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Joint Working Draft -- January 29, 1975

TECHNICAL AGREEMENT REGARDING USE OF LAND TO BE
LEASED BY UNITED STATES IN THE
NORTHERN MARIANA ISLANDS

The Marianas Political Status Commission and the Personal Representative of the President of the United States of America,

Considering that representatives of the United States and the people of the Northern Mariana Islands have today entered into a formal Covenant to establish a Commonwealth of the Northern Mariana Islands in political union with the United States;

Recognizing that Sections 802 and 803 of Article VIII of that Covenant contain provisions relating to the use of land to be leased by the United States in the Northern Mariana Islands for defense purposes;

Noting that the extent of land required for use by the United States has been determined and the precise boundaries agreed upon by both parties hereto; and

Desiring that all basic arrangements relative to land be reduced to a formal land agreement;

Have now entered into the following Technical Agreement which will be deemed to have been approved when the District Legislature of the Mariana Islands District of the Trust Territory of the Pacific Islands approves the Covenant, and which will become effective on the date that Sections 802 and 803 of Article VIII of the Covenant come into force.

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PART I. MATTERS TO BE INCLUDED IN LAND LEASES WITH THE UNITED STATES

1. Description. Lands to be leased by the United States for defense purposes are set forth in Article VIII, Section 802, of the Covenant and are further described in Exhibit A, attached, and depicted on the map attached as Exhibit B.
2. Acquisition. The Government of the Northern Mariana Islands or the legal land entity established by the Marianas District Legislature to receive and administer public lands in the Northern Mariana Islands will execute the lease for the lands being conveyed to the United States Government as described in Part I, paragraph 1 above immediately upon request with the duly authorized representative(s) of the United States under the terms set forth in Article VIII, Section 803, of the Covenant.

Payment under the lease will be made as soon as practicable after the receipt of authorization and appropriation by the Congress of the United States. The United States may enjoy full and unrestricted use of the land immediately upon making the above payment. The amount to be paid will be adjusted at the time of payment by a percentage which is the same as the percentage change, up or down, in the Guam Consumer Price Index using the beginning of FY 1975 as the base.

Should payment not be made within five years from the date that Sections 802 and 803 of Article VIII of the Covenant come into force, then this Agreement shall automati-

cally terminate and both parties will be released from all liability or obligations created by this Agreement.

3. Settlement of Claims, Encumbrances, etc. [US: Lands leased by the United States Government defined in Part I, paragraph 1 above, are subject to the lease of the Micronesian Development Corporation, which will be allowed to continue in accordance with its terms. All other encumbrances on lands described in Part I, paragraph 1 above will be removed and all existing claims will be settled by the Government of the Northern Mariana Islands or by the legal entity at no additional cost to the United States Government. The United States Government will, however, pay all Title II benefits due under the Uniform Relocation and Real Property Acquisition Policies Act of 1970.

The United States Government and the Government of the Northern Mariana Islands will consult and coordinate on specific actions by either party that may affect or involve possible adjustments or termination of the Micronesian Development Corporation lease.

Further, both parties will render maximum practicable assistance to the other toward achieving specific needs with respect to the Micronesian Development Corporation lease that may develop, to include either amendments to the lease or termination action. In no event will either party impede the action of the other with respect to the

Micronesian Development Corporation lease. The United States Government will be responsible for any damages resulting from a breach or early termination of the Micronesian Development Corporation lease resulting from United States initiatives and the Government of the Northern Mariana Islands will be responsible for any damages resulting from a breach or early termination caused by their initiative. Both the United States Government and the Government of the Northern Mariana Islands or its legal entity will hold the other harmless from all claims arising by reason of such breaches or termination.]

4. Disposal. Should the property leased to the United States on Tinian not be required for the needs of or the discharge of the responsibilities of the United States Government, or otherwise become surplus property under United States law, the Government of the Northern Mariana Islands or the legal entity will be given the first opportunity to acquire the interest of the Government of the United States in such property in accordance with United States law.

5. Leasebacks.

A. Tinian

(1) General. A total of approximately 6,458 acres (2,614 hectares) on Tinian will be leased back from the land on Tinian described in Part I, paragraph 1 above at such time as the lease to the United States Government for the land on Tinian becomes effective. All leasebacks on Tinian made pursuant to this Agreement will be subject to the following restrictions which will be contained in the leases and will be incorporated in any subleases executed by the Government of the Northern Mariana Islands or by the legal entity:

- a. Uses of land must be compatible with planned military activities;
- b. There will be no permanent construction without prior consent;
- c. FAA safety zone areas apply with respect to land use;
- d. Uses that damage or have a detrimental effect on subsequent use of the land will not be permitted;
- e. All leasebacks will be subject to cancellation upon one year's notice, or sooner in the event of

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urgent military requirement or national emergency;

f. Provisions for fair compensation in the event of cancellation or early termination will be included.

(2) Area South of Present West Field. Approximately 1,335 acres (540 hectares) lying south of West Field including the harbor areas (as indicated on Exhibit B) will be made available to the Government of the Northern Mariana Islands or the legal entity under leaseback. This leaseback will be for a term of ten years with renewal rights upon request for an additional ten years upon the approval of the U.S. Government, except for the harbor area which will be on a five year basis renewable with U.S. approval. These leasebacks will be for the sum of \$1 per acre per year. The Government of the Northern Mariana Islands or the legal entity may in turn sub-lease these lands on terms compatible with the leaseback, with such sub-leases subject to immediate revocation in the event of violation of their terms. Permissible uses are grazing, agriculture that does not interfere with flight safety and other possible uses that may be approved from time to time by the United States Government.

(3) Area North of Present West Field and East of Broadway. The lands north of West Field and east of Broadway, indicated in Exhibit B, will continue to be used in accordance with the terms and conditions of the current lease with the Micronesian Development Corporation. This includes approximately 4,010 acres (1,623 hectares).

(4) Military Maneuver Area on Tinian--Grazing.

The United States will lease back the land within all but two of those existing grazing leases in the proposed maneuver area north of West Field shown in Exhibit B. Substitute grazing leases will be made available within areas set aside for maneuvers north of West Field for the two leased indicated in Exhibit B which are presently located in areas with a high probability of their being used by U.S. forces which render them unsuitable for leaseback. [US: This agreement is limited to accommodation of valid existing leases in effect as of 31 December 1974.] All such leases will be for five years at \$1 per acre per year, renewable with United States approval for additional periods of up to five years and subject to immediate revocation in the event of violation of their terms. Grazing will be the only use permitted unless authorized by the United States Government. Approximately 610 acres (247 hectares) will be leased back in this category.

(5) Military Maneuver Area on Tinian--Present Private Owners. There are 38 deeded homestead parcels and six pending homesteads in the maneuver area as indicated on Exhibit B. The Government of the Northern Mariana Islands or the legal entity will acquire the land at no additional cost to the United States Government and will provide an opportunity for the owners of these homesteads who may be eligible for new homesteads as a result of their displacement to exchange their land with comparable lands outside the military area. The homestead

owners will be full compensated by the Government of the Northern Mariana Islands or by the legal entity if they do not choose this exchange and will in addition receive from the United States Government whatever relocation compensation and assistance to which they would be entitled under United States law. After this land now held as homesteads is acquired by the United States Government by lease from the Government of the Northern Mariana Islands or from the legal entity, the United States Government will, on a case-by-case basis and on request, lease it back to those former owners who wish to continue to farm the land, for periods of five years at one dollar per acre per year renewable with United States approval for additional periods of up to five years. Approximately 503 acres (204 hectares) are involved in this category.

(6) Civilian Aviation Terminal Facilities, West Field. The present existing civilian air terminal may remain until its relocation is determined to be necessary by the United States Government. Land will be made available at nominal cost adjacent to the present or a future runway for civilian terminal facilities including aprons, aircraft parking, terminal building(s), automobile parking and roadways. If a future relocation becomes necessary, the United States will reimburse the Government of the Northern Mariana Islands for fair value of the then-existing terminal building and make alternate land available at nominal cost, as near to the runways and related taxiways as practicable, for constructions by the Government of the Northern Mariana Islands of new terminal

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facilities. The costs of relocating the terminal facilities along with construction costs for necessary replacement of apron and parking areas will be borne by the United States Government. Ample land provisions will be made, also at nominal cost, for necessary growth and expansion of the civilian facility.

B. Saipan--Tanapag Harbor. The United States Government will make available to the Government of the Northern Mariana Islands without cost 133 acres (53.8 hectares) out of the 177 acres (71.6 hectares) leased to the United States Government at Tanapag Harbor. This area will be an American memorial park to be used by the public and for the erection of monuments to American servicemen and people of the Marianas who died in World War II and as a public park. Two million dollars (\$2,000,000.00) of the total funds paid by the United States Government will be placed in a trust fund by the Government of the Northern Mariana Islands or by the legal entity, with income from the fund used to develop and maintain the memorial park. Income from this trust fund may be utilized for any other purposes only with the concurrence of the United

States Government. The United States will assist in this development by providing assistance in planning and technical advice. Adequate space will be provided the United States Government to construct at its expense a memorial to the Americans who died in the Marianas campaign. In addition the Government of the Northern Mariana Islands may erect its own memorial

to Marianas war dead at its expense. The remaining 44 acres (17.8 hectares) will be made available to the Government of the Northern Mariana Islands or to the legal entity by leaseback on the same terms and conditions names in Part I, paragraph 5(A) (1) above as appropriate except that uses of the 44 acres must be harbor-related. Leases will be for ten years and will be automatically renewable. [US: Further, a United States decision on the harbor-related nature of a construction request will not be unreasonably withheld, and will be considered as automatically approved if no decision to the contrary has not been made within 120 days.] [MPSC: and except that harbor-related construction need not be approved by the United States Government.]

[MPSC: C. Other Leasebacks. The Government of the United States [US: may from time to time] lease back other land within the land described in Part I, paragraph 1 above to the Government of the Northern Mariana Islands or to the legal entity in accordance with the applicable laws and regulations.]

PART II. JOINT USE

The United States Government or its duly authorized representative will enter into joint use agreements with a duly authorized agency or agencies of the Government of the Northern Mariana Islands, when such agency or agencies have been established by the Government of the Northern Mariana Islands, which will cover among other things the following:

1. San Jose Harbor, Tinian. San Jose Harbor will initially be under Government of the Northern Mariana Islands control under specific terms of the leaseback. If a decision is made by the Department of Defense to implement plans for an opera-

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tional joint service base on Tinian, appropriate joint control arrangements will be agreed upon for the construction and subsequent periods to accommodate the needs of the civilian community with the military. At such time as joint control arrangements become necessary, the feasibility of adopting standards which will permit uninterrupted commercial shipping operations during fuel transfer operations will be investigated so as to minimize the possible interference with civilian activity. When the United States upgrades the existing harbor the Government of the Northern Mariana Islands will upgrade its approximately 600 feet of wharf space or reimburse the United States for having such services performed as part of the United States construction project.

With respect to the two plots totalling 9 acres (3.6 hectares) immediately adjacent to the 600 foot civilian wharf shown on Exhibit B, the Government of the Northern Mariana Islands will place appropriate restrictions on their use for harbor related activities only.

2. West Field, Tinian

A. General Use. For aviation purposes, the Government of the Northern Mariana Islands and the civilian community of Tinian will have continuous joint use of West Field with the exception of safety of flight and non-interference with military operations. The Government of the Northern Mariana Islands will have operational responsibility for West Field except during periods of military use, until the U.S. assumes permanent oper-

ational responsibility. During such periods, the Department of Defense will assume operational responsibility and control.

B. Development Costs. The cost of improving and maintaining present civil terminal facilities and future civilian terminal facilities will be borne by the Government of the Northern Mariana Islands.

C. Fuel Supplies. After the United States military takes over control and management of the field, standard military aviation fuels and oils will be supplied, as soon as they become available, subject to Federal Energy Administration allocation, on a cost basis by the Government of the United States to the Government of the Northern Mariana Islands for civil and compatible commercial aviation needs on Tinian. It is understood that provision of such fuels and oils will not be permitted to compete with private commercial enterprises performing this service.

D. Terminal Utilities. The Government of the United States, during its planning of future base facilities, will take into consideration the needs of the future civilian terminal area for water, power, telephone and other utilities applicable to a terminal facility so as to make available to the civilian terminal appropriate utility hookups at the closest practicable locations to allow for civilian development of these utilities and joint use thereafter on a reimbursable basis.

E. Use of Present Facilities. The use of facilities presently in existence at the West Field location and the use

of the present air strip will continue on an uninterrupted basis prior to, during and subsequent to initial construction upgrade and during any future improvement program to the greatest extent possible. There will be close coordination with the Government of the Northern Mariana Islands to insure as little hardship as possible should interruptions of the use of the present West Field and its terminal facilities be necessary for military operations such as maneuvers, etc. The use of a runway and taxiways may be curtailed from time to time to allow appropriate and adequate construction and repair work to be accomplished. This construction and repair work will at all times be coordinated with the civilian community so as to minimize any hardships involved.

F. U.S. Facilities. When an operational military airfield is established at West Field, Tinian, the United States Government will provide such aircraft and structural fire protection services and aircraft crash rescue services as are available. The cost of such services shall be borne by the United States Government, subject to charging appropriate fees for users of these services.

G. Landing Fees. At such time as the military forces permanently take over operation of West Field commercial aircraft will be charged the minimum allowable landing fees according to standard policy of the appropriate military department, and collection will be in accordance with the terms of the formal joint use agreement. In the interim the Government of

the Northern Mariana Islands may establish and collect landing fees from all non-United States Government aircraft.

H. Access, Security, and Customs

(1) Access to the present and future civilian air terminal area will be unrestricted.

(2) Security in and around the present and future civilian air terminal and operation and maintenance of the civilian facilities will be the responsibility of the Government of the Northern Mariana Islands or its representative.

(3) Customs inspections of all persons, baggage, and freight will be in accord with all applicable laws and implementing regulations with the general principle established that whenever and wherever possible this customs inspection shall be performed in the military area by customs inspectors arranged for by the military and in the civilian area by customs inspectors arranged for by the Government of the Northern Mariana Islands.

PART III. SOCIAL AND CIVIL INFRASTRUCTURE ARRANGEMENTS

The following provisions, unless modified in writing by mutual agreement of the duly authorized representatives of the United States Government and the Government of the Northern Mariana Islands, will govern the future relations between the United States military forces in the Northern Mariana Islands and the civil authorities thereof. Coordination on these arrangements will be accomplished through a civil-military Advisory Council organized as soon as required after implementation of this Agreement.

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1. Civilian Responsibilities. It is understood that the Government of the Northern Mariana Islands has full responsibility for planning, as well as developing, all facilities and services for the Tinian civilian community.

2. Fishing and Shoreline Activities, Tinian. All shoreline areas in and around the northern two-thirds of Tinian will remain open to fishermen at all possible times except for those limited areas that must be closed to comply with safety, security and hazardous risk requirements as may develop from either military activities or commercial activities.

3. Beaches, Tinian. Marianas citizens will have the same access to beach areas in the military areas of Tinian for recreational purposes as military personnel and their dependents have for recreational purposes. During times of maneuvers and military operations the use of certain beaches or areas of the beach will be restricted. Closure for such purposes, however, will be kept to a minimum consistent with military requirements in the interest of safety and security. Conduct of all personnel within the beach areas and use of these areas will be subject to applicable military regulations.

4. Utilities

A. Utilities planning will be undertaken for Tinian on an island-wide basis, taking into account reasonable projections of civilian population at the time development by the

military becomes necessary. Planning accomplished by the United States will be closely coordinated with planning by the Government of the Northern Mariana Islands. The Government of the Northern Mariana Islands will bear the cost of civilian planning by either undertaking the planning work or reimbursing the United States for planning services.

B. The Government of the Northern Mariana Islands will take necessary action to obtain such Federal funds as are available for planning pursuant to Housing and Community Development Act of 1974.

C. When utilities are constructed for military purposes, the United States Government will make excess capacity of utilities available to the civilian community on Tinian on an appropriate fee basis if desired. Use of this excess capacity by the civilian community is to be without contribution into the development costs of the capacity, and the United States Government will not be expected to create or to insure any such excess capacity for the civilian community on Tinian.

D. [MPSC: When utilities are constructed for military purposes additional capacity can be paid for by the Government of the Northern Mariana Islands.][US: When utilities are constructed for military purposes additional capacity can be added subject to full payment for the incremental costs by the Government of the Northern Mariana Islands.

4. Water. Potable water will be made available to the United States military base by the Government of the Northern Mariana Islands at a mutually agreed cost.

5. Medical Care. In accordance with applicable guidelines and regulations emergency care, in military facilities

established on Tinian for all U.S. citizens or nationals residing on Tinian will be provided by the military when available on the island. In addition medical care in military health facilities on Tinian on a non-emergency basis will be provided to resident of Tinian where civilian capacity is non-existent, subject to the capacity and capability of the military and professional staff and availability of such Tinian military health facilities. Costs for all medical care will be at the prevailing reimbursement rates.

6. Fire Protection. When military firefighting facilities become necessary, a mutual fire protection aid agreement similar to that type of an agreement presently provided voluntarily by the military services in other locations will be entered into between the military facility on Tinian and the local community.

7. Base Exchange, Commissary and Movies. At such time as an operating base is established purchasing of commodities by the civilian community from the base exchange and commissary will be prohibited, but use of base movies by the civilian community as guests in accordance with existing regulations will be permitted.

8. Schools. At such time as military dependents are to be stationed on the base in large numbers, consultation will be held between the civilian and military authorities on Tinian to determine possible impact on the local school system and