



# United States Department of the Interior

OFFICE OF THE SECRETARY  
WASHINGTON, D.C. 20240

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February 14, 1973

## Memorandum

To: Ambassador F. Haydn Williams  
From: J.M. Wilson, Jr.  
Subject: Land Requirements

1. The Marianas study proposes that much of the detail in working out the mechanics of land transfers - both military and civilian - be left to your judgement, noting there are a number of peculiar problems involved. The same thing will probably be true of the second study covering the JCFS discussions.

2. One feature also noted is that given the close relationship between the two negotiations whatever systems are worked out for one should probably be paralleled in the other or be at least similar. It's probably going to be the stickiest of all our problems.

3. Attached is a rough outline of my own ideas of what an optimum arrangement might look like. It has been discussed with Adrian who believes it is legally and practically feasible. You may have some further thoughts but may wish to keep it in mind as we get further and further into the land problem.

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By ISR NLF Date 9/22/99

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LAND OPTIONS

*Capt. [unclear]  
[unclear]  
[unclear]  
[unclear]*

I. Marianas Land

A. Military-Use Land

1. Agree to exact terms and precise metes and bounds with Marianas Delegation.
2. TTPI acquires title immediately to privately owned portions by purchase or condemnation proceedings.
3. Transfer title of all of foregoing public and private lands from TTPI to Marianas Legislature (previously chartered by Secretarial Order or new Constitution), transfer to become effective when Marianas agreement becomes effective (i.e., after it is finally approved).
4. Simultaneously Marianas legislature executes binding lease on all foregoing lands to USG, effective date as in (3) above, with option to purchase at agreed price after termination of Trusteeship.\*

B. Other USG-Use Land

1. Co-locate Voice of America with U.S. military on Tinian.
2. Private lease with option to purchase for remainder where possible; for public land, as above.

C. Non-USG Use Public Lands

1. TTPI transfers title to all remaining public and military retention lands to special entity created for this purpose by District Legislature, transfer to become effective when Marianas agreement becomes effective (i.e., after it is finally approved).
2. Charter of special entity to prohibit transfer or alienation of these lands to non-citizens of Northern Marianas until after set period of years (could be trust for benefit of Northern Marianas citizens).

II. Other Micronesian Land

A. Palau

1. Agree to exact terms and precise metes and bounds with JCFS and local Palau leaders for all USG-use land.



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\* Option to purchase preferred position may be dropped if clearly unobtainable.

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2. For privately owned land execute private leases as necessary (TTPI to acquire by condemnation in case of recalcitrance), effective at same time Compact becomes effective.

3. For public lands TTPI transfers all remaining public lands in Palau to entity established by Palau District Legislature, effective as in (2) above. Alternatively entity could be one created by COM for all 5 districts.

4. Simultaneously entity executes leases to USG for agreed term on port, logistic facility and airport acreage and grants options for maneuver area, all effective as in (2) above.

5. Entity then free to dispose of public lands as it sees fit, subject to leases and options above, just as soon as transfer is effective.

B. Other Districts

1. For private lands: outstanding leases to continue for specified term if beyond 1999.

2. For outstanding private leases expiring before 1999: USG to negotiate new terms with private owners now, with TTPI to institute condemnation proceedings after prescribed period if terms can't be agreed within times and areas specified in Compact.

3. For public lands: transfer all to entities created by district legislatures as in case of Palau public lands above or, alternatively, to COM entity as above.

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TINIAN OPTIONS

Position One

A. Tell Marianas Delegation USAF would like to lease entire island of Tinian for indefinite future with option to purchase at mutually agreed price in whole or in part upon termination of Trusteeship.

B. All of present inhabitants would be given option of:

1. Compensatory land settlement on presently held military retention lands on Saipan with cash for rebuilding etc.. or

2. Cash settlement for their present holdings.

C. No non-military connected personnel to live on Tinian.

Position Two

Same as position One except that selected areas of Tinian would be leased to limited number of applicants for farming and ranching.

Position Three

Same as positions One or Two without option to purchase.

Position Four

A. Tell Marianas Delegation USAF would like to lease northern part of Tinian including port area (18,000 acres in all) for indefinite future with option to purchase at mutually agreed price in whole or in part upon termination of Trusteeship.

B. All of present inhabitants within USAF area to be moved out and given options of:

1. Compensatory land settlement in southern part of Tinian with land for rebuilding etc..

2. Same as options B-1 and 2, in Position One .

C. Remainder of Tinian public and military retention lands to be treated like unused public and military retention lands in rest of Marianas.

Position Five

Same as Position Four without option to purchase.

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