

Aug 13, 1974

DOD POSITION ON LEASE BACK ARRANGEMENTS

FOR

ISLEY FIELD AND TANAPAG HARBOR, SAIPAN

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Basic Policy: The basic policy and procedures expressed in the U.S. position paper dated August 13, 1974 on lease back applies as well to the lands at Isley Field and Tanapag Harbor. However, within Tanapag Harbor, of the approximate 197 acres to be retained by the military, the American Memorial Park area will not be included in the lease back arrangements.

Discussion and Understanding: All lease back arrangements for the 197 acres (exclusive of the proposed park area) and the 482 acres south of Isley Field are authorized under 10 U.S. Code 2667, since such areas are not immediately required and will not be excess to the U.S.

Possible lease back arrangements may include the following:

1. Isley Field - purposes consistent with FAA/DOD regulations and other Federal laws applicable to land use adjacent to an airport will be permitted. Such use will normally consist of airport oriented activities and activities of a non-interfering nature. Some of these can be identified as light industrial, agricultural, recreation, cattle grazing, and other uses of a public nature.

Under an agricultural lease the kinds of crops would be limited to those that would not attract bird life to ensure safe operation of aircraft.

Authorized structures may be of a permanent nature subject to compliance with FAA/DOD criteria and approval on a case by case basis. No inhabited structures will be permitted.

Fencing would normally be required if the land is to be used for cattle grazing. Usually such fencing will be of four-strand barb wire. It is not anticipated at this time that fencing for other uses will be required.

2. Tanapag Harbor - purposes of use will be consistent with harbor oriented activities. These would include port authority facilities, transient sheds, ship repair and drydock facilities, light industrial facilities, and containerization facilities.

Such harbor oriented activities will be constructed outside the proposed American Memorial Park area and will comply with DOD criteria for port development.

Permanent construction will be permitted within the authorized area for lease back. Each item of construction will require the prior approval of the U.S.

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REVERSION PROCEDURES IN EVENT OF CONTINGENCY USE:

As expressed in the Joint Communique of May 31, 1974, there are no plans for military use of land at Tanapag Harbor and Isley Field, Saipan. Subject to the nature of any future military use, the United States agrees to permit maximum use under lease to the GOM for purposes compatible with possible future military use.

In the event a contingency requirement develops which necessitates the reversion of one or both areas leased to the GOM, the following procedures would be implemented:

1. Notification would be given to the GOM of the requirement, the effective date of reversion, and termination of the lease.
2. Within time constraints, every effort will be made to allow an orderly vacation of all facilities that may have been constructed by the GOM.
3. Under the terms of the proposed lease for each area, all improvements are subject to removal and lands restored to original condition upon termination, or at the election of the U.S. improvements may be abandoned in place in lieu of restoration.
4. A new lease will be offered at some future date when it is determined that there is no longer a possessory requirement for these properties.

August 13, 1974

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