

Kwajalein Land Acquisition

1. Acquisition Procedures

A. The real estate utilized by the Kwajalein Missile Range within the Kwajalein Atoll is leased from the Marshallese owners by the Trust Territory Government. The US Government in turn leases the required real estate from the Trust Territory Government at the price and terms negotiated by the Trust Territory. The significant feature is that two leasing documents exist.

B. Requirements for Kwajalein Atoll real estate are placed through the Pacific Ocean Division, US Army Corps of Engineers, to the Pacific Naval Facilities Engineering Command, Hawaii (PACNAVFACENG COM). PACNAVFACENG then places the requirement with the Trust Territory Government.

2. US Leased Islands, Kwajalein Atoll

A. Kwajalein, North and South Loi

- (1) 600 acres
- (2) 99 year lease beginning 1964
- (3) \$750,000

B. Gugeegue

- (1) 59.4 acres
- (2) Interim use and occupancy rights granted by TT to US Government in 1959. Ownership now questionable and is in TT Courts for determination of ownership.

C. Meck

- (1) 37 acres
- (2) 99 year lease beginning 1963
- (3) \$18,500

D. Eniwetak, Omelek, Gellinam

- (1) 30.2 acres
- (2) Condemnation action filed in Trust Territory Court in 1963 and 1966. Trust Territory granted entry rights for construction, use and entry. Condemnation case still pending.
- (3) \$26,680.64 (Escrow)

E. Gagan

- (1) 6.093 acres
- (2) 25 year lease beginning 1963
- (3) \$6,093

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F. Ennugarret

- (1) 5.92 acres
- (2) Indefinite Use rights granted by TT beginning 1963.
- (3) \$1,704

G. Roi-Namur

- (1) 400 acres
- (2) TT assigned use and occupancy rights to US for indefinite period effective 1944. Recent TT Court decision declared this island to be privately owned vice public domain land.
- (3) TT has received \$80,000 from DOD and PACNAVFACENGCOM holds \$305,700 in Army funds to be used to obtain least. TT and land owners have not reached agreement on payment for past use and future use lease. Army estimates that \$2.5 - 3M will be final lease price.

H. Illeginni

- (1) 31.22 acres
- (2) 25 year lease beginning 1969
- (3) \$31,220

I. Legan

- (1) 18 acres
- (2) 99 year lease beginning 1963
- (3) \$9,000

J. Ennylabegan

- (1) 70.527 acres
- (2) Indefinite use rights granted by TT beginning 1963
- (3) \$40,120.70 paid to TT government by Navy & Army.

K. Ningi

- (1) 47 acres
- (2) 99 year lease beginning 1963
- (3) \$23,500

L. Total costs for existing leases and escrows \$896,817 1305 acres (includes Roi-Namur, Eniwetak, Omelek, Gellinam).

M. Anticipated costs for leases (25 years) Roi-Namur, Eniwetak, Omelek, Gellinam - 2.5/3.5 million.

3. Summary:

A. No known requirement for additional real estate in Kwajalein Atoll. Current leases reviewed every 5 years. (1973 is next review).

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B. Consumation of leases for Eniwetak, Omelek, Gellinam and Roi-Namur should be expedited by Trust Territory. We can discern no great activity by TTPI to settle these leases. Information available to Army indicates possible interest in these leases by OEO lawyers. Mr. Dennis Olsen (OEO Lawyer, Majuro) is reported to have stated that every land lease negotiated for Kwajalein Atoll Land by the Government (TT & US) is invalid. Mr. Olsen is representing the people of Ebeye in land disputes with the TTPI. An additional OEO lawyer is expected to be assigned in Majuro to assist Olsen.

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Kwajalein Mid-Atoll Corridor Agreement

1. In 1964, 158 people were, by agreement, relocated to Ebeye for safety reasons from eleven islands within the Kwajalein Atoll (designated as the Mid-Atoll Corridor).

a. The terms of the original Mid-Atoll Corridor Agreement provided for subsistence payments, loss of COPRA income, and a one-time lump sum payment. Total \$69,400 for first year.

b. Three subsequent addendums to the agreement increased the cost per year to \$270,940 per year.

c. The present Mid-Atoll Corridor Agreement was consummated in December 1970, and provides that the US Army pays the Trust Territory \$420,000 per year (which is paid to the affected Marshallese), upon the eventual return of the people, build 30 dwellings on the Islands from which the people were relocated, and provide transportation back to the original islands.

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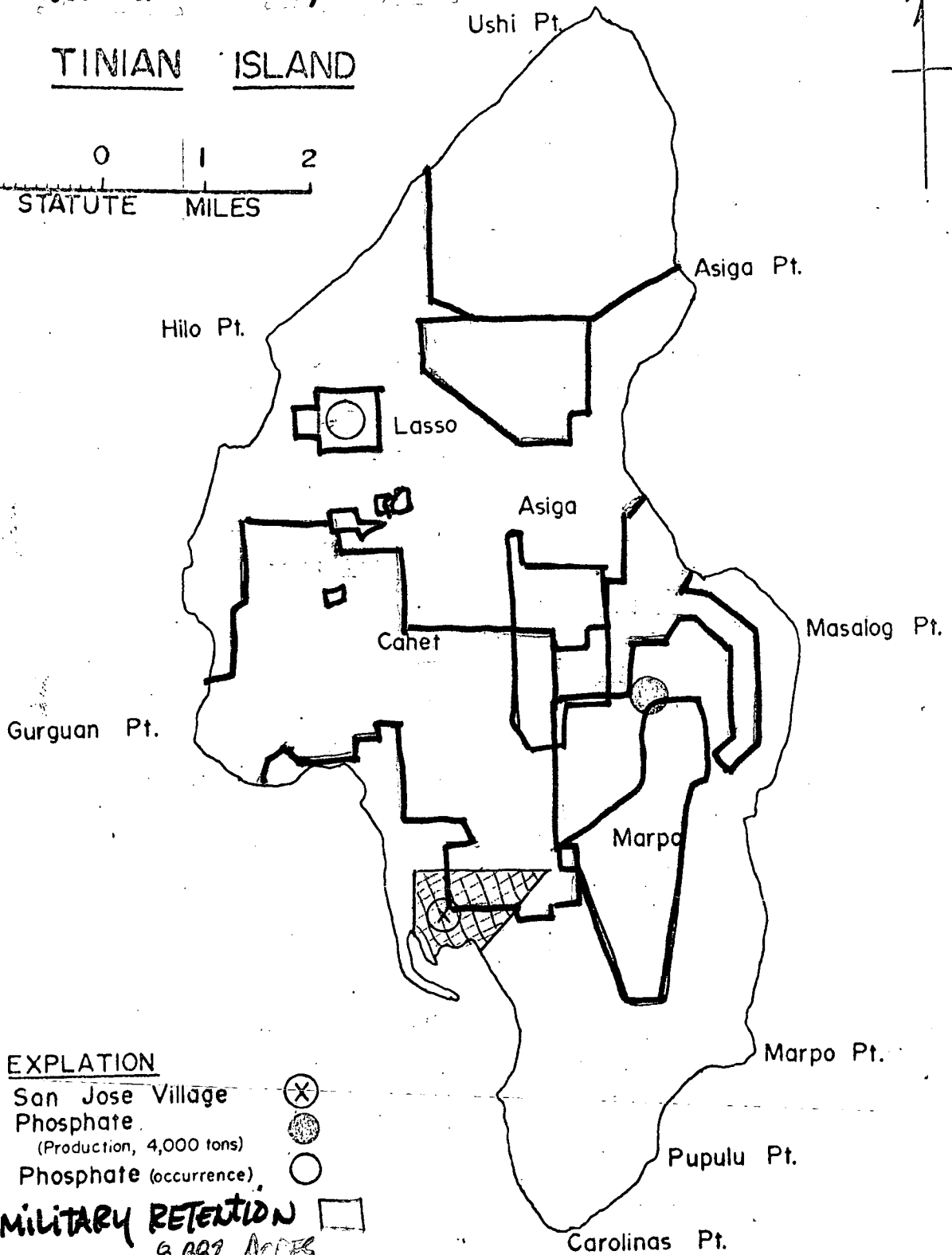
Annual KMR Contribution to TT Economy

KMR Wages to Micronesians	(534 full time employees) (150 domestics)	\$2,522,822
Mid-Atoll Corridor Payments		420,000
M.I. District Sales Tax		360,000
Income/Business Revenue Tax - July 1971	Estimate	<u>2,000,000</u>
		\$5,302,822

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TOTAL AREA : 25,146 ACRES
PUBLIC LAND : 24,682 ACRES

TINIAN ISLAND



EXPLANATION

- San Jose Village (X in a circle)
- Phosphate (Production, 4,000 tons) (stippled circle)
- Phosphate (occurrence) (open circle)

MILITARY RETENTION
8,882 ACRES

- BUSINESS RESIDENTIAL
- FARM

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