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Section 806

(a) The United States will continue to recognize and respect the scarcity and special importance of land in the Northern Mariana Islands. If the United States must acquire any interest in real property not transferred to it under this Covenant, it will follow the policy of seeking to acquire only the minimum area necessary to accomplish the public purpose for which the real property is sought; of seeking only the minimum interest in real property to support such public purpose, acquiring title only if the public purpose cannot be accomplished if a lesser interest is obtained; and of seeking first to satisfy the requirement by acquiring an interest in public rather than private real property.

(b) The United States may, upon prior written notice to the Government of the Northern Mariana Islands, acquire for public purposes in accordance with established Federal laws and procedures any interest in real property in the Northern Mariana Islands whether owned or controlled by private parties or by the Government of the Northern Mariana Islands by purchase, lease, exchange, gift or otherwise under such terms and conditions as may be negotiated by the parties. The United States Government will in all cases attempt to acquire any interest in real property for public purposes by voluntary means under this subsection before exercising the power of eminent domain. No interest in real property will be acquired unless duly authorized by the Congress of the United States and appropriations are available therefor.

(c) In the event it is not possible for the United States to obtain an interest in real property for public purposes by voluntary means, it will have and may exercise within the Commonwealth the power of eminent domain to the same extent and in the same manner as it has and can exercise the power of eminent domain in a State of the Union. The power of eminent domain in the

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exercised within the Commonwealth only to the extent necessary, in compliance with applicable United States laws, and with full recognition of the due process required by the United States Constitution.