Land Office, Legal Affairs Department, Government of the Ryukyu Islands
Name of Publication	Notice of Requirement to Acquire Property, Ishigaki City, NR-183 ENG-0227 Indefinite Leasehold
Language	English/Japanese
Medium	Paper
Public Access	Available to the public
Repository	Okinawa Prefectural Archives
Reference & Information	Follow the instruction at the Okinawa Prefectural Archives

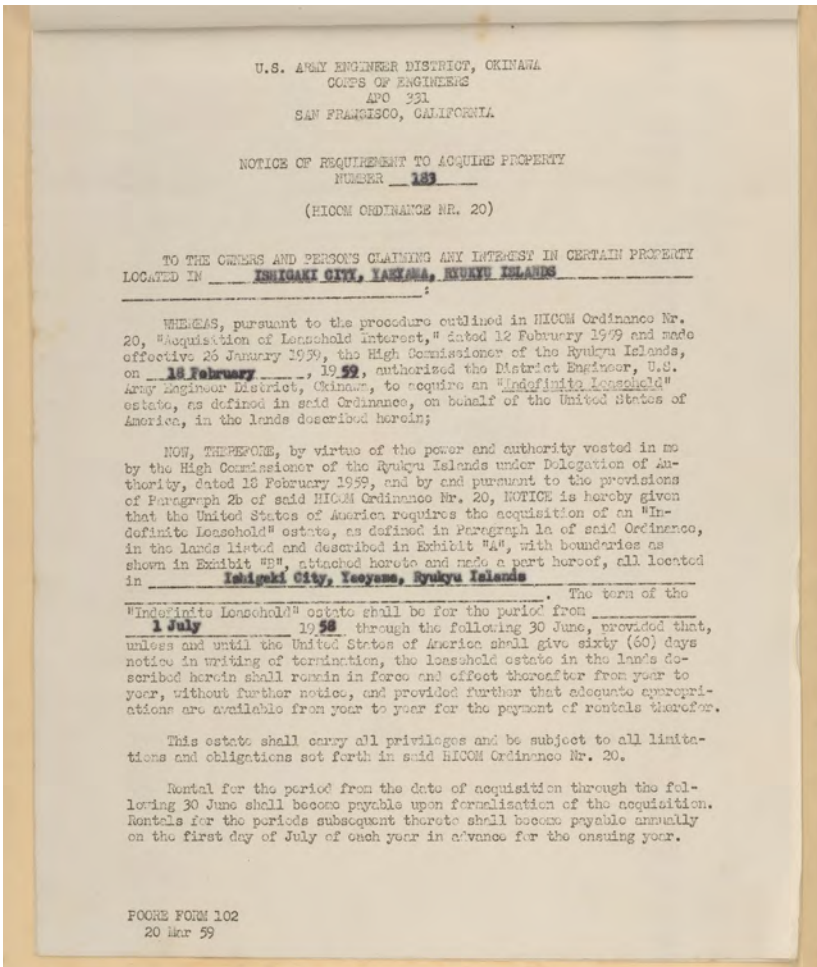


Image1-1
(Notice of Requirement to Acquire Property)
Repository: Okinawa Prefectural Archives

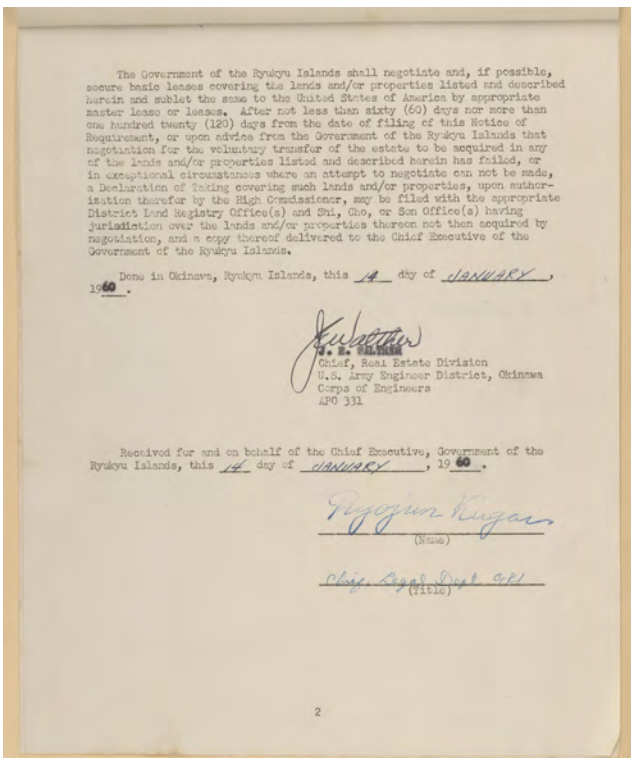


Image1-2 (Notice of Requirement to Acquire Property, continued. Signed by the U.S. Forces and Government of the Ryukyu Islands)

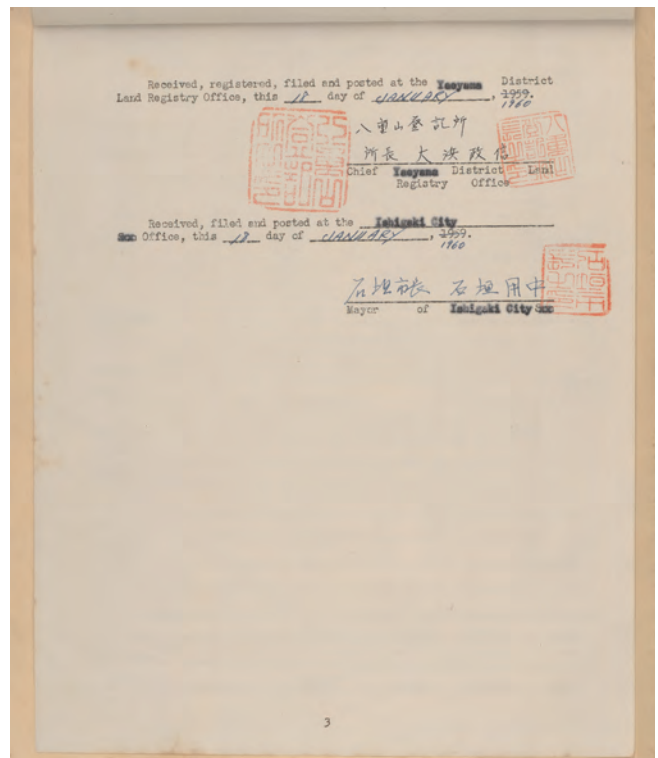


Image1-3 (Notice of Requirement to Acquire Property, continued. Signed by the Yaeyama District Land Registry Office, Ishigaki City)

RECAPITULATION BY CLASS & GRADE				Ishigaki City		List Nr. C-238
CLASS	GRADE	TRACTS	TSUBOS	ACRES	ANNUAL RENTAL	PER- CENTAGE
Bldg. Lot	1					
	2					
	3					
	4					
	5					
Sub-Total						
Wet Farm	1					
	2					
	3					
	4					
	5					
Sub-Total						
Dry Farm	1					
	2					
	3					
	4					
	5					
Sub-Total						
Forest Land	1					
	2					
	3					
Sub-Total						
Range Land	1					
	2	1	264,400		5,763.92	
	3					
Sub-Total						
Tomb Land						
Forest Reserve						
Sacred Land						
Misc. Land						
Pond, Marsh, Swamp & Pool (Chiso)						
Public Used Land						
Salt Flat						
Total Privately Owned Land		1	264,400	216.01	5,763.92	100%
Municipal Land Unsubdivided		-----	-----	---	-----	--
GRAND TOTAL		1	264,400	216.01	5,763.92	100%

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Handwritten notes: 62年, 支払済

Image2 (EXHIBIT A: Details about Kuba Island owned by Zenji KOGA)

Repository: Okinawa Prefectural Archives

* Although there are no clear indications that this is EXHIBIT "A," this is indeed believed to be the document corresponding to EXHIBIT "A." The notes written in pencil indicate that payment was completed in FY1962, and they were presumably added in the process of continuing the payment of rent after the agreement had been signed.

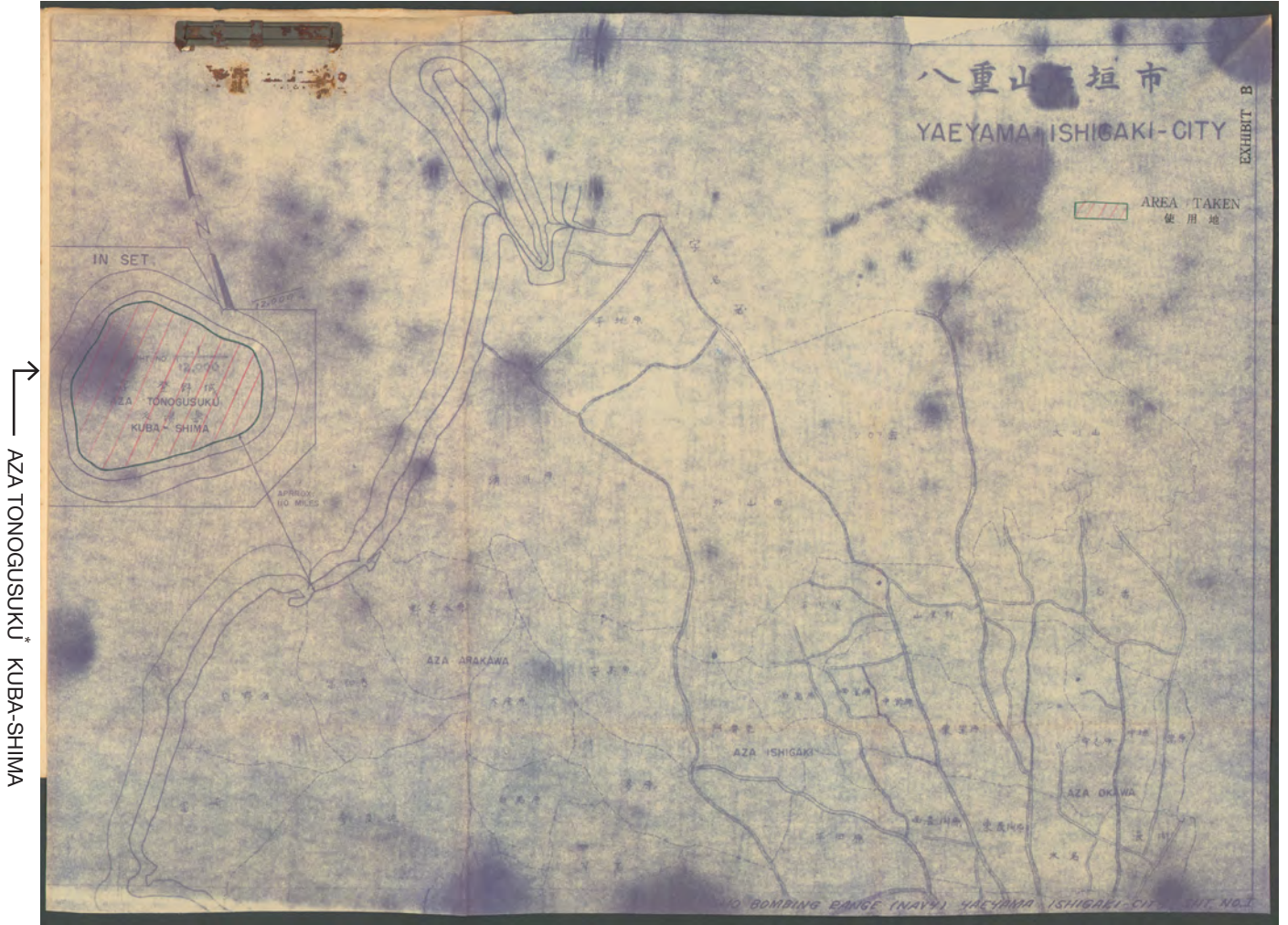
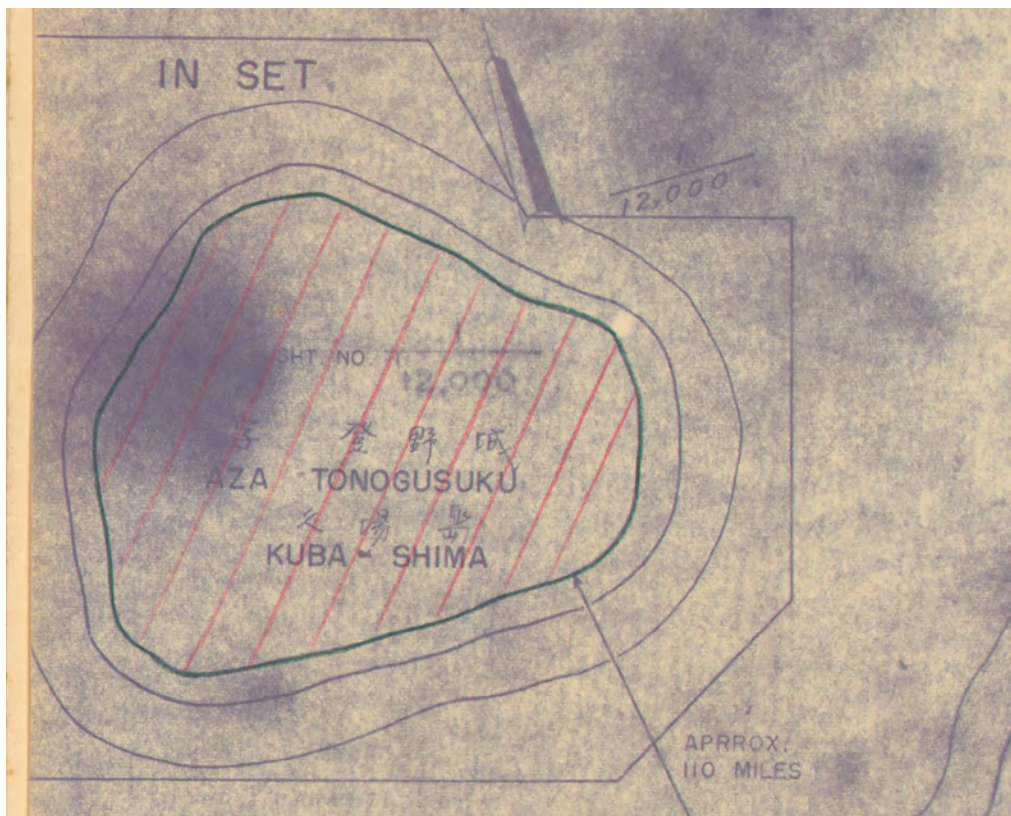


Image3 (EXHIBIT B: Document showing the boundaries of the land. The section covered in red diagonal lines is Kuba Island of Tonoshiro, Ishigaki City.)

Repository: Okinawa Prefectural Archives

* The Chinese Character "城(shiro)" of "登野城(Tonoshiro)" has another reading used in Okinawa, which is pronounced "Gusuku".



Enlarged image of the relevant section