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2

ARTICLE VII

Public Property of the Commonwealth
and Property Acquired by the
United States

Section 701. The title to the real and personal property in the Mariana Islands District owned or held by the Government of the Trust Territory of the Pacific Islands will be transferred to the Government of the Northern Mariana Islands no later than upon termination of the Trusteeship Agreement or earlier as determined by the President of the United States.

Section 702. The Marianas Political Status Commission, Mariana Islands District Legislature and successor governments or the government's designated entity will take all measures necessary to satisfy United States military land requirements of the following areas upon termination of the trusteeship and to provide the United States with use rights in those areas until such termination:

- (a) Tinian Island. Subject to Negotiation
- (b) Saipan Island. Subject to Negotiation
 - (1) Isley Air Field Area. Subject to Negotiation.
 - (2) Tanapag Harbor. Subject to Negotiation.
- (c) Farallon de Medinilla Island. Subject to Negotiation.

Section 703.

(a) The United States Government, its departments and agencies may acquire for public purposes property in the Commonwealth or interest in property, including any temporary use, including that owned or controlled by private parties or the Commonwealth Government, by purchase, lease, exchange, gift, or otherwise under such terms and conditions as may be negotiated by the parties.

(b) In the event the United States is unable to acquire property or an interest in property by negotiation in accordance with subsection (a), it may as a last resort acquire property or an interest therein in accordance with its constitutional authority and presently established and future Federal law and procedures with respect to the acquisition of real property or an interest in real property. In any such acquisition, the amount to be paid for the property, or interest therein, will be the current fair market value of the interest acquired, exclusive of any amount or amounts previously paid, gratuitously or otherwise, therefore. In the exercise of the power of eminent domain, the United States will take due regard for the scarcity and special importance of land in the Northern Mariana Islands.

(c) Nothing herein will impair the existing agreements between the Trust Territory Government and the United States Government or any agency or instrumentality thereof insofar as they relate to land use and retention, and the Commonwealth Government takes all such land as set forth in Section 701 above, subject to such agreements; providing, however, that such retention and use will at all times be consistent with the public purposes of the United States. Section 704. The purchase and lease agreements for the lands and waters listed in Section 702 shall conform to the provisions of this Covenant and such agreements will not contain any limitation on the use of such lands and waters which conflict with the basic authorities and responsibilities of the United States under the Constitution of the United States. Such agreements will contain provisions for reversion, protections against environmental damage, resettlement of occupants wherever necessary, joint undertakings of the parties to insure a balanced social and community growth, and such other provisions that will provide for the mutual benefit and security of the parties.