

DIVISION OF LANDS AND SURVEYS — OFFICIAL FILE

PART

1

OPENED

3-30-70

CLOSED

October 26, 1979

Mr. Ichiro Kobayashi
Shinto Priest
Hisaizu Jinja
Shrine, Koshigaya 1700
Koshigaya-City, Saitama Pref.
343, Japan

Dear Mr. Kobayashi:

Your letter of October 1, 1979, requesting information concerning the land formerly occupied by Nanyo Jinja, Koror, Palau has been referred to the Department of Development Services for reply.

The land you are interested in is privately owned. If you plan to lease private land, you would negotiate the terms of the agreement with the private owner, subject to final approval of the Government. Final Government approval is for purposes of protecting the Trust Territory citizen land-owner from unfair agreements.

Accordingly, in the meantime, we have to refer you to the Palau District with regard to your interest in Palau. The address is: Palau District Administrator, Koror, Palau, Western Caroline Islands 96940.

By statute, the Trust Territory Government has restricted the ownership of land to Trust Territory citizens. Acquisition of interests in land other than fee title by noncitizens is permissible; however, such is closely controlled by administrative regulations. These regulations require that any transfer of an interest in land, public or private, to a noncitizen have the prior approval of the High Commissioner.

For shrine purposes, in which the projected use of the land is determined to have religious benefits to the people of Palau, the High Commissioner may permit noncitizen persons or non-profit corporations to lease both public and private lands. Such noncitizen person or non-profit corporation must, however, first possess a current valid religious permit.

*Green ladder
the inquiry letter, see
178.13.0
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Page 2.
10/26/1979

Present policy prohibits permanent settlement of noncitizens in the Trust Territory. Immigration regulations specify that entry permits may not be issued for periods longer than one year duration. Such may, however, be renewed.

I hope that the above information will be of assistance to you.

Sincerely yours,

Lazarus E. Salii
Administrator
Department of Development Services

August 24, 1973
 Serial:LS12760
 File:178.13.4

Mr. Thomas J. Nolan
 Barrett, Ferenz, Bramhall and Klemm
 Post Office Box BF
 Agana, Guam 96910

Dear Mr. Nolan:

Receipt of your letter of August 15, 1973, concerning lands known as Ngardubach located in Ngetpang Municipality, Palau District, is acknowledged.

To date the Palau District Land Commission has not begun title hearings in Ngatpang Municipality; and, therefore, a certificate of title for the above mentioned lands is not available. The exact date of commencement of the registration program in this municipality is not yet firm.

In the absence of a certificate of title or court judgment, the best evidence of ownership in the Trust Territory is a Determination of Ownership and Release issued by a Land Title Officer. The obvious deficiency in Determination No. 126 is that the land, the subject of the document, has not been surveyed, and the description is not precise.

For your information, I am enclosing a copy of the public regulation under which the Determination was issued. Additionally, enclosed is a copy of Section 112 of Title 67 of the Trust Territory Code which sets forth how Land Title Officer's Determinations of Ownership shall be handled by the Land Commission.

Concerning your request for information about leasing of lands in the Trust Territory, I assume you are contemplating the drafting of agreements for noncitizens or noncitizen corporations of the Trust Territory; and, accordingly, enclosed are copies of the following documents concerning both public and private lands:

- (a) memorandum dated January 10, 1973 signed by the High Commissioner
- (b) Public Regulations 67-13 (Release No. 72-9)

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LAW OFFICES OF

BARRETT, FERENZ, BRAMHALL & KLEMM

W. SCOTT BARRETT
WALTER S. FERENZ
EUGENE H. BRAMHALL
J. BRADLEY KLEMM

WILLIAM C. WILLIAMS, JR.
THOMAS J. NOLAN

PACLEGAL BUILDING
POST OFFICE BOX BF
AGAÑA, GUAM 96910

TELEPHONE 777-9866

OAKLAND, CALIFORNIA 94612
PENTHOUSE - 1924 BROADWAY
[415] 835-4474

CABLE - PACLEGAL
TELEX - GUAM
721206 PACLEGAL

August 15, 1973

Office of the High Commissioner
Division of Land Management
Trust Territory of the Pacific Islands
Saipan, Mariana Islands

Re: Request for Certificate of Title
and Real Property Regulations

Gentlemen:

It is imperative that we obtain a certified copy of the certificate of title, if any exists, for the following described real property located in the Palau District. We enclose a copy of the determination of ownership and release as well as a copy of the map of the subject property which is described as:

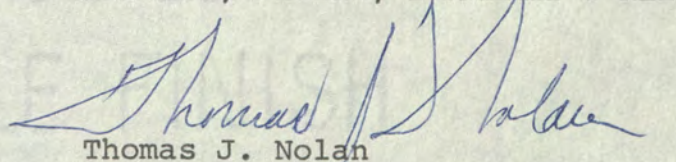
Palau District - Ngardubach, Old
Ngetpang, adjacent to the land of
the government, Nakkeng, the water,
and a mangrove swamp.

We would also appreciate receiving copies of any rules and regulations that might exist pertaining to the leasing of land in Palau or other districts of the Trust Territory.

Thank you in advance for your prompt attention to this matter; just bill us for any fees and we will pay them by return mail.

Yours very truly,

BARRETT, FERENZ, BRAMHALL & KLEMM


Thomas J. Nolan



TJN/j
enclosures

Action: Mr. Paetz
178.13.4

NO. 264

(This is an exact facsimile of the attached copy.)

TRUST TERRITORY OF THE PACIFIC ISLANDS

Office of the High Commissioner

Palau District

DETERMINATION OF OWNERSHIP AND RELEASE NO. 126

I, George B. Harris, Jr., District Land Title Officer for the

Palau District, Trust Territory of the Pacific Islands, after due public and private notice to all parties of record, and after public hearings at which all persons know to claim an interest in the below described land were given full opportunity to be heard, have determined that the tract of land known as Ngardubach, Old Ngetpang and more fully described as follows: Adjacent to the land of the Government, Nakkeng, the water, and a Mangrove swamp. A sketch is attached hereto and made a part hereof.

is the property of (list names and interest of each)

Ngetpang Municipality

and I grant the release and immediate possession of the following described land to the above owners: Adjacent to the land of the Government, Nakkeng, the water, and a mangrove swamp. A sketch is attached hereto and made a part hereof.

Signed this 28th day of December, 1959.

/s/ George B. Harris, Jr.
District Land Title Officer

Palau District

Filed this 20th day of January 1960.

/s/ Haruo I. Rumeliik
Ass. Clerk of Courts for the

Palau District

Palau District

DETERMINATION OF OWNERSHIP AND RELEASE NO.

George B Harris, Jr.

I, George B Harris, Jr., District Land Title Officer for the Palau District, Trust Territory of the Pacific Islands, after due public

and private notice to all parties of record, and after public hearings at which all persons known to claim an interest in the below described land were given full

opportunity to be heard, have determined that the tract of land known as Old Ngatpang

and more fully described as follows: to the land

of the Government, Makhang, the water, and a Mangrove swamp. A sketch is attached hereto and made a part hereof.

is the property of (list names and interest of each)

Ngatpang Municipality

and grant the release and immediate possession of the following described land to the owners: adjacent to the land of the Government, Makhang, the water, and a mangrove swamp. A sketch is attached hereto and made a part hereof.

Signed this 27th day of December 19 59. George B. Harris Jr.

DISTRICT LAND TITLE OFFICER

Palau

District

Filed this 30th day of January 19 60. Samuelide

Samuelide
CLERK OF COURTS FOR THE

Palau

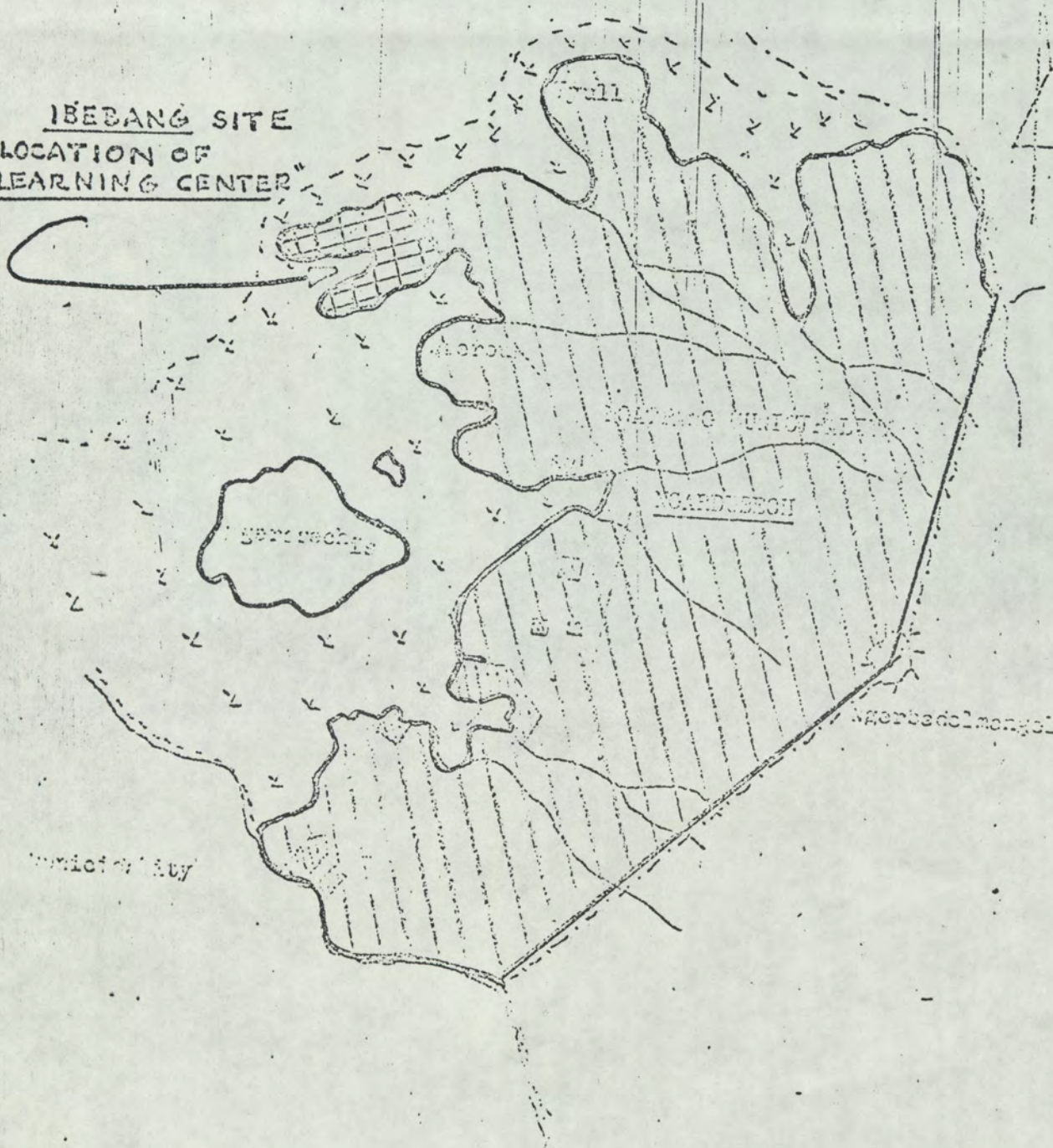
District

of the determination shall be distributed as follows:

to owner; executed copies to Clerk of Courts; to District Land Office; to District Civilian Administrator; copy posted in a public place at District Administration Headquarters, or at the headquarters of the Municipality in which the land is situated.

NGETPANG MUNICIPALITY

IBEBANG SITE
LOCATION OF
"LEARNING CENTER"



municipality

OF PANGLOSS ISLANDS MUNICIPALITY PALAU ISLANDS

1977

ORIGIN....C/L&S
INFO..D/R&D

ZCZC HSA28/11/RT SKA
R 112233Z MARCH 73
FRM HICOMTERPACIS SAIPAN
TO DISTAD PALAU

BT

PASS TO DISTRICT LAND MANAGEMENT OFFICER, MR. DELBIRT, JUDGE
MOREI AND BBECHESERAK. UNDERSTAND UR INTERESTED IN
PROPOSED LAND EXCHANGE BETWEEN DELBIRT AND IT GOVERNMENT NOW HELD IN
ABEYANCE DUE CIVIL ACTION PENDING IN HIGH COURT. MAYNARD NEAS OF LANDS
AND SURVEYS HEADQUARTERS ARRIVING PALAU MARCH 24. APPRECIATE OPPOR-
TUNITY TO DICUSS THIS MATTER WITH ALL CONCERNED. UNDERSTAND COUNSEL
FOR DELBIRT WILL ASK FOR EARLY HEARING. YAMADA SENDS.

BT

NNNN

file:
178.13-4

District Administrator, Palau
 For: District Land Management Officer
 Lands and Claims Administrator

March 30, 1970
 Serial: 136663
 File: 136.13.4

ORIGINATOR
 KOSHIBA

ROUTING

Request for a title abstract of Lot No. 914 from Koror Tochi Daicho

Inquiries have been made to this Office regarding the (present) ownership status of a particular land parcel known as Lot 914 in Koror Municipality. Looking into the translated Japanese Tochi Daicho for Koror provided by your Office, Lot No. 914 is shown to be once owned by Milong Lineage administered by one Olkeriil. Total area is 628.9 tsubo. Is this the present status of this lands today?

In going through our files it is discovered that Joseph Tellei's land claim on "Buuch" involves three parcels (Lot Nos. 896, 897 and 912) located near Lot No. 914. In reply to our dispatch regarding J. Tellei's claim, you sent dispatch R 290507Z Sept 69 as follows: "WILL FOLLOW NORMAL CLAIM PROCEDURES TO OBTAIN LAND TITLE OFFICER'S DETERMINATION ON THE CLAIM X NGIRAKED SENDS." It is assumed that in your title abstract research for Tellei's claim, you must have come across the history of adjacent parcels such as Lot 914. Can you verify our assumption that Lot. 914 is still owned by Milong Lineage and administered by Olkeriil or some other person designated in his place? If you outline a complete and detailed history of this land, it would provide the correct approach to the question raised.

May we have your reply and the Land Title Officer's title abstract as soon as practicable please preferably before April 10, 1970?

Paul D. Dennis

cc: Deputy Director, Res. & Dev.
 John Ngiraked, Land Title Officer, Palau

KOSHIBA:raa

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36
200
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2000
200 sq. ft. 200
10
2000

Type of document: Sale

Seller: Arukoi Techeltoech

Purchaser: Matsko Arurang

Price: \$2,000 for 200 tsubo

Location: Koror Municipality (Lot. No. 914)

Date: September 5, 1969

Remark: According to the document, Lot No. 914 was a government land leased to one Becheserrak. However, on August 7, 1969, Land Title Officer, John O. Ngiraked rendered his title determination in favor of Arukoi Techeltoech, (the seller in this transaction.

OTERUL A CHUTEM

BOLODENGEL AR BEK EL CHAD EL NGARTIANG el kmo Ngak el Arukoi Teheltoech el chad er a Koror Municipality, Palau, Western Caroline Islands, a tuchutem er a chutem el ulecholt el ua tiang:

Lot No. 91) er a Tochi Daichio, el kauliochel ngii ma chetemel a Frank Malsol er a mobedul a diluches, e kauliochel ngii ma chetemel a Mosesl Mokoll er a mobedul a Ngebard, e kauliochl ngii ma rael er a buai er a Dims ma Ongos. Tial chutem a mlechewid e mengai er a Government el mora Becheserrak, e ser a 7 el kebesengil a August, e a Lend Title Officer a mlara medal a Becheselrak ma ngak e oltii tial chutem el merngak e mtechir er a tara chutem el mora Becheselrak.

A doltiraki er a char el \$2,000 el lnguu er a Katsko Arurang el kirel a 200 el tsubo er tial chutem el \$10.00 a tal tsubo er ngii, e ak nguu tial chutem el oterur er a Katsko Arurang meng mo kloklel.

Ngii el Katsko Arurang a morengii a klisichel er ngii er uriul er al beskak a mui el \$2,000 el kirel tial chutem. Mal borengii a klisichel er ngii a sebechel mor sel soal malochub e nguu el mesterir ar ngelekel meng mo chetemir.

Ng el Arukoi Teheltoech er uriul er ak ngai a mui el char er tial chutem ea merakai el mo diak a klisichok er tial chutem, ma diak kumondai er ngii el mora Katsko Arurang; e bai mo sioning er ngii er a ngidil mondai el mo duubech el omtok er ngii.

A ikang a kmal meral tekingek el medung er a chelsel tial babier er medal a sioning el ngii a dirrek el sebechel smodii a blekerdelel tial chutem.

Malnaisel, e ak mo saing er a ngeklek er tial babier el ochotii a kmo a ikal mla medung el togoi a meral tekingek, eng diak mlekesuseu ma kak mlodurech el mo merual, eng kmal merang er a renguk.

Mloterkokl er tial 5th el kebesengil a Septem ber 1969.

Arukoi Teheltoech
ARUKOI/TEHELTOECH

Sioning:

Telbans B
Tscherec Baules

K. Becheserrak

Recorded on Book VIII on pages 44-45 on October 16, 1969, at 9:45 A. M.

Justin Gonzalez
2nd Asst. Clerk of Courts
Palau District

Ngak el Becheserak Tnilchoh, el delongchekkol a ngara K eror Municipality,
Palau District, a kongei ed oltii tial chuten el telkib ra chuten el Lot. No.
914 el chuten ra Telungak ra Esuroi el nsa Rekipi Techoltocch er medal a
District Land Title Officer el John O. Ngiraked er tial 7 el kebesengil a
August 1969. Bar chad ra Omeluk el Chuten a chongrachol el ontechoi er
tial chuten el moltang el nora Rekipi Techoltocch.

Becheserak Tnilchoh
BECHESERAK TNILCHOH

Antechil tial chuten el lulcholt erbab a bolcungrachol a omeluk elchuten
(Office ra Land Management) el sickii a techil el nguu el msang a Becheserak
Tnilchoh el no lease eragii. Tial telbiil a mloterkokk era delongchilir kirkal
chad el lechnuk a ngoklir erbab.

[Signature]
JOHN O. NGIRAKED
Land Title Officer
Palau District

Becheserak Tnilchoh
BECHESERAK TNILCHOH

Aurkain Techoltocch
AURKAIN TECHOLTOCCH