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U.S. MILITARY RETENTION LANDS
Mariana Islands

1. Saipan and Tinian were captured by the United States during June and July 1944. All Japanese-held lands on these and other islands in the Marianas passed to the control of the United States. After the Korean War (1955) those former Japanese-held lands and private lands used by, or required by, the U.S. military departments for contingency purposes were set aside by applicable military departments as "retention land". These retained lands in the Marianas equalled 22,500 acres on Saipan, Tinian, Pagan and Nafutan Rock. The remaining acreage, constituting the large majority of available land, was passed to the control of the civil administration as Public Land.
2. The United States Government paid for indefinite use and occupancy rights to the retained lands under the authority of Public Law 155 (82nd Congress, 1951). The price of \$40 per acre was based on the average price per acre paid for land on Saipan between 1932 and 1942 and amounted to the sum of \$984,000. This money was placed in a "Special Deposit Fund" for the Saipan District, administered initially by the Department of the Navy (as administrative authority), and in 1969 the Fund was transferred to the Department of the Interior as the Navy relinquished control over the Marianas. Control of the Fund was then delegated to the HICOM and thence to the DISTAD. At one time accumulated interest raised the value of the Fund to nearly 1 and 1/2 million. The uses of the Saipan Trust Fund have varied. Some scholarships were granted several years ago and one economic development loan of \$25,000 was made to the Saipan Shipping Company. This loan has been repaid in full and no additional economic development loans have been made. The sum of \$882,322.34 was spent on the construction of Dr. Torres Hospital and a loan of \$130,000

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has been made to the Mariana Islands District Housing Authority.

3. During this same period, the Department of Defense began a program to clear land disputes involving private ownership of lands within the retention land holdings. The problem was simple on Tinian, Pagan, and Nafutan Rock, as all those islands were public land. However, of the 12,600 acres on Saipan, 137 privately owned parcels (approximately 1,000 acres) were included in the retention areas. An exchange of public land for these private parcels was then offered. The exchange was made on the basis of 1.8 new acres for 1 old acre. This was considered "more than fair". By 1956, 1770 acres had been exchanged for all private land within the retention areas. This exchange was followed by a program to compensate private owners for postwar damages to their property due to construction of roads or other military activities. Deeds to public land (621) were exchanged for quit claims (514) to the damaged land. This program was supposedly completed in 1958 although some unhappy claimants remain.

4. The \$40 per acre discussed above was in full payment for the retention rights and was at the time, a fair and equitable price for the purchase of these lands. However, under the retention system the U.S. only obtained "the right to use and occupy these lands for an indefinite period of time", to continue so long as the grantee has a use for said land. These rights were exclusive but could be "licensed" to another party "for the use and benefit of the people of the Trust Territory". In any event, the agreement prescribed a review every five years to determine U.S. need. If such review determined no further need, the lands were to be returned to the public domain. As a consequence, the United States Department of Defense unilaterally began to surrender retention lands in 1961, and through May 1973 had returned the following lands in the Mariana Islands District to the public domain:

<u>DATE</u>	<u>LOCATION</u>	<u>ACREAGE</u>
Nov. 1961	Pagan Island	11,725.
Mar. 1963	Saipan Island Area #11 (Well #57)	.53
Mar. 1963	Saipan Island Area #12 (VOA)	32.44
Mar. 1963	Saipan Island Area #14 (Naval Ammo Depot)	243.74
Mar. 1963	Saipan Island Area #16 (Kagman)	2,200.
Mar. 1963	Saipan Island Area #17 (Capital Hill)	307.67
Mar. 1963	Saipan Island Area #18 (Marpi)	4,500.
Mar. 1965	Tinian Island Area #3H (Port)	187.
Mar. 1965	Saipan Island Area #2 (Nav.Op.Base)	347.11
Mar. 1965	Saipan Island Area #3 (Cable Terminal)	.18
Mar. 1965	Saipan Island Area #8 (Maui Well #4)	10.50
Mar. 1965	Saipan Island Area #10 (Maui Well #1)	<u>3.17</u>
	Total Lands Returned	19,558.33

In addition to the above, in October 1971, at the request of the TTPI Government, the 3.02 acre Nafutan Rock (a bombing target island) was exchanged for Farralon de Medinilla Island with 229 acres

5. Today, the United States military has the following retention areas:

<u>Saipan</u>	4,966.94
Tanapag Harbor	640.23
Coast Guard	22.62
Kobler Field	796.
Isley Field	1,189.35
Obiam Bomb Dump	2,244.
Desik Rock	38.22
Wallace Rock	32.52

Tinian

8,881.95

North Field (Area #1)	3,145.
West Field (Area #2)	2,135.41
Central Bomb Dump (Area #3-A)	430.67
Masalog Bomb Dump (Area #3-E)	878.
East Bomb Dump (Area #3-F)	443.33
QM Depot (Area #3-G & 3-K)	396.98
AGF Camp (Area #3-L & 3-M)	1,104.85
Bomb Group (Area #3-N & 3-O)	58.04
313 Wing Headquarters (Area #3-P)	289.67

Farallon de Medinilla

229.

Total acres Mariana Islands 14,077.89

In the above data, the U.S. Coast Guard retention lands are included as a part of the overall U.S. military retention lands. This was the case at the time of the original agreement when only 16.25 acres were retained. Subsequently, however, the Coast Guard area was expanded by 6.37 acres in order to permit construction of dependent housing for career Coast Guard personnel. The new agreement prescribed payment for the additional acres as \$1.00 and other considerations. All Coast Guard lands will be relinquished when the LORAN capability is no longer required (estimated by 1976).

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