

CLTC Regular Board Meeting May 22, 2025



> Joshua F. Tenorio Lieutenant Governor

Commission Members

Arlene P. Bordallo Chairperson

Earl J. Garrido Commissioner

Joseph F. Artero-Cameron Commissioner

Fabrienne Cruz Respicio Commissioner

> Jeremy J. Rojas Commissioner

Joseph B. Cruz Jr. Acting Administrative Director

Rev 04/1/2025

Kumision Inangokkon Tano' CHamoru (CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guåhan 96932

CHamoru Land Trust Commission Regular Board Meeting Thursday, May 22, 2025 at 1:00PM

CHamoru Land Trust Conference Room, 590 S. Marine Corp Drive ITC Building, Suite 223, 2nd Floor Tamuning, Guam. Public Comments may be made at cltc.admin@cltc.guam.gov To view the meeting virtually, log on to GovGuam Live-YouTube or Google Meet joining info Video call link: https:// meet.google.com/ihh-dvtz-dzk

AGENDA

- Call to Order Certification of a Quorum Present Ι.
- Certification Public Notice Requirements II.
 - A. Guam Daily Post (May 15, 2025 and May 20, 2025)
 - B. Guam Public Notice Website (https://notices.guam.gov)
- III. Approval of Minutes:
- Administrative Director's Report IV.
- V. **Old Business**
 - A. Job Description / Publication of Recruitment Administrative Director
 - B. Resolution No. 2019-05, Declaration of support for the sale of portions of Lot 5174-REM-1 to Nicole Camacho Reyes Kelly
 - C. Lot 7161-R1, Yigo
 - D. MedPharm
 - E. Constituent Jose Castro Munoz
 - F. Grievance Settlement
 - G. FY25 Appropriation of Nine Million Dollars (\$9,000,000)
 - 1. Parcels
 - a. Tract 10316, Blk 3 and Blk 16, Dededo g. Tract 1722, Mangilao
 - b. Tract 10124, Dededo
 - c. Tract 1113, Dededo
 - d. Lot 10090 -1-1 & R-2 Dededo
 - e. Tract 319, Hågat
 - f. Tract 1722, Blk 2, Mangilao
- h. Tract 18113, Mangilao

Phone: 671-300-3296 Fax: 671-300-3319

- i. Tract 15344, Blk 1, Mangilao
- j. Tract 10123, Yigo
- k. Lot 7160, Yigo

- VI. **New Business**
 - A. Public Law 33-204 Lot 5173-1-R2-NEW-R6, An act to reserve a portion of Lot No. 5173-1-R2-NEW-R6, Tamuning Naftan Manaina-ta
 - B. Public Law 37-145 Realign Bull Cart Trail from Northern Portion of Lot 2019 REM through the North Portion of Lot 2121-2-R/1
 - C. Lot 10122-15 Dededo, Designation for Commercial Use
 - D. Lih Pao Investment LLC Request for Re-Alignment of Bull Cart Trail Lot 5143, Lot 5144-3NEW, Tamuning
 - E. Bill 79-38 (COR) An act to authorize I Maga'Hagan Guahan to sell a portion of Block 8 in new Agat
- VII. Public Comment(s)
- VIII. Next Meeting – Thursday, June 19, 2025 at 1:00 PM

CLTC Conference Room, Suite 223, 2nd Floor ITC Building, Tamuning, Guam 96913

IX. Adjournment



> Joshua F. Tenorio Lieutenant Governor

Act

Kumision Inangokkon Tano' CHamoru (CHamoru Land Trust Commission)

P.O. Box 2950 Hugătña, Guâhan 96932

Phone: 671-300-3296 Fax: 671-300-3319

BOARD OF COMMISSIONERS MEETING ATTENDANCE SHEET

	Date: Thursday, May 22, 2025 – REGULAR MEETING			
Commission Members	Time: 1-07 pm	Adjourn	ment: 5:44 pM.	
Arlene P. Bordallo Chairperson	,	Conference Room, 2 nd F	1	
Earl J. Garrido Commissioner	NAME:	TITLE:	SIGNATURE:	
oseph F. Artero-Cameron	BOARD OF COMMISSION	IERS: Present Abse	nt O1	
Commissioner	1. Arlene P. Bordallo	Chairperson 🔼 🔲	630 walte	
Fabrienne Cruz Respicto Commissioner	2. Earl J. Garrido	Commissioner A	52	
Jeremy J. Rojas	3. Fabrienne C. Respicio	Commissioner	phispian	
Commissioner	4. Jeremy J. Rojas	Commissioner 💹 📙		
Joseph B. Cruz Jr. ing Administrative Director	5. Joseph F. Artero-Camero	n Commissioner 🔲 🔲	ZOOM	
	NAME: TI	TLE:	SIGNATURE:	
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Joshua F. Tenorio Lieutenant Governor

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Earl J. Garrido Commissioner

Joseph F. Artero-Cameron Commissioner

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> Jeremy J. Rajas Commissioner

Joseph B. Cruz Jr. Acting Administrative Director

Rev. 04/1/2025

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P.O. Box 2950 Hagătña, Guăhan 96932

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PUBLIC COMMENT SIGN-IN SHEET CLTC Board Meeting

Date: Thursday, May 22, 2025

CLTC Conference Room, 2nd Floor, ITC Building, Tamuning

NAME (Please Print)	CONTACT NUMBER
STUMAT VIEWY	6717675755
Jenne gen	671-649-5283
Penz Pamo	671-482-46701
John Burch	44.224
Hans Ada	687-9256
	/ _{0.2.}



> Joshua F. Tenorio Lieutenant Governor

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Joseph F. Artero-Cameron Commissioner

Fabrienne Cruz Respicio Commissioner

> Jeremy J. Rojas Commissioner

Joseph B. Cruz Jr. Acting Administrative Director

Rev. 04/1/2025

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Phone: 671-300-3296 Fax: 671-300-3319

VISITORS' SIGN-IN SHEET CLTC Board Meeting

Date: Thursday, May 22,2025

CLTC Conference Room, 2nd Floor, ITC Building, Tamuning

NAME (Please Print)	CONTACT NUMBER
Frank SN	727-5224
Weal Kells / strat Kales	678-0082
Much Kells / strat Kally Celestin DAMFAN	482-6677
John Burch	468 (2121
	•



Call to Order—Certification of a Quorum Present



Certification—Public Notice Requirements

ROOF COATINGS . PAINTING . EXTENSIVE RENOVATIONS - CARPORTS - HOME EXTENSIONS KITCHEN AND BATH DESIGN & BUILD MURPHY INTL. LLC IN GUAM OVER 30 YEARS Mattmurphy708@gmail.com 671-487-7781 Cellular



Taniguchi Ruth Makio Architects is accepting applications for the following position:

BOOKKEEPER

Minimum 3-5 years experience.

REVIT OPERATOR

Minimum 3 years experience.

ADMINISTRATIVE TEAM MEMBER

Experience in Accounting, MS Word, Excel, MS Schedule and Adobe Photoshop a plus.

Submit applications and resumes at 100 Cliff Business Center, Agana Heights Email to: arch@traguam.com Telephone: 671.475.8772



SECURITY OFFICERS SECURITY OFFICERS W/TWIC

Apply online at: www.dsaguam.com or in person at our main office located at 278D Bello Road, Barrigada, Guam 96913 (671)472-9811/2 officemanager@dsaguam.com



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- hiring

IN THE SUPERIOR COURT OF GUAM BENEFICIAL ADJUSTING COMPANY, Plaintiff.

> MERCY NABE HAUGE and MICHAELS, HAUGE, Defendants.

CIVIL CASE NO. CV0189-19 NOTICE OF EXECUTION SALE OF REAL PROPERTY TO: DEFENDANTS AND TO ALL INTERESTED PERSON

PLEASE TAKE NOTICE that I, the Maishal of the Superior Court of Guarn will, pursuant to the Writ of Execution issued by the Superior Court of Guarn in the above entitled case, the Notice of Levy on Real Property dated January 17, 2025, I will, on JUNE 5, 2025 at 9:00 AM at the office of the Mayor of the Municipality of Dededo Guam, sell at public auction, to the highest hidder for cash, all of the right, title and interest of the Defendant, MICHAEL S. HAUGE in and to the following described real property as is necessary to satisfy the judgment taken against Defendant.

The property to be sold is described as:

Unit No. 69, Building A, Del Mar Condominiums situated on Lot No. 10100-9-1-R1, Dededo, (formerly Machanao), Guam, Estate No. 61777, Suburban, as shown on Drawing No. DRP85-07 -02, recorded on July 18, 1985 in the Department of Land Management, Government of Guarn, as Instrument No. 360954.

Dated: MAR 19 2025

Superior Court of Guarn By: /s/ LEO S.DIAZ Chief Marshal

100

CHREAM OF STATISTICS AND PLANS

PUBLIC ANNOUNCEMENT

Zero Waste Guarn Working Group Meeting Tuesday, May 20, 2025, 2:00 p.m. (ChSI) Public access for this virtual meeting Virtual: https://us02web.zoom.us/y893857651267

pwd-relfXG4cfzbr03V50ynx1MMGPpBUa3_L Meeting ID: 853 4160 0484 Passcode: 954691 AGENDA ITEMS:

Welcome and Introductions

a Introduction of Members

b. Approval of Minutes (March 25, 2025)

c Brief Overview of Meeting Objectives

Review of Previous Meeting Action Items III. Aniten Oceanra Contract Progress Update

N. Establish ZWGWG Priorities

a. Discussion on Key Priorities from the Guam-Zero Waste Master Plan

b. Identification of Priority Initiatives for Immediate Focus

Next Steps and Recap of Action Items VI. Confirmation of Next Meeting Date

Vil. Open Discussion and Adjournment

a Opportunity for Members to Raise Additional Topics or Concerns

b. Closing Remarks

For persons requiring special accommodations, please contact Esther Camacho at (671) 472-4201 This advertisement was paid for by BSP funds

This advertisement was paid for by BSP funds BUREAU OF STATISTICS & PLANS - GOVERNMENT OF GUAM Med: P.O. Box 2950 Hagatina, Guarn 96932 Tel. (671) 472-4201/3 Fax: (671) 477-1812 Web. unw: BSP Guarn Gov



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C. Lot 7161-R1, Yigo

D. MedPharm

E. Constituent - Jose Castro Munoz

F. Grievance Settlement

G. FY25 Appropriation of Nine Million Dollars (\$9,000,000)

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c. Tract 1113, Dededo

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g, Tract 1722, Mangilao h, Tract 18113, Mangilao i, Tract 15344, Blk 1, Mangilao j, Tract 10123, Yigo k. Lot 7160, Yigo

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Public Comment(s)

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In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or services should contact Dester Ten, (671) 300-3296 x204, email: destentant citicguam.go This ad is paid for by CLTC funds

CLASSIFIED ADVERTISING ONLY \$16.00 A DAY/PER COLUMN INCH

Call us at 671.649.1924 or email: krista@postquam.com

IN THE SUPERIOR COURT OF GUAM BANK OF GUAM.

Plaintiff.

45. EUGENE B. AFLAGUE,

Defendant. CIVIL CASE NO. CV0517-22

NOTICE OF EXECUTION SALE OF REAL PROPERTY TO: DEFENDANTS AND TO ALL INTERESTED PERSON

PLEASE TAKE NOTICE that I, the Marshal of the Superior Court of Guarn will, pursuant to the Writ of Execution issued by the Superior Court of Guarn in the above entitled case, the Notice of Levy on Real Property dated December 17, 2024, t will, on MAY 29, 2025 at 9:00 AM at the office of the Mayor of the Municipality of Sinajana Guam, self at public auction, to the highest bidder for cash, all of the night, title and interest of the Defendant in and to the following described real property as is necessary to satisfy the judgment laken against Delendant.

The property to be sold is described as:

Lot No. 10, Block No. 12, Tract No. 232, Sinajana, Guam, Suburban, as said lot is described in that Subdivision of Tract 232 Urban Renewal Project, dated March 11, 1977 recorded on June 26, 1980 in the Department of Land Management. Department of Land Management, Government of Guam under Instrument No. 312990. Area: 7,574±square feet.

Dated: MAR 19 2025

Superior Court of Guam By: /s/ LEO S.DIAZ Chief Marshal

OFFICE OF MICHAEL J GATEWOOD LLC MICHAEL L GATEWOOD

michael Ogatewoodlegal com 330 Heman Cortez Aventie, Suite 300 Hagátha, GU 96910 Tel No 671.473 6285

> IN THE SUPERIOR COURT OF GUAM. IN THE MATTER OF THE ESTATE OF.

BONIFACIO SABALAN CALVO. Deceased.

PROBATE CASE NO. PR 0035-25 NOTICE OF HEARING

NOTICE IS HEREBY GIVEN by Bryan Scott Calvo, Administrator of the Estate of BONIFACIO SABLAN CALVO deceased, to the creditors of and all persons having claims against said Estate or against said Decedent, that within sixty (60) calendar days after the date of the first publication of this notice, they, either tile them with necessary vouchers in the Office of Clerk of the Superior Court of Guam, or exhibit them with the necessary vouchers to said Administrator or his attorneys of record, OFFICE OF MICHAEL J GATEWOOD LLC, 330 Hernan Cortez Avenue, Suite 300, Hagatha, GU 96910, the same being the place for the transaction of the business of said Estate.

DATED: Hagátña, Guam, May 12, 2025.

/s/ MICHAEL J. GATEWOOD



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Contact us at customerservice@postquam.com.or.call 671-649-1924

LAW OFFICE OF SAMUEL S. TEKER 194 Heman Corter Ayenue • Terlaje Professional Bidg., Ste 216 Hagatina, Guam 96910 [elephone: [671] 477-8894 • Facsimile: [671] 472-8896 Email: Samteker@pmail.com

IN THE SUPERIOR COURT OF GUAM HAGATNA, GUAM

IN THE MATTER OF THE ESTATE OF STANLEY BABAUTA LUMBAO. Decedent.

PROBATE CASE NO. PRO213-22

NOTICE OF HEARING ON PETITION FOR APPOINTMENT OF NEW ADMINISTRATOR TO REPLACE CURRENT ADMINISTRATOR

THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE

NOTICE is hereby given that SAMUEL S. TEKER has filed herein a PETITION FOR APPOINTMENT OF NEW ADMINISTRATOR TO REPLACE CURRENT ADMINISTRATOR in the estate of STANLEY BABAUTA LUMBAO, deceased, and that on JUN 03, 2025, at the hour of 11:00am of said day, before the Honorable Arthur R. Barcinas, Judge, in the courtroom of the Superior Court of Guam, Hagatna, Guam, has been set for hearing of said petition, and all persons interested are hereby notified to appear at the time and place set for said hearing and show cause, if any they have, why the petition should not be granted.

Reference is hereby made to the said petition for further particulars.

Dated: APR 28 2025

Janice M. Camacho-Perez, Esq. Clerk of Court, Superior Court of Guam /s/ Yvonne L. Cruz Deputy Clerk

ZOOM INFO: De Meeting ID: 752 425 5848 Passcode: JARB

LAW OFFICE OF SAMUEL S. TEKER 194 Heman Corter Avenue • Terlaje Professional Bidg., Ste 216 Hagatha, Guary 6910 elephone: [6/11] 477.8894 • Facsimile: [6/11] 472.8896 imail: santeker@gnail.com

IN THE SUPERIOR COURT OF GUAM HAGATNA, GUAM

IN THE MATTER OF THE ESTATE OF JOHNNY ADRIANO ARRIOLA. Decedent.

PROBATE CASE NO. PRO097-22

NOTICE OF HEARING IN RE PETITION FOR LETTERS OF ADMINISTRATION

THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.

NOTICE is hereby given that SAMUELS. TEKER, has filed herein a Petition for Letters of Administration, upon the estate of JOHNNY ADRIANO ARRIOLA, deceased, and that on JUN 03, 2025, at the hour of 11:00am of said day, before the <u>Honorable Arthur R. Barcinas</u>, Judge in the Superior Court of Guam, 120 West O'Brien Drive, Hagatna, Guam, all persons interested are hereby notified to appear at the time and place set for said hearing and show cause, if any they have, why the petition should not be granted.

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Dated: APR 28 2025

Janice M. Camacho-Perez, Esq. Clerk of Court, Superior Court of Guam /s/ Yvonne L. Cruz Deputy Clerk

ZOOM INFO: Meeting ID: 752 425 5848 Passcode: JARB



PUBLIC NOTICE ANNOUNCEMENT

The Guam Visitors Bureau will hold a Regular Meeting of the Board of Directors on Thursday, May 22, 2025, at 1:30 p.m. in GVB's main conference room and by Teleconference - via Zoom. Anyone desiring to join the virtual meeting may enter the following link in a browser: https://us02web.zoom.us/i/890907799847pwd=aeGojojPvOMoNDxc4fVCdfQluBHngK,I Meeting ID: 890 9077 9984, Passcode: visitguam Our livestreaming events link for all Regular Board Meetings is available at the Bureau website: https://www.guamvisitorsbureau.com/ The Board of Directors herein notifies the public that it will discuss the following

AGENDA

I. CALL TO ORDER
II. ROLL CALL
III. MINUTES OF THE PREVIOUS MEETING
• Approval of the previous Board of Directors Meeting
minutes dated April 28, 2025
IV. ACTION BY THE BOARD
V. CHAIRMAN'S REPORT
• Approval of FY2025 Purchase Orders
VII. REPORT OF THE BOARD COMMITTEES
A. Executive Committee
B. Administration & Government - Motion to authorize

B. Administration & Government - Motion to authorize President & CEO to negotiate contracts for:

• Taiwan Destination Marketing services

• Conclerge Services

Event Management Services
 Destination Management / Visitor Safety & Satisfaction
 Cultural Heritage & Community Outreach

Research

Sports & Events

Approval of sponsorship requests over \$10,000

G. Japan Korea

Committee Meeting Minutes dated March 18 and April 10, 2025

Committee Meeting Minutes dated May 1, 2025
J. North America, Pacific, Philippines & New Markets
 Committee Meeting Minutes dated May 5, 2025
K. Membership

L. Recovery Committee
VIII. OLD CORPORATION BUSINESS
IX. EXECUTIVE SESSION

As needed
 OTHER BUSINESS

UOG Collaboration with GVB - Creation of Visitors App
 Election of 12th board member
 Election of Chairman and Board Officer
 Appointment of Committee Chairs
AGENDA ITEMS FOR THE NEXT MEETING
ANNOLINGEMENT

XII. ANNOUNCEMENTS

Upcoming Board Meetings: June 26, 2025
ADJOURNMENT

information on individual committees is available at https://www.quarwisitorsburrau.com/, along with other bureau meeting materials. Detailed materials if applicable, will be available on the website one day before the meeting. Please call 671-646-5278 if you require additional detail about any agendal item. Individuals requiring special accommodations or information may contact dVB at 671-646-5278. This advertisement was paid for by the Tourist Attraction Fund.

GUAM VISITORS BUREAU | SETBISION BISITAN GUÂHAN 401 Pale San Vitnes Road | Turnon, Guare 96913 | (67) 646-5278 | (67) guamvisitorshireau.com | visitguans.com | info:isvisitguam.com (671) 646-6861 fee



Lourdes A. Leon Guerrero, Governor Joshua F. Tenorio, Lieutenant Governor



Jose A. San Agustin, USMC (Ret.) Director

GUAM VETERANS COMMISSION

FRIDAY, 23 MAY 2024 1500 HRS

LARGE CONFERENCE ROOM, ADELUP

Broadcast live stream: https://www.facebook.com/GuahanVeterans671

AGENDA:

CALL TO ORDER

PLEDGE OF ALLEGIANCE ATTENDANCE 11

ACKNOWLEDGEMENT OF PUBLIC NOTICE: (16 MAY. & 20 MAY. 2025) APPROVAL OF AGENDA: 23 MAY 2025

VI. SECRETARY'S REPORT:

A. Approval of 28 February 2025 meeting minutes

B. Approval of 28 March 2025 meeting minutes

VII. GVAO-STATE DIRECTOR'S REPORT:

A. VSR, CEMETERY WORKER & CSR POSITIONS

B. GRANT STATUS

C. CEMEMTERY CONSTRUCTION STATUS

D. GUAM OFFICE OF VETERANS AFFAIRS CALENDAR OF EVENTS

VIII. NEW BUSINESS:

A. MEMBER/ORGANIZATION STATUTE VERIFICATION B. BYLAWS ADAPTATION/IMPLEMENTATION PROCESS

C. NEW MEMBERSHIP PUBLIC COMMENTS: (2 MINS)

ADJOURNMENT

NEXT MEETING: 27 JUNE 2025 XI.

ADJOURNMENT

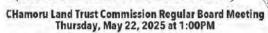
Advertisement paid for by Government of Guam - Local Funds

For more information and persons requiring special accommodations, please contact Guam Office of Veterans Affairs- Administrative Officer, Joseph Meno, at 671-475-8388 or email at joseph meno@gvao.guam.gov

Guam Office of Veterans Affairs | Office of the Governor P.O. Box 2950 Hagátīia, Guam 96932 Office: (671) 475-8388 – 94 | Cemetery: (671) 477-5697 | Fax: (671) 475-8396 Website: https://gvao.guam.gov/



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Google Meet joining info Video call link: https://meet.google.com/ihh-dvtz-dzk

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B. Guam Public Notice Website (https://notices.guam.gov)

Approval of Minutes

Administrative Director's Report

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In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or services should contact Dexter Tan, (671) 300-3296 x204, email; dexter.tan@citc.guam.gov This ad is paid for by CLTC funds

CLTC Board of Commissioner Regular Meeting

➡ PRINT

CLTC Board of Commissioner Regular Meeting

- m Posted on: 05/15/2025 09:18 AM
- Posted by: Charlene Mayo
- **Meeting Date:** 05/22/2025 01:00 PM
- Department(s): CHAMORU LAND TRUST COMMISSION (/notices?department_id=23)
- Division(s): (/notices?division_id=)
- Notice Topic(s): BOARD MEETING (/notices?topic_id=76)
- **Types of Notice:** MEETING (/notices?type_id=5)
- For Audience(s): PUBLIC (/notices?public=1)
- → Share this notice

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 - k. Lot 7160, Yigo

VI. New Business

- A. Public Law 33-204 Lot 5173-1-R2-NEW-R6, An act to reserve a portion of Lot No. 5173-1-R2-NEW-R6, Tamuning Naftan Manaina-ta
- B. Public Law 37-145 Realign Bull Cart Trail from Northern Portion of Lot 2019 REM through the North Portion of Lot 2121-2-R/1
- C. Lot 10122-15 Dededo, Designation for Commercial Use
- D. Lih Pao Investment LLC Request for Re-Alignment of Bull Cart Trail Lot 5143, Lot 5144-3NEW, Tamuning
- E. Bill 79-38 (COR) An act to authorize I Maga'Hagan Guahan to sell a portion of Block 8 in new Agat

VII. Public Comment(s)

VIII. Next Meeting – Thursday, June 19, 2025 at 1:00 PM

CLTC Conference Room, Suite 223, 2nd Floor

ITC Building, Tamuning, Guam 96913

IX. Adjournment





Approval of Minutes - None -



Administrative Director's Report



Old Business

ADMINISTRATIVE DIRECTOR POSITION DESCRIPTION

Classification: Unclassified

Pay Grade: E-P Salary: Negotiable

Position Title: Administrative Director

Summary: The Administrative Director reports directly to the Commissioners of the

CHamoru Land Trust Commission ("CLTC"). The Administrative Director is the principal manager of the CLTC's day to day activities. The Director serves at the Board's pleasure, and works to execute the CLTC's statutory functions as well as to fulfill the goals and objectives that the board shall from time to time

adopt.

Oualifications/Requirements:

- Master's degree from a U.S. accredited college or university plus five (5) years of management level experience in the application of the Chapter 75 and 75A, Title 21 Guam Code annotated, with Knowledge of Guam Subdivision Laws and other Land Regulations; or
- Bachelor's degree from a U.S. accredited college or university plus seven (7) years of management level experience in the application of the Chapter 75 and 75A, Title 21 Guam Code annotated, with Knowledge of Guam Subdivision Laws and other Land Regulations; or
- Any equivalent combination of experience and training which provides the knowledge, abilities and skills to fully perform the work involved in the position.

Special Qualifications:

Strategic and futuristic thinker with a rational thought process in analyzing critical factors and variables that can impact the long-term success.

- Embraces future or new possibilities, is creative, and not debilitated by risk-averse
 considerations.
- · Forward-thinking and proactive in resolving issues.

Essential Functions:

- Ability to interpret and make sound recommendations regarding proposed legislation.
 Advise the CLTC on how various legislative and other proposals may affect the mission of the Trust.
- Resolves problems in a timely manner, and generates solutions to challenges.
- The Director serves as the principal spokesperson for the CLTC. Excellent communication skills are required; speaks clearly and persuasively in positive and negative situations and writes clearly and informatively.
- · Approaches others in a tactful manner.
- Balances team and individual responsibilities and focuses on solving conflicts within the organization.
- Shares expertise with others and offers opportunities to staff for personal and professional growth and development.
- Develops and coordinates projects and communicates changes and progress.
- Exhibits sound and accurate judgment and displays willingness to make decisions.
- Prioritizes and plans work activities.
- Adapts to changes in the work environment and strives to increase productivity while demonstrating accuracy and thoroughness.
- Uses equipment and materials properly.
- . Is consistently at work and on time and volunteers readily, initiates and undertakes self-

- development activities.
- · Displays original thinking and creativity.
- Follows instructions and responds to management direction while taking responsibility for actions

Special Requirements:

- · Must be willing to work long hours, weekends, and holidays.
- Must be knowledgeable with the Government Accounting Standards Board Pronouncements.
- Must be knowledgeable with the Generally Accepted Account Principles.
- Must be able to use basic office computer programs and software.
- · Must have completed Procurement Training Module 1.
- Must have a demonstrated track record of superior personnel managerial skills, in addition to technical expertise.

Supervises the entire day-to-day of operations of the Commission that encompasses Financial, Fiscal, Procurement, Budgeting, Planning, Land Administration, and Compliance. Such Activities include, but are not limited to:

- Prepare Annual Budgets
- Prepare financial adjustments in accordance with GASB and GAAP requirements for the preparation of Financial Statements
- Customer service
- Staff development
- Strategic Planning
- Intergovernmental and military relations
- Communicates regularly with the Board's chairperson and, as required from time to time, with other members of the board, on matters related to the day-to-day operations and management of the Commission, its employees, vendors, and external associations.
- Ensures compliance with all Guam Open Meeting and Sunshine Reform Act requirements; including all information that pertains to the agenda for all board meetings, and accurately documents all such meetings and activities.
- Oversees the development and execution of such strategic and other plans as the board shall cause to be prepared, adopted, or otherwise modified.
- Reviews employee performance regularly to rationalize performance-based compensation, enforce employee rules and regulations, and provide or arrange staff training as needed.
- Serves as Authorized Authority of all Federal Grants.
- Serves as the Certifying Officer of the Commission.
- Monitors federal and local legislation impacting the Commission.
- Coordinates the Commissions activities with appropriate local government, military, federal, and other planning agencies with respect to their impact on Land.
- Represents the Commission in Public Hearings and other meetings.
- Acts as key liaison and adviser between and among the Governor, the Legislature and Board on matters relating to the Commission.
- Ensures the Commission's legal and other regulatory compliance.
- Delegates his/her responsibilities as appropriate, and consistent with sound accountability and management practices.
- · Performs such other duties and responsibilities as determined by the board.
- Supervises the formal preparation of financial statements and reports for General Funds, Special and Revolving Funds or related funds as needed; analyzes various financial information of a wide variety for appropriate recommendations.
- Supervises the preparation of receipts and disbursement schedules, expenditures against budget schedules and appropriation summaries; reconciles cost balances.
- Evaluates a variety of financial reports for internal consistency and validity Profit and Loss Statements, Balance Sheets and other financial reports.
- Supervises the installation of special accounting systems and related procedures in establishment, which cannot use standardized systems.
- Analyzes the financial aspect relationship of cost to the major accounting structures such
 as codification of accounts, different appropriation accounts and budgetary elements;
 analyzes cash collections received on a daily basis; controls to assure sufficient cash flow

- of current payables; evaluates the effect of deficits.
- Analyzes trend projection for top management review pertaining to cash flow status and projection. Evaluates or recommends fiscal policy that should be followed such as tight policy or balanced budget.
- Invest cash accounts with the concurrence of top management review within the cognizance of legislative constraints.
- Prepares various administrative reports and correspondences. Perform related duties as required.

Knowledge, Skills & Abilities:

- · Demonstrated integrity and ethical business practices.
- Ability to negotiate and communicate, network, and present effectively and meaningfully to the board, general membership, and to other public, private and civic organizations.
- Demonstrated history and success in advocating positions, conceptualizing strategy, and executing plans or programs effectively.
- Proven history of success in overseeing and administering complicated and diverse strategic plans including the involvement of private sector teams, committees, and government leaders.
- Ability and skill in generating strategically meaningful data
- Good working knowledge of the government of Guam budgeting process, sources of funds for Bureau operations, and financial accountability.
- Good working knowledge of government rules and regulations applicable to the Commission, and its staff
- Ability to plan, organize, and manage people in a general office environment and willingness to be a 'hands on' working manager as needed.
- Demonstrated ability to identify, develop and train new and junior personnel to position them for matriculation to positions with more responsibility and experience.
- Demonstrated ability to develop and achieve a superior workplace culture.
- Ability to write effectively and work well in professional and non- professional environments.
- Ability to handle multiple challenges in a fast-paced environment.
- Proven history of community service and involvement.

Key Competencies:

- 1. Technical Capacity
- 2. Personal Effectiveness/Credibility
- 3. Thoroughness
- 4. Collaboration Skills
- 5. Communication Proficiency
- 6. Flexibility

- 7. Adaptation to various situations
- 8. Creative Thinking
- 9. Engagement
- 10. Decision Making/ Decisiveness
- 11. Impact / Influence

Supervisory Responsibility:

This position requires the supervision of all staff and management.

Work Environment:

This job operates in a professional office environment. This role routinely uses standard office equipment such as computers, phones, photocopiers, filing cabinets and fax machines.

Physical Demands:

This position involves activities related to meetings, meeting functions and facilities, public speaking, and/or standing for long periods of time.

Other Duties:

This job description is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities that are required of the employee for this job. Duties, responsibilities and activities may change at any time with or without notice.



Lowense, Level Villeran Geronar

Joseph Teleprio.

Committion Members

G. Piká Fejeran Chairwoman

Joseph I. Cruz Vice-Chairman

Amanda L.G. Santos
Commissioner

Austin J. Duenas Commissioner

Skawntel L. Technira Commissioner

fack E. Hattig III
Administrative Director

Chamorro Land Trust Commission

(Kumision Inangokkon Tano' Chamoru)

P.O. Box 2950 Hagátita, Guálian 96932

Phone: 649-5263 Ext. 400 Fax: 649-5383

March 12, 2019

Honorable Tina Muña Barnes Speaker I Mina'trentai Singko Na Liheslaturan Guåhan Guam Congress Building 163 Chalan Santo Papa Hagåtña, Guam 96910

*#S61-14-0225
Speaker Tina Rose Muña Barnes

Time 224 ()AM ()FM Received By:

Dear Madame Speaker:

Transmitted herewith is the Chamorro Land Trust Commission Resolution No. 2019-05, "Declaration of support for the sale of Portions of Lot 5174-REM-1 to Nicole Camacho Reyes Kelly", which was approved at its regular scheduled board meeting on January 17, 2019.

Senseramente,

Jack E. Hattig III Administrative Director

Rev. 02/4/2019





CHAMORRO LAND TRUST COMMISSION RESOLUTION NO. 2019-05

Declaration of support for the sale of Portions of Lot 5174-REM-1 to Nicole Camacho Reyes Kelly

WHEREAS, the Chamorro Land Trust Commission (hereafter CLTC), in accordance with Title 21, Section 75105 (c), declares its support to sell portions of Lot 5174-REM-1 to Nicole Camacho Reyes Kelly;

WHEREAS, Nicole Camacho Reyes Kelly has encroached onto a portion of Lot 5174-REM-1, by placing a safety guard rail along the cliff line;

WHEREAS, Lot 5174-REM-1 is situated on a cliff line bounded by Block 8 Perezville Subdivision, and the Pacific Ocean;

WHEREAS, access to lot 5174-REM-1 is extremely difficult due to its terrain, and has limited usable land areas above the cliff line that is bounded by privately owned property (Block 8 Perezville Subdivision);

WHEREAS, the CLTC Board of commissioners recognize the option to sell a portions of Lot 5174-REM-1 to Nicole Carnacho Reyes Kelly in accordance with Title 21, Section 75105;

WHEREAS, Nicole Camacho Reyes Kelly defires to purchase a portion of Lot 5174-REM-1, Municipality of Tamuning, defined by Survey Sketch from Guam Surveyor, L.L.C. DWG#2018-145 (EXHIBIT "A") containing and area of approximately 138± square meters or 1,485± square feet;

WHEREAS, on January 17, 2019, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, reviewed and approved by motion to support the sell of portions of Lot 5174-REM-1 to Nicole Camacho Reyes Kelly and contiguous land owners subject to survey, and in accordance with Title 21 GCA, Chapter 75.

NOW THEREFOR BE IT RESOLVED,

- The Chamorro Land Trust Commission Board of Commissioners approves the request for Nicole Camacho Reyes Kelly to purchase a portion of Lot 5174-REM-1 contiguous her boundary to the edge of the cliff line.
- 2. The Chamorro Land Trust Commission Board of Commissioners transmits this Resolution to 1 Liheslaturan Guahan.

DULY AND REGULARLY ADOPTED BY THE CHAMORRO LAND TRUST COMMISSION THIS

TOTOLOGY

DAY OF MUCH 2019.

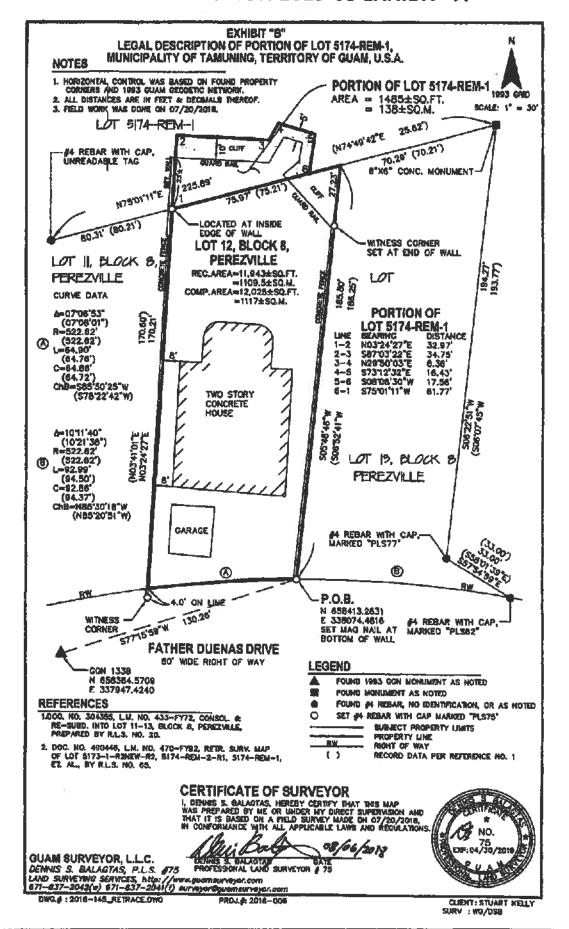
Date: 27-19

G. PIKA FEJERAN, Chairwoman
Chamorro Land Trust Commission

Date: 7 mar 2019

JACK E. HATTIGHI, Administrative Director
Chamorro Land Trust Commission

CLTC RESOLUTION 2019-05 EXHIBIT "A"





CHAMORRO LAND TRUST COMMISSION Board of Commissioners Meeting (May 22, 2025) Staff Report

Lot 7161-R1, Municipality of Yigo

1. FACTS:

a. Location: Lot 7161-R1, Municipality of Yigob. Lot Size / Lease Type: 1,011,717.50 sqm / N/A

c. Lease Instrument Number: N/A

d. Field Description: Raceway Park & Outdoor Activities

e. Complaint/Issue/Request: N/A

2. DETAILS:

- a. September 11, 2024 Public Law 37-125 enacted into law. Section 62 (pg.158) reads "Notwithstanding any other provision of law, the Chamorro Land Trust Commission (CLTC) shall lease a portion of or all of Lot No. 7161-R1, Yigo, Guam to the Guam Motorsports Association or its successor entity for the purpose of the operation of a raceway, related support facilities, and various outdoor events. The CLTC shall negotiate the terms of the non-commercial lease of Lot No. 7161-R1, Yigo Guam with the Guam Motorsports Association within ninety (90) days of the enactment of this Act."
- b. December 10, 2024, CLTC Board approved to create a Sub-Committee and appointed Commissioner Ibanez to represent the board.
- c. December 16, 2024 a site inspection was completed. The primary objective for the site inspection was to conduct GPS shots of various points to determine an approximate size for the use of the Guam Motorsports Association.
- d. April 2025 Proposed Parceling Survey Sketch of Lot 7161-R1 completed.

3. Findings: N/A

4. Board Consideration:

Appoint another Commissioner to represent board in the Sub-Committee to resume the non-commercial lease negotiation. CLTC board accept and approve the Proposed Parceling Survey Sketch of Lot 7161-R1 identifying 104 +/- Acres for Lease Purposes.

I MINA'TRENTAI SIETTE NA LIHESLATURAN GUÄHAN 2024 (SECOND) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'HÂGAN GUÂHAN

This is to certify that Substitute Bill No. 236-37 (COR), "AN ACT MAKING APPROPRIATIONS FOR THE OPERATIONS OF THE EXECUTIVE

LEGISLATIVE, AND JUDICIAL BR. GUAM FOR FISCAL YEAR ENDII OTHER APPROPRIATIONS, AND	ANCHES OF THE EXECUTIVE, ANCHES OF THE GOVERNMENT OF NG SEPTEMBER 30, 2025, MAKING ESTABLISHING MISCELLANEOUS ONS," was on the 30th day of August 2024,
	Therese M. Terlaje Speaker
Attested:	Speaker
Amanda L. Shelton Legislative Secretary	
This Act was received by I Maga'hågan G 2024, at 3:31 o'clock P.M.	Assistant Staff Officer
APPROVED:	Maga'haga's Office
Lourdes A. Leon Guerrero I Maga'hågan Guåhan	
Date: 9/11/2024	
Public Law No. 35 - 125	OFFICE OF THE GOVERNOR CENTRAL FILES OFFICE Rec'd By:

court of a felony, a crime involving moral turpitude, a crime of domestic or family violence, or who has been administratively pardoned of any crime.

- (3) No person shall be appointed as a medicolegal death investigator before a thorough investigation of the applicant's background and moral character is completed.
- (d) In the event that there are no applicants that meet the minimum knowledge, abilities and skills to be registered or certified medicolegal death investigators, the Office of Post Mortem Examinations/Chief Medical Examiner may employ candidates as interns, with compensation, while completing the training and experience necessary to meet the minimum requirements for employment. The Office of Post Mortem Examinations/Chief Medical Examiner shall determine the length of internship programs. Internships are limited term appointments until such time the intern is either hired as a medicolegal death investigator or terminated."

Section 62. Lease of Lot No. 7161-R1, Yigo, Guam to the Guam Motorsports Association.

Notwithstanding any other provision of law, the Chamorro Land Trust Commission (CLTC) shall lease a portion of or all of Lot No. 7161-R1, Yigo, Guam to the Guam Motorsports Association or its successor entity for the purpose of the operation of a raceway, related support facilities, and various outdoor events. The CLTC shall negotiate the terms of the non-commercial lease of Lot No. 7161-R1, Yigo, Guam with the Guam Motorsports Association within ninety (90) days of the enactment of this Act.

LOURDES A. LEON GUERRERO



JOSHUA F. TENORIO

UFISINAN I MAGA'HÅGAN GUÄHAN

OFFICE OF THE GOVERNOR OF GUAM

Transmitted via Email to: speaker@guamlegislature.org

SEP 1 3 2024

C . . . O

September 12, 2024

THE HON. THERESE M. TERLAJE, Speaker

I Mina trentai Siette Na Liheslaturan Guahan

37th Guam Legislature

Guam Congress Building

163 Chalan Santo Papa

Hagatña, Guam 96910

Re: Substitute Bill No. 236-37 (COR) - AN ACT MAKING APPROPRIATIONS FOR THE OPERATIONS OF THE EXECUTIVE, LEGISLATIVE, AND JUDICIAL BRANCHES OF THE GOVERNMENT OF GUAM FOR FISCAL YEAR ENDING SEPTEMBER 30, 2025, MAKING OTHER APPROPRIATIONS, AND ESTABLISHING MISCELLANEOUS AND ADMINISTRATIVE PROVISIONS

Hafa Adai Madam Speaker.

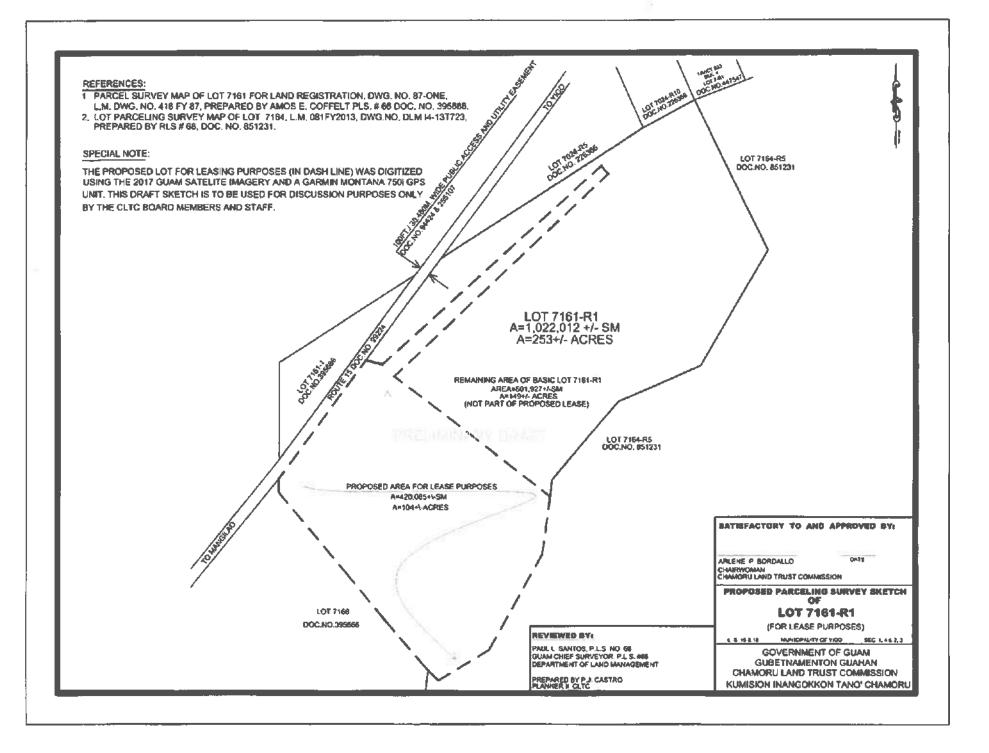
On September 11, 2024, I transmitted Substitute Bill No. 236-37 (COR), now known as P.L. 37-125. It has been brought to my attention that, on the signature page for the bill, I had inadvertently misnumbered the bill as Public Law No. 35-125, which does not accurately reflect the current 37th session of the Guam Legislature. Please accept this letter as an acknowledgment of the scrivener's error.

Senseramente.

LOURDES A. LEON GUERRERO

I Maga 'hågan Guåhan Governor of Guam

DECEIVED



CHAMORRO LAND TRUST COMMISSION Board of Commissioners Meeting (May 22, 2025) Staff Report

MedPharm

1. FACTS:

a. Location: Lot 5, Tract 217 and Block 3REM, Tract 100C, Municipality of Dededo

b. Lot Size / Lease Type: 2,530 sqm / N/A

c. Lease Instrument Number: N/Ad. Field Description: Warehouses

e. Complaint/Issue/Request: Proposed Payment Arrangement

2. DETAILS:

- a. September 19, 2024 the CLTC Board through motion and unanimously passed to assess Medpharm a rate of 15% (\$5.70 per sqm) per annum for the unauthorized use of CLTC property. The assessment period is from 2014 to present (2025).
- b. December 27, 2024 DLM Invoice for Survey Services totaling \$7,066.57 was emailed to Ms. Mary Chargualf Medpharm Representative.
- c. April 4, 2025 DLM completed As Built Survey Plat of Lot 5, Tract 217 and Block 3REM, Tract 100C, Municipality of Dededo. The total area determined is 2,530 sqm.
- d. April 21, 2025 Medpharm received the CLTC letter detailing the total amount of \$173,052.00 owed to CLTC for the unauthorize use of CLTC Property. Attached was the As Built Survey Plat of Lot 5, Tract 217 and Block 3REM, Tract 100C, Municipality of Dededo. The letter requested payment be remitted to CLTC no later than April 30, 2025.
- e. April 22, 2025, email received from Ms. Mary Chargualaf requesting for installment payments for a period of 18-24 months.
- April 29, 2025, email received from Ms. Mary Chargualaf with a letter attached dated April 29, 2025 from Mr. Rene Ramos proposing a staggered payment arrangement.
- g. May 6, 2025 CLTC AAD and Staff with Medpharm representatives and advised them to submit their payment proposal. Also informed them that the CLTC Board would need to approve.
- h. May 8, 2025 email received from Ms. Mary Chargualaf with a letter attached dated May 7, 2025. Letter details the requested payment arrangement. Letter is attached to report.

3. Findings:

During our site inspection on June 10, 2024, we had determined that MedPharm was the occupant who was utilizing CLTC property without authorization. Also, MedPharm was responsible for the construction of the Warehouses and other structures.

4. Board Consideration:

To approve or deny the payment arrangement proposed by MedPharm regarding the unauthorized use of Lot 5, Tract 217, and Block 3REM, Tract 100C, in the Municipality of Dededo.

If the board decides to accept and approve the payment arrangement proposed by MedPharm, we request that the board consider adding a condition: if MedPharm fails to comply with the payment arrangement, the approval will be automatically terminated.



May 7, 2025

Joseph B. Cruz Jr.
Acting Administrative Director
Chamoru Land Trust Commission
PO Box 2950
Hagatna, Guahan 96932

SUBJECT: Payment Arrangements

Dear Mr. Cruz,

This is in response to your letter dated April 21, 2025, regarding the total assessed due of one hundred seventy-three thousand fifty-two and 00/100 dollars (\$173,052.00) for the use of the Chamoru Land Trust Commission (CLTC) property from 2014 to present. We thank you for your leniency and understanding in this matter. In as much as we wanted to pay the amount in full, we have a tight cash flow right now due to huge uncollectible receivable from our customers and so we propose the following payment plan below:

5/30/2025	\$72,105.00
6/30/2025	14,421.00
7//31/2025	14,421.00
8/29/2025	14,421.00
9/30/2025	14,421.00
10/31/2025	14,421.00
11/28/2025	14,421.00
12/30/2025	14.421.00

We commit to maintaining the current payment status for the continued use of the CLTC property as permissible.

Hoping for your kind consideration and understanding.

Sincerely,

President/General Manager

CHamoru Land Trust Commission Land Agent Staff Report

JOSE CASTRO MUNOZ AGRICULTURE LESSEE

I. REQUEST/ISSUE

- Carmen Meno is requesting to be named the successor to Jose Castro Munoz's agriculture lease
- 2) Jose Castro Munoz's home loan defaulted with the Guam Housing Corporation. A "Notice of Sale Under Mortgage" from Guam Housing Corporation

II. FACTS

- 1) Applicant: Jose Castro Munoz
- 2) Applicant's Date and Time: December 5, 1995 at 12:42 PM
- 3) Applicant's Application Number: 001295
- 4) Original Application Type: Agriculture
- 5) Lot Description: Lot 2-1, Block 5, Tract 1021, Dededo
- 6) Survey Map: None
- 7) Priority: 1
- 8) Pre-occupier: Yes, Lot 10122-R18, Dededo
- 9) Land Use Permit (LUP): None
- 10) Mayor's Certification: None
- 11) Recorded Lease: Doc # 637267
- 12) Unrecorded Lease: N/A
- 13) Lease Fee Paid: N/A
- 14) Is this a Registered Property? No
- 15) Residing on Private Property: No.
- 16) Residing on Guam Ancestral Lands Property: No.
- 17) Part of Null and Void Listing: N/A
- 18) Part of the 2018 Ratified Listing: Yes
- 19) Part of 1995 Listing: N/A
- 20) Part of OPA Audit Listing: N/A
- 21) Lease Approved by CLTC Board of Commissioners: N/A

III. CHRONOLOGY

- 1) On July 1, 2020, Jose Castro Munoz passed away
- On July 30, 2020, Grace JoAnn Cruz submitted a notarized relinquishment of Successor Rights to Jose Castro Munoz's lease and application to Carmen Meno.
- 3) On July 30, 2020, Carmen Meno submitted a notarized letter requesting to be the named successor to Jose Castro Munoz's lease and application. A copy of her government-issued ID, Ms. Meno's birth certificate, and her parents' birth certificates, to include receipts for payment of Jose Munoz's loan with Guam Housing Corporation.
- 4) On April 18, 2024, the CHamoru Land Trust Commission Acting Administrative Director, John Burch, received a formal letter from the Guam Housing Corporation stating that Jose Munoz is in default with his loan.
- 5) On May 8, 2024, PCII J. Luces and LAII J. Casem conducted a site inspection to verify occupancy.

CHamoru Land Trust Commission Land Agent Staff Report

- 6) On February 11, 2025, A Notice of Sale Under Mortgage was recorded at DLM under Document #1005438 and submitted to the CHamoru Land Trust Commission.
- 7) On April 25, 2025, a site inspection was conducted by Acting Administrative Director J. Cruz, LAIII G. Eay, and PCI D. Tan
- 8) On May 8, 2025, the board of commissioners tabled Carmen Meno's request to be the named successor and take over the Guam Housing Corporation Home Loan.
- 9) On May 12, 2025, LA II J. Dayday contacted Carmen Meno to follow up on her status with Guam Housing Corps to take over the home loan of Jose Munoz
- 10) On May 15, 2025, LA II J. Dayday left numerous messages on Carmen Meno's voicemail, an email was sent, and no reply

On May 8, 2025, the board of commissioners tabled Jose Munoz's case pending an update from Carmen Meno and a pre-approval for a home loan with Guam Housing Corporation.

Ms. Meno is required to provide documentation to be an eligible beneficiary of the CHamoru Land Trust.



Office of the Attorney General

Douglas B. Moylan

Attorney General of Guam

Civil Division

590 S. Marine Corps. Drive

ITC Bldg., Ste. 802

Tamuning, Guam 96913 · USA

671-475-2709/10 (tel) · 671-477-2493 (fax)

www.oagguam.org

Attorneys for the Government of Guam

JOSEPH B. CRUZ, JR.,	ERVICE COMMISSION OF GUAN Orievance Appeal Case No.: 25-GRE04
Employee, vs.	
CHAMORU LAND TRUST COMMISSION,	SETTLEMENT AGREEMENT
Management.	

This Settlement Agreement by and between Joseph B. Cruz, Jr. (*Employee*) and the Chamoru Land Trust Commission ("Management") is as follows:

RECITALS

- A. Employee commenced a Grievance Appeal before the Civil Service Commission on January 23, 2025; and,
- B. The parties desire to enter into this Settlement Agreement (hereinafter "Agreement") for this matter to provide for certain arrangements in full settlement and discharge of the Appeal in a fair and equitable means and upon the

Page 1 Settlement Agreement Grievance Appeal Case No. 25-GRE04 conditions set forth herein; and,

C. The terms and conditions of this Agreement shall become operative upon execution of this Agreement.

NOW THEREFORE, for and in consideration of the mutual promises set forth herein, the parties agree as follows:

1. Purpose of Agreement. Employee and Management acknowledge and agree that this Agreement is a Settlement and Compromise of the referenced matter. It is the intention of the parties by the execution of this Agreement to fully, finally and completely resolve all disputes between them regarding these matters, in the manner more specifically set forth in the terms of this Agreement that follow.

2. Employee's Obligations.

- 2.1 Employee agrees that Management detailed him to the position of Acting Administrative Director of the Chamoru Land Trust Commission on May 13, 2024. The Commission's resolution, unanimously passed in open session regarding the detail, specified that Employee would be at grade EP-22 with an annual salary of \$114,016.00. This was the grade and salary of the previous permanent Administrative Director of the Commission. Notwithstanding the detail directive, Employee has actually been paid at a rate equal to an annual salary of \$110,111.00 from the effective date of the detail to present.
- 2.2 Employee agrees that a Civil Service Commission Decision and Order should accompany this Settlement Agreement.

3. Management 's Obligations.

3.1 Management agrees that Employee was detailed to the position of Acting Executive Director of the Commission on May 13, 2024. Management agrees that the terms of the detail specified that Employee was to be paid at grade EP-22 with an annual salary of \$114,016.00. On information and belief Management believes Employee has actually been paid at grade EP-22 but with an annual salary of \$110,111.00 from the effective date of the detail to present. This represents a pay shortage of \$12,840.00 for the pay periods beginning May 18, 2024 and ending on

April 19, 2025. For any additional pay periods following the April 19, 2025 period Cruz is owed an additional \$150.00.

- 3.2 Management agrees with this calculation.
- 3.3. Management agrees that a Civil Service Commission Decision and Order should accompany this Settlement Agreement
 - 4. **Performance Accepted**. The parties agree and acknowledge that:
- a. they accept performance of their obligations specified in this Agreement as a full and complete compromise of the matters involving disputed issues;
- b. the negotiations for this settlement (including all statements, admissions or communications by the parties or their attorneys or representatives shall not be considered by and of said parties; and
- c. no past or present wrong doing on the part of the parties shall be implied by such negotiations.
- 5. Release. Each party represents and warrants that it is not aware of any claim related to the Grievance, other than the claims set forth in the Greivance. Each party expressly understands and acknowledges that it is possible that unknown losses or claims exist or that present losses may have been underestimated in amount or severity, and explicitly took that into account in determining the consideration to be given in the making of this Agreement, and a portion of said consideration and the mutual covenants contained in it have been bargained for between the parties with the knowledge of the possibility of such unknown claims, and were given in exchange for a full accord and satisfaction and discharge of all such claims. Consequently, with respect to such unknown claims or losses, each party knowingly and voluntarily waives any and all rights under 18 G.C.A. § 82602, under principles of common law, or any comparable or similar law of any state or territory of the United States or any other applicable jurisdiction.
- 6. Additional Documents. All parties agree to cooperate and fully execute any and all supplementary documents and take all additional actions as may be necessary and appropriate to give full force and effect to the basic terms and intent of this

Agreement within 30 days of its approval by the Commission.

7. Independent Advice of Counsel. Each party represents and declares that it has received independent advice from its respective attorneys and representatives with report to the advisability of entering into this agreement and executing it. Each party further represents and declares that it has not relied upon any statement or representation by the other party or any of its partners, agents, employees or attorneys in executing this Agreement or in making the settlement provided for, except as

executing this Agreement or in making the settlement provided for, except as expressly set out here.

8. **Voluntary Agreement**. Each party represents and declares that it has carefully read this Agreement, that is knows the contents of this Agreement, and that it has signed the same freely and voluntarily.

Dated this day of May, 2025.		
	CHAMORU LAND TRUST COMM	IISSION
By:		
-7.	MS. ARLENE BORDALLO Its: Chairperson	
	JOSEPH B. CRUZ, JR. Employee	



FY25 Appropriation of Nine Million Dollars (\$9,000,000)

The Parcels and Tracts are listed below:

A. Tract 10316, Blk 3, Dededo [NEW]

- (1) Opening of easements and survey
- (2) 44 potential agriculture lots; schemed
- (3) 61 potential residential lots; schemed
- (4) With sewer installed, approximately 183 residential lots can be created (500± sqm)

B. Tract 10316, Blk 16, Dededo [NEW]

- (1) Opening of easements and survey
- (2) 50 potential agriculture lots

Retracement/Stake-Out Survey Cost from DLM = \$66,585.86

Water and Sewer Infrastructure Cost Estimates (GWA) = \$10,800,000.00; off-sight sewer main extension estimate = \$2,835,000.00

GPA Construction Cost = \$310,474.89

C. Tract 10124, Dededo (by Chalan Palauan Street)

- (1) Opening of easements and survey
- (2) 121 potential available agriculture lots for leasing; schemed
- (3) Retracement/Stake-Out Survey Cost from DLM = \$36,100.43

D. Tract 1722 Mangilao (by Mangilao Golf Course)

- (1) Servicing about 86 residential lessees
- (2) Retracement/Stake-Out Survey Cost from DLM = \$46,830.43
- (3) GPA Construction Cost (Block 2) = \$132,600.28

E. Tract 10123, Yigo (across GAIN) [NEW]

- (1) 159 residential lots for leasing (1/4 acre lots); schemed
- (2) Retracement/Stake-Out Survey Cost from DLM = \$31,790.93
- (3) Water and Sewer Infrastructure Cost Estimates (GWA) = \$6,930,000,00

F. Tract 15344, Blk 1, Mangilao (Fadian/back road area)

- (1) Opening of easements and survey; current lessees in the area are currently utilizing GALC properties to access their properties
- (2) Servicing about 68 lots residential/agriculture
- (3) 17 potential available agriculture lots for leasing
- (4) Retracement/Stake-Out Survey Cost from DLM = \$30,753.43
- (5) GPA Construction Cost = \$184,921.42

G. Lot 7160, Yigo (Chalan Emsley, past AAFB)

- (1) Opening of easements and survey
- (2) 54 residential leases issued
- (3) Servicing 156 individuals (issuance of NOIA and/or SA)
- (4) Retracement/Stake-Out Survey Cost from DLM = \$87,317.06
- (5) GPA Construction Cost = \$590,932.47

H. Tract 319, Hagat (Umang)

- (1) Opening of easements and survey
- (2) Servicing 171 Residential Lessees
- (3) Retracement/Stake-Out Survey Cost from DLM = \$82,977.82

I. Tract 18113, Mangilao (baseball/basketball court area)

- (1) Opening of easements and survey
- (2) Servicing 70 lots
- (3) 21 potential available lots for residential leasing
- (4) Retracement/Stake-Out Survey Cost from DLM = \$72,100.86
- (5) GPA Construction Cost = \$372,497.19

J. Tract 1113, Dededo (Astumbo) [NEW]

- (1) Opening of easements and survey
- (2) 71 residential lots for leasing (1/2 acre lots); schemed
- (3) Retracement/Stake-Out Survey Cost from DLM = \$22,086.70
- (4) Water and Sewer Infrastructure Cost Estimates (GWA) = \$7,066.000.00
- (5) With sewer installed, approximately 213 lots can be created (500± sqm)

K. Lot 10090-1-1 & R2 Dededo (Machanao) [NEW]

- (1) Opening of easements and survey
- (2) 74 residential lots for leasing (1/2 acre lots); schemed
- (3) Retracement/Stake-Out Survey Cost from DLM = \$37,305.93
- (4) Water and Sewer Infrastructure Cost Estimates (GWA) = \$8,094,000.00
- (5) With sewer installed, approximately 222 lots can be created (500± sqm)

Tract 10316, Block 3 and Block 16 Dededo [NEW]

DEPARTMENT OF LAND MANAGEMENT - DIVISION OF LAND SURVEY LAND SURVEY COST ESTIMATE RETRACEMENT/STAKE-OUT SURVEY OF BLAS 3 & 16, TRACT 10316, Dededo

SCOPE OF WORK, PROJECT EXPENDITURES & MAPPING:

a	Project and Coordination setup	3 days	£	Computation & Analysis	16 days
b.	Research, Drafting of Sketch for field work & Reconnaissance Survey	5 days	g.	Parceling Stake- out & Final Monumentation:	15 days
C.	Field Traverse & Property Survey	30 days	L	Final Mapping	15 days
d.	Supplies & Materials:	\$256.00			
e.	Gas & Maintenance	\$400.08		W - I	

II. LIST PERSONNEL INVOLVED AND TABULATE HOURLY RATE ALSO TO INCLUDE BENEFITS:

NAME	RATE PER HR.	NO. OF DAYS	RATE + BENEFITS PER HR.	TOTAL
Paul L. Santox, PLS		30		\$16,418.65
Edgardo R. Taguiam	- 1	45		\$15,015.29
Benjamin T. Limes, Jr.		45		82.753,62
Jerome Okada		45		\$7,891.27
Joseph Flores		35		\$5,983.65
	91-00-99/1 229		2.00	\$54,946,55

**TWENTY PERCENT (20%) OF ABOVE TOTAL ARE ADDED TO REFLECT ADMINISTRATIVE COSTS AND OTHER UNFORESEEN COSTS OR EXPENDITURES INCLUDING ADVERSE WEATHER.

WENTT PERCENT (20%) ADMINISTRATIVE COSTS	\$10,989.31
REND TOTAL: ("Inclusive of Supplies/Meterlets/Gas & Maintenance -\$650)	\$66,585.86

Cartographic Supervisor, DLM

CONCURRED BY:

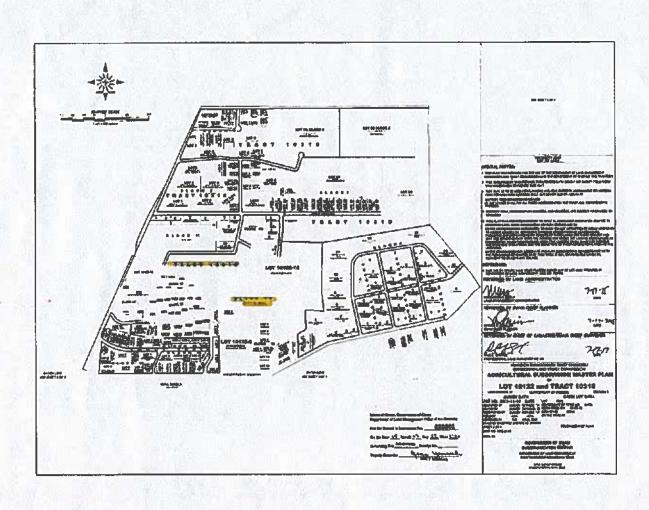
Chief of Cadastre/Guam Chief Surveyor, DLM

ACCEPTED BY:

JOSEPH B. CRUZ, Jr.,

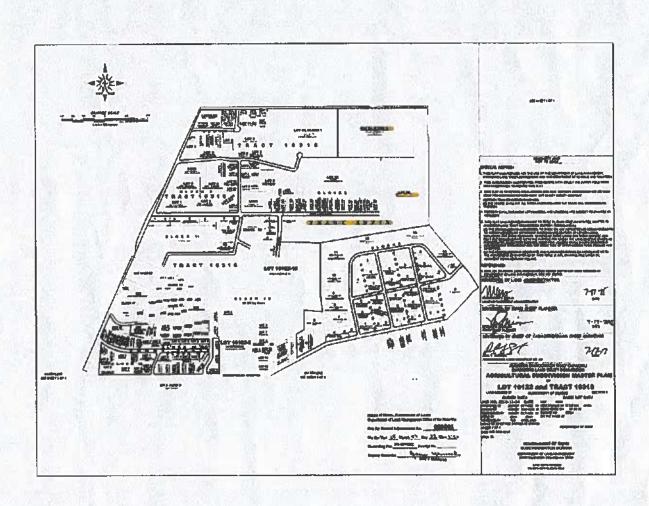
Acting Administrative Director, CLTC

NOTE: Acceptance herein constitutes the Notice to Proceed with the survey and mapping.

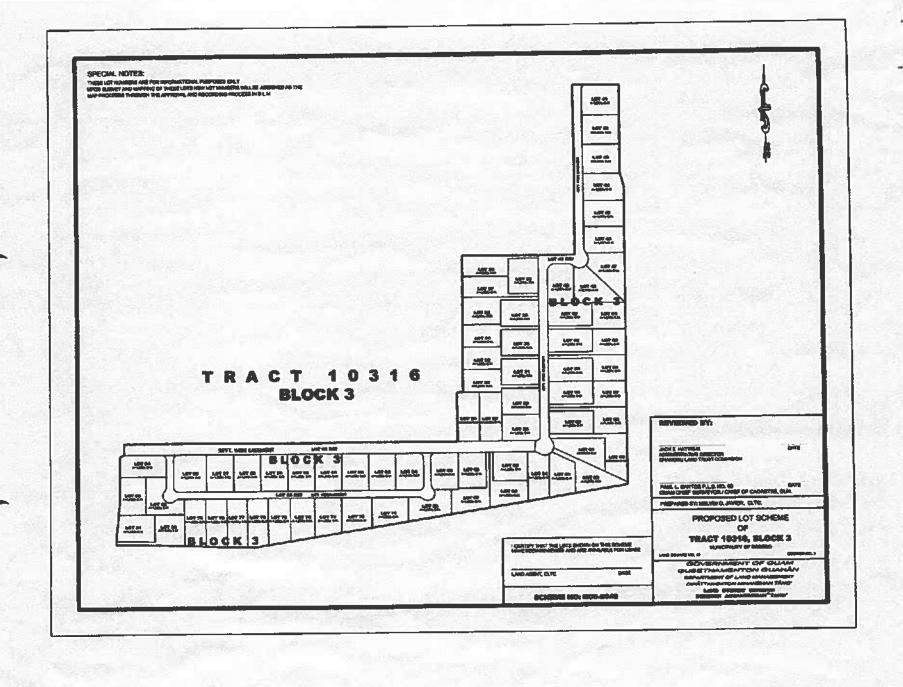


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					LOT 25-28/	W #9.270	=BQM.				LOT 42 A*150153.L
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GPA CONSTRUCTION WORK OF	W.O No. 60180107100517CLTC_1 ASSOC JO-			
NAME - CLTC LOCATION -		— A550C 30-		
GRID NO 25-83 (D) 6 25-84 (C FEEDER NO 2000 ACCT. NO)	PARENT WO - CLTC- EST. REVENUE - TOTAL EST COST-	0.00	
MAILING ADDRESS -		_ REQUIRED AID -	0.00	
SKETCH: SRE ATTACHED SKETCH/MAP				
Manhours Required: 1,109				
WORK REQUIRED : CLTC- LINE EXT. Primary Line	EXT Only	DATE START -		
STANFA - CHN NIYOK - ARE		TOTAL DAYS -		
		W.O. Type - Ext		
JUSTIFICATION :				
BSTIMATED COSTS:			(9,000	
ACCT#- 3641 3641 DESC POLE 45' FRAMIN				
LABOR- 16972.80 12	97.92 183			
EOUIP- 13433.33 11	01.83 4690 68.50 436 24.66 514	.80		
OVRHD- 27634.80 12 MISC 0.00		.00		
TOTAL- 291956.93 126	592.91 5825	.04		
SIGNATURE	DATE	SIGNATURE	DATE	
ORIGINATOR	CLOSI	ED BY		
SUPERVISOR	SERV	ICE DATE		
DIV MANAGER	ENTE	RED MAPS		
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Customer: CI Location:	те	GUAM POWER AUTHORITY SUPPLY ISSUE RECEIPT SIR. NO. R 3 ACCOUNT NO. 6 0 1 0 0 7 1 0 0 DOC. NO. 5 1 7 C L T C					
INDEX NO.	DESCRIPTIONS (ACCT. 364)	QTY REQ	QTY ISS	INDEK NO.	DESCRIPTIONS (ACCT. 366)	QTY REQ	QTY ISS
SSQB0054	BOLT MACHINE GALV 58 X 20"	30		SSQA6017	ARMOR RODS, ALUM, 0.136 FOR 42 STR. AL CONDUCTOR	16	
\$\$OB0056	BOLT DOUBLE ARMING GALV 5/8 X 28	51		SSOC0147	CARTRIDGE, AMPACT, RED. 4-149	12	
SSOB0063	BOLT MACHINE GALV 1/2 X 6	68		\$50C0117	CLAMP, STRAIN, SUSPENSION-DEAD FOR #2-20 AWG CONDUCT	22	
S\$QB0067	BOLT, MACHINE GALV 58x 14	17		\$\$0C0166	HOT LINE CLAMP #2 AL.	10	
SSOB0064	BOLT MACHINE GALV \$4 X 20	0		SSOC0172	STRAIGHT CLAMP, FOR LINE POST INSULATOR/336.4	23	
SSOB0101	BRACE ANGLE GALV, 60 x 18	34		\$5000185	CLAMP, BAIL, ALUMINUM, 86 AWG - #20 AWG	10	
SSOC0461	CROSSARM 4-3-4 x 3-3-4 x 8	34		\$5009268	CONNECTOR, AMPACT, WEDGE TYPE, ALUMINUM 2-2	12	
SSOG0674	GUY GUARD PLASTIC #(YELLOW)	30		SSO(0776	INSULATOR SUSPENSION D.E.	24	
SSOG#680	GUY COMPRESSION FITTING GALY., 7/16	120		SSO10783	VERTICAL LINE POST	23	
SSO10772	INSULATOR GUY STRAIN 5 12 (20,000 LBS)	30		\$50\$1312	STAPLE WIRE COPPER WELD	210	
SSOM0953	MOUNTING STUDS FOR VERTICAL LINE POST	23		\$\$0W1383	WIRE BARE ALUM 2 STR	18,040	
SSON0972	NUT, EYE 54 HOLE GALV STRAIGHT	28		\$\$0W1386	WIRE, BARE, SOFT DRAWN, #4 CU.	340	
SSON0974	NUT, THIMBLE EYE GALV ANGLE	30					
\$50W1375	WASHER, CURVED 5 8"	30					
550W1377	WASHER SQUARE GALY 5 # HOLE	322					
SSQW1390	WIRE GUY 7 16	1,350					
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Originated By: LCC

Issued By

Received By

MATERIAL COST

Date: 2 17/2025

Date:

Estimated By LCC

Approved By:

HARK THE APPROPRIATE	SECTION OF	DEPT :
DENGINEERING-COPY		
MARCHOUSE-COPY		
LINE-CREW-CORY		
DOPERATOR-COPY		
HETER SHOP-COPY		

(Additional Comments/Sketch:)

S17CLTC-1

MATERIAL COST

Date: 2/17/2025

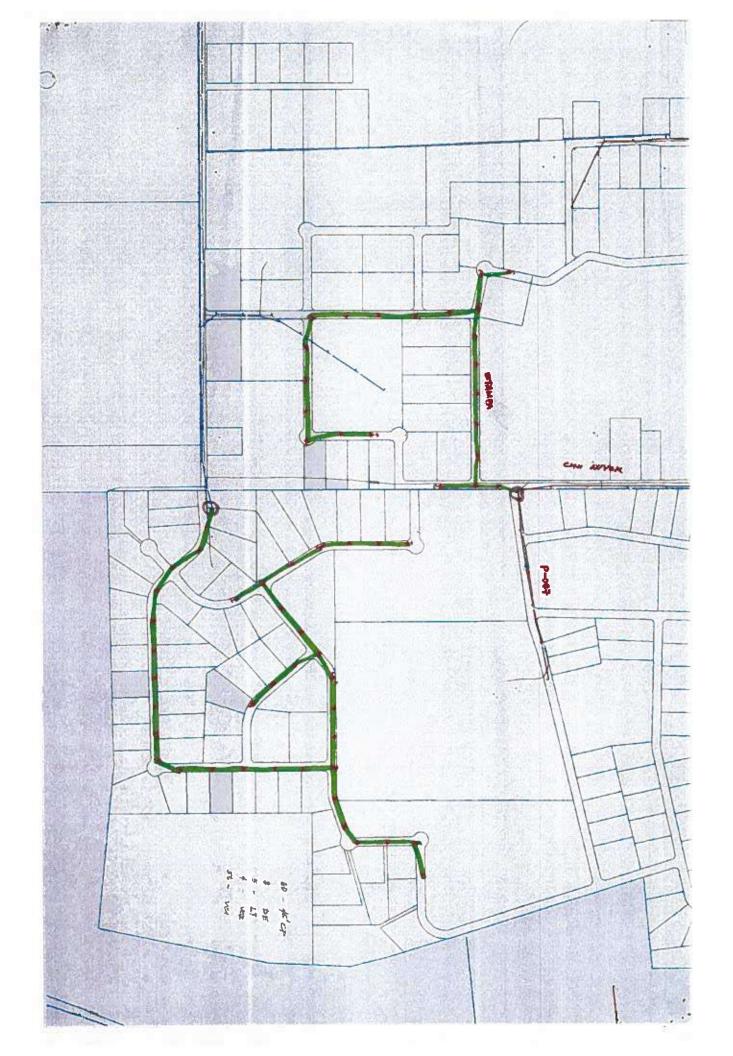
Date

Date:

Customer: <u>CI</u> Location:	TC SEE			ER AUTHOR SUE RECEIPT	6 0	ACCOUNT NO. 1 0 0 7 1 0 0 0. S 1 7 C L T ()08 5 1 7	ORDER CLT	LINE-CREW-COMY
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SSQA0099	ANCHOR ROD, TWIN BYE GALV 34 X B	30							(Additional Comments/Sketch:)
SSQB0254	BOLT MACHINE GALV 5 8 X 20"	60							
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Estimated By:	LCC De	e. 2 17/202:	3	Originated By:	LCC sharing the	Date	2:17.2025		
Approval By:		Ę.		band By		Date	±		
Tide:	1700			Received By:	A	Dur	k		517CLTC-1









Project:

Water and Sewer Infrastructure Cost Estimate

Location:

Chamorro Land Trust Commission (CLTC) Lots in Dededo:

Tract 10316 Block 3 Lots 25-3 through 25-32 Tract 10316 Block 3 Lots 26 through 84 Tract 10316 Block 16 Lots 5 through 57

Date:

8/19/2021

Cost estimates for 6-inch diameter water mains and 8-inch diameter sewer mains are identified in the table below. The estimates are based on CLTC's subdivision schematics (see Figures 1A, B, and C), which do not identify right of way lengths, widths, or lot elevations. Figure 2 contains a location and utility map.

System Component	System Component Estimated Unit Cost per Linear Foot (LF) Number of Un				
Water mains (6 -inch diameter) with hydrants	\$270/LF	12,000 LF	\$3,240,000.00		
Gravity sewer mains (8-inch diameter)	\$630/LF	\$7,560,000.00			
	Onsite water and sewer	main estimated cost	\$10,800,000.00		
Offsite sewer main exte	ension estimate (4,500 LF alo	ng Ysengsong Road)	\$2,835,000.00		
Additional water a	and sewer main costs may be configuration of Block 16.				

Considerations:

- Water mains and sewer mains must be constructed in a public right of way or easement.
- More detailed maps are needed in order to better estimate water and sewer construction costs. Lot locations were approximated, based on available maps.
- 3) Tract 10316 Block 16 Lots 32 through 54 can't be legally accessed using the right of way to Lots 5 through 31. If this lot layout is maintained, an additional water main and sewer main will need to be constructed south of Block 16 to serve Lots 32 through 57.
- 4) The nearest sewer mains are located along Ysengsong Road and Batulo Road (see Figure 2). Significant off-site sewer construction is needed to support a sewer system on the subject lots. As noted in consideration 2, information on rights of way leading to the subject lots are needed. There may be a more efficient right of way layout that would reduce utility construction costs.
- 5) The lots are located near several wells. Sewer may be required for the construction of new homes in this area.
- 6) Surveyed right of way dimensions and elevations are needed to provide a more detailed estimate, including a determination if a sewer pump station and force main is needed. A new pump station will cost about \$2,000,000.00 and the force main will cost approximately \$270/linear foot.

7) A new 6-inch diameter water main is needed from Ysengsong Road to the subject lots. This cost was included in the table above.

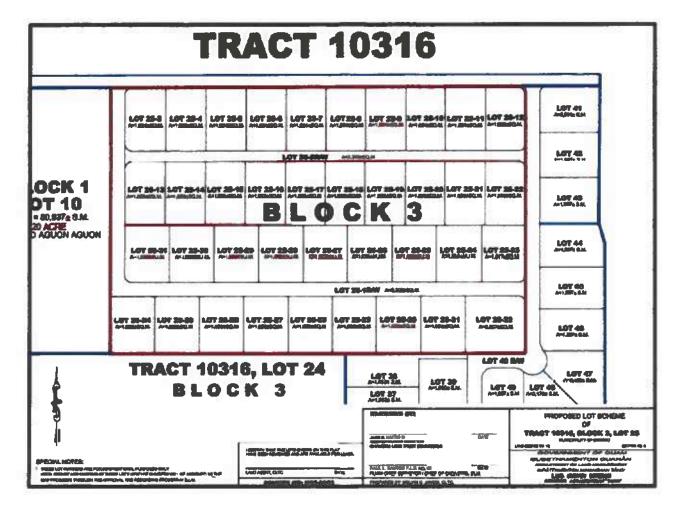


Figure 1A. CLTC subdivision schematic for Tract 10316 Block 3 Lots 25-3 through 25-32.

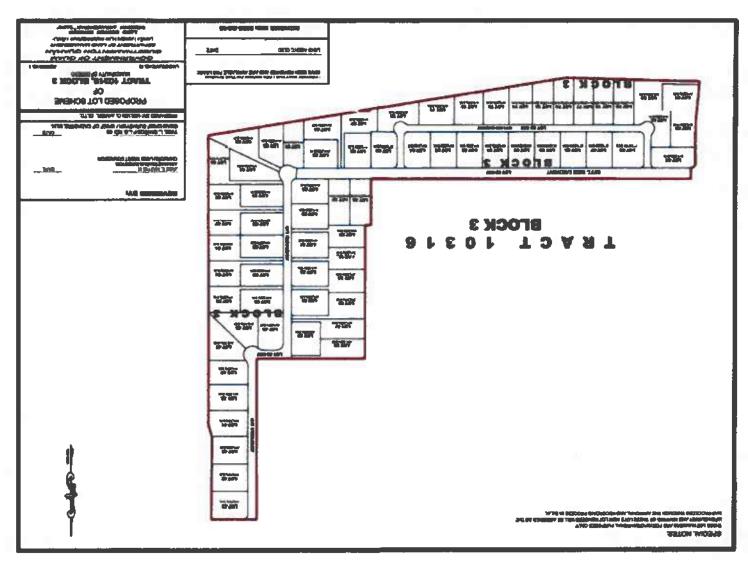


Figure 18. CLTC subdivision schematic for Tract 10316 Block 3 Lots 26 through 84

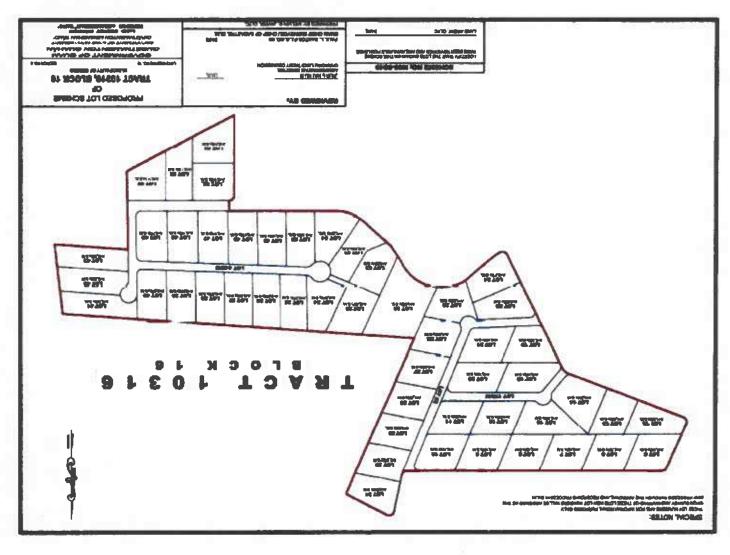


Figure 1C. CLTC subdivision schematic Tract 10316 Block 16 Lots 5 through 57.

- Water and Sewer Infrastructure Cost Estimate
- CLTC Tract 10316 Blocks 3 & 16, Dededo -
- 9 €0 9 ≥50d

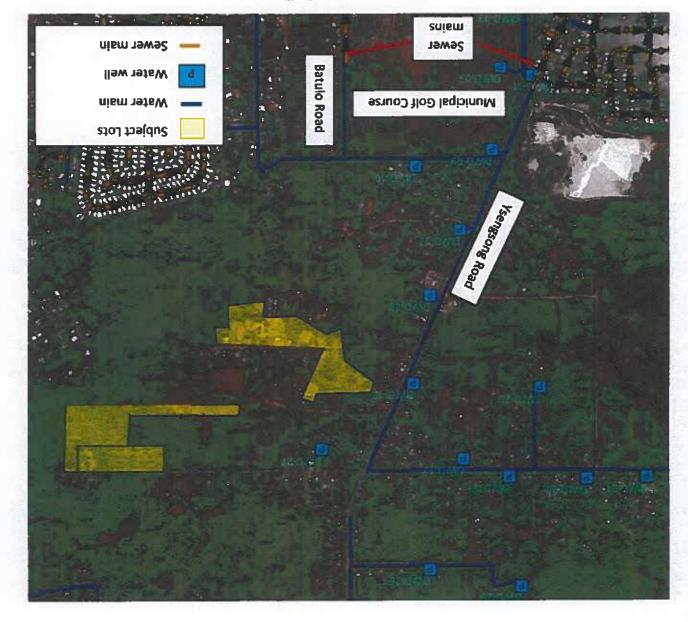


Figure 2. Location and utility map.

Tract 10124 Dededo

DEPARTMENT OF LAND MANAGEMENT - DIVISION OF LAND SURVEY LAND SURVEY COST ESTIMATE RETRACEMENT/STAKE-OUT SURVEY OF TRACT 10124, Dededo

I. SCOPE OF WORK, PROJECT EXPENDITURES & MAPPING:

2	Project and Coordination setup	1 day	t.	Computation & Analysis	3 days
b.	Research, Drafting of Sketch for field work & Reconnaissance Survey	3 days	9.	Parceling Stake- out & Final Monumentation:	15 đays
C.	Field Traverse & Property Survey	15 days		Final Mapping	20 days
d	Supplies & Materials:	\$150.90			
€.	Gas & Maintenance	\$300.00	1		

II. LIST PERSONNEL INVOLVED AND TABULATE HOURLY RATE ALSO TO INCLUDE BENEFITS:

NAME	RATE PER HR.	NO, OF DAYB	RATE + BENEFITS PER HR.	TOTAL
Paul L. Santes, PLS		15		\$8,209.33
2 Edgardo R. Taguiam		25		\$8,341.83
Benjamin T. Limes, Jr.		25		\$5,354.27
I Jereme Okada	T XI	25		\$4,384.04
5 Joseph Plores		20		\$3,419.23
-+-				\$29,708.69

**TWENTY PERCENT (20%) OF ABOVE TOTAL ARE ADDED TO REFLECT ADMINISTRATIVE COSTS AND OTHER UNPORESEEN COSTS OR EXPENDITURES INCLIDING ADVERSE WEATHER.

WENTY PERCENT (20%) ADMINISTRATIVE COSTS	\$5,941.7
PRIND TOTALS: ("Inclusive of Supplies Makingles See & Melnikebnoe \$460)	\$36,100.43

PREPARED BY:

EDGARDO R. SASUIAM.

Cartographic Supervisor, DLM

TLL SANTOS P.L.S. No. 68

Date "

Chief of Cadastre/Guam Chief Surveyor, DIM

CONCURRED BY

HILL Proper Spector Date

Department of Land Management

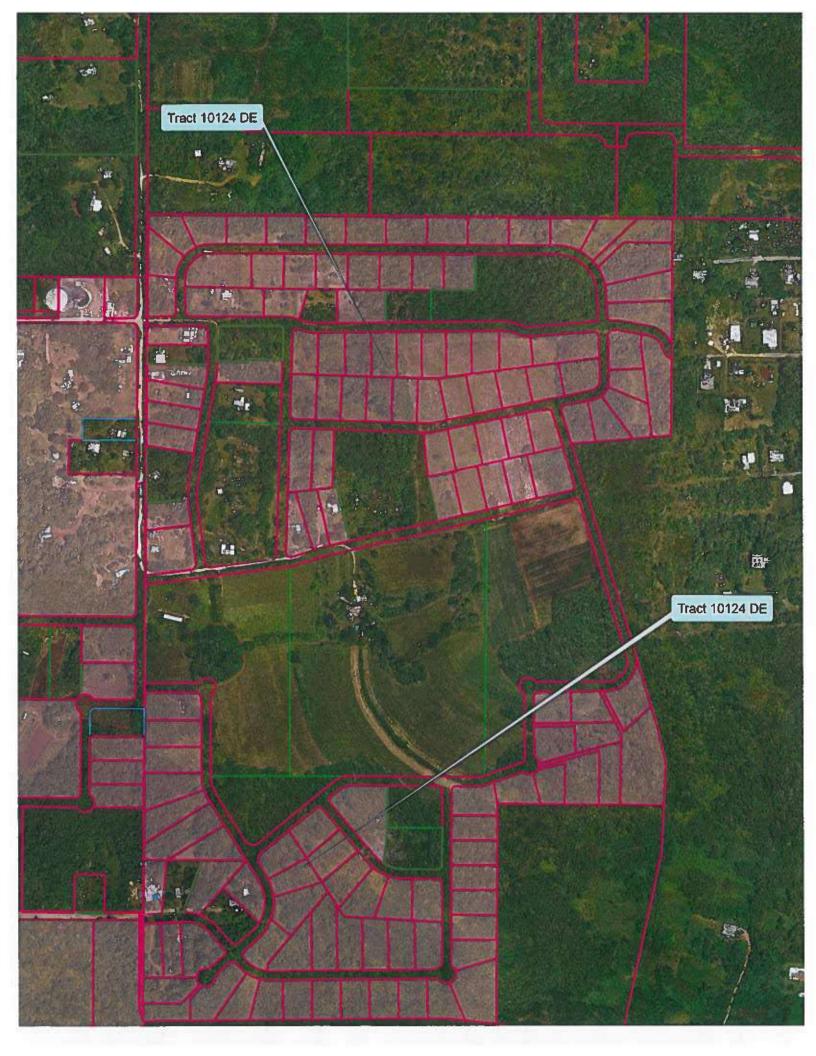
ACCEPTED BY:

JOSEPH B. CRUZ, Jr.,

Date

Acting Administrative Director, CLTC

NOTE: Acceptance herein constitutes the Notice to Proceed with the survey and mapping.



Tract 1722 Mangilao

DEPARTMENT OF LAND MANAGEMENT - DIVISION OF LAND SURVEY LAND SURVEY COST ESTIMATE RETRACEMENT/STAKE-OUT SURVEY OF TRACT 1722, Mangilao

SCOPE OF WORK, PROJECT EXPENDITURES & MAPPING:

a.	Project and Coordination setup	1 day	£	Computation & Analysis	3 days
b.	Research, Drafting of Sketch for field work & Reconnaissance Survey	5 days	g.	Parceling Stake- out & Final Monumentation:	5 days
C.	Field Traverse & Property Survey	10 days		Final Mapping	10 days
đ.	Supplies & Materials:	\$150.00		V LI E EI	
ß.	Gas & Maintenance	\$300.00			

II. LIST PERSONNEL INVOLVED AND TABULATE HOURLY RATE ALSO TO INCLUDE BENEFITS:

NAME	RATE PER HR.	NO. OF DAYS	RATE + BENEFITS PER HR.	TOTAL
Paul L. Santos, PLS		15		\$8,209.33
Edgarde B. Taguiam		35		\$11,678.56
Benjamin T. Limes, Jr.		35		\$7,495.98
Jerome Okada	0.0	35		\$6,137.65
joseph Flores		30		\$5,128.85
				\$38,650.36

**TWENTY PERCENT (20%) OF ABOVE TOTAL ARE ADDED TO REFLECT ADMINISTRATIVE COSTS AND OTHER UNFORESEEN COSTS OR EXPENDITURES INCLUDING ADVERSE WEATHER.

\$7,730.07	
\$45,830.43	

EDGARDO R. TAGULAM.

Cartographic Supervisor, DLM

CONCURRED BY:

nd Management

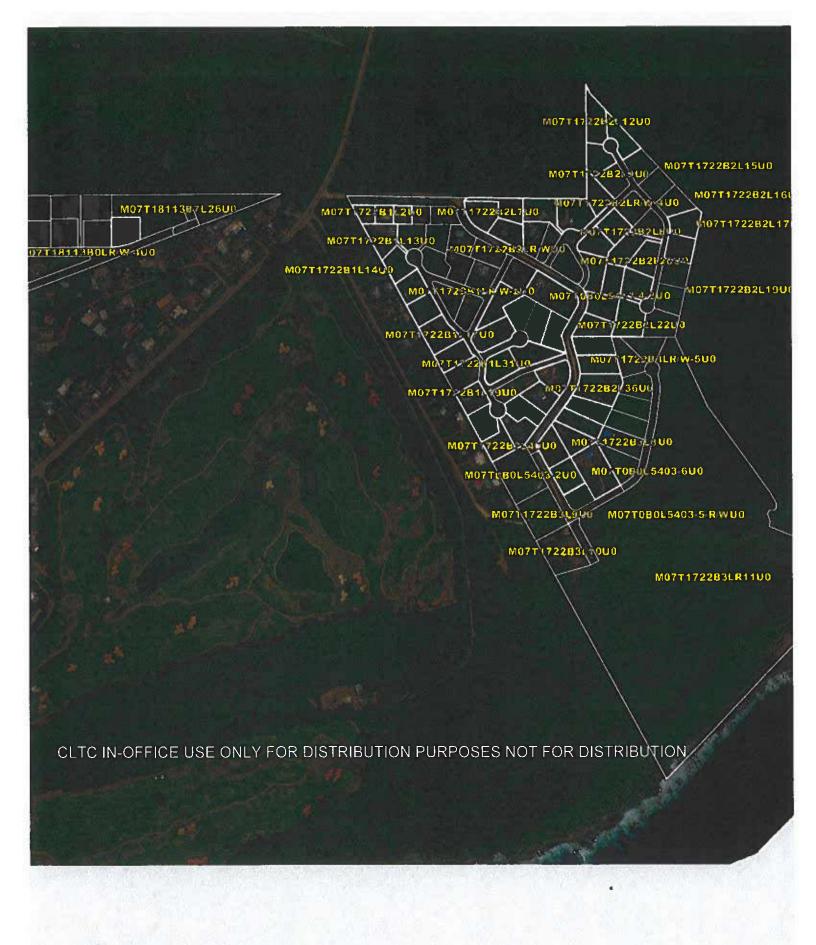
Chief of Cadastre/Guam Chief Surveyor, DLM

ACCEPTED BY:

JOSEPH B. CRUZ, Jr.,

Acting Administrative Director, CLTC

NOTE: Acceptance herein constitutes the Notice to Proceed with the survey and mapping.



CPA CONSTRUCTION WORK ORDER NAME - CLTC LOCATION - MANGILAO GRID NO FEEDER NO FEEDER NO ACCT. NO MAILING ADDRESS -	PARENT WO - EST. REVENUE - TOTAL EST COST- REQUIRED AID -	0.00 0.00
SKETCH: SEE ATTACHED SKETCH/MAP		
Manhours Required: 435 WORK REQUIRED: INSTALL 22 EA. 45' CONCRETE POWER POLES,	DATE START - DATE COMP -	
EA. PRIMARY DOWN GUYS, 6,210L.F. OF 2#2AL PRIMARY LINES, 4 EA. VB7(DE), 11 VB1,6 EA. VB8-3, 1 EA. VB6 AND 2 EA. VB7(LT)	TOTAL DAYS -	
JUSTIFICATION :		
	5.323-1 BARE AL. 183.04 1625.00 455.70 208.26 0.00 2472.00	
SIGNATURE DATE	SIGNATURE	DATE
ORIGINATOR	CLOSED BY	
SUPERVISOR	SERVICE DATE	
DIV MANAGER	ENTERED MAPS	
GEN MGR	ENTERED LDGR	
COMP BY	STAKED OUT	
		<u> </u>

W.O.=ETRACT 17, B.U.=60100 Ferc=7100 GPACost=432600.28 EST/ENG:adm-usc(02/18/25) Estimate Name:TRACT 1722BLK2

Customer: Cl Location: M	ANGILAO			ER AUTHORI SUE RECEIPT	ACCOUNT NO.	TRA	ORDER CT
INDEX NO.	DESCRIPTIONS (ACCT. 344)	QTY REQ	QTY ISS	INDEX NO.	DESCRIPTIONS (ACCT. 349)	QTY REQ	QTY IS\$
SSOB0054	BOLT MACHINE GALV 5/8 X 20"	10		SSCA0017	ARMOR RODS, ALUM, 0.136 FOR #2 STR. AL CONDUCTOR	22	
SSQB0061	BOLT, MACHINE GALV 5/8" X 2"	18		SSOC0147	CARTRIDGE, AMPACT, RED, 4-1/0	18	
SSOB0066	BOLT MACHINE GALLY S# X 16"	58		55OC0157	CLAMP, STRAIN, SUSPENSION-DEAD FOR #2-2/0 AWG CONDUCT	38	di
\$5090103	EXTENSION BRACKET, COMPOSITE ARM	18		5SOC0172	STRAIGHT CLAMP, FOR LINE POST INSULATOR/336.4	16	
SSQC0463	CROSSARM COMPOSITE 8FT, TANGENT	22		5SOC0268	CONNECTOR, AMPACT, WEDGE TYPE, ALUMINUM 2-2	16	
SSOC0464	CROSSARM COMPOSITE 8FT, DEADEND	18		SSO(0776	INSULATOR SUSPENSION D.E.	38	
SSOG0674	GUY GUARD PLASTIC 8(YELLOW)	10		SSO(0743	VERTICAL LINE POST	60	
\$\$QQ0680	GUY COMPRESSION FITTING GALV., 1/16	40		SSOM0953	MOUNTING STUDS FOR VERTICAL LINE POST	36	
SSO(0772	ENSULATOR GUY STRAIN 5 1/2 (20,000 LBS)	10		\$\$QW1383	WIRE BARE ALUM 2 STR	6,250	
\$\$QM0953	MOUNTING STUDS FOR VERTICAL LINE POST	2	1	SSOW1386	WIRE, BARE, SOFT DRAWN, 14 CU.	0	
SSON0972	NUT, EYE 5/8 HOLE GALV STRAIGHT	2					
SSON0974	NUT, THIMBLE BYE GALV ANGLE	10					
SSOW1375	WASHER, CURVED 5/8*	68					
\$50W1377	WASHER SQUARE GALV 58 HOLE	53					
SSOW1390	WIRE GUY 1/16	450			[
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Originated By: adm

Issued By:

Received By:

MATERIAL COST

Date: 2/19/2025

Dute:

Estimated By adm

.* Approved By:

Title,

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f Additional Comments/Sketch:)

TRACT 1722BUK2

MATERIAL COST

Date: 2/18/2025

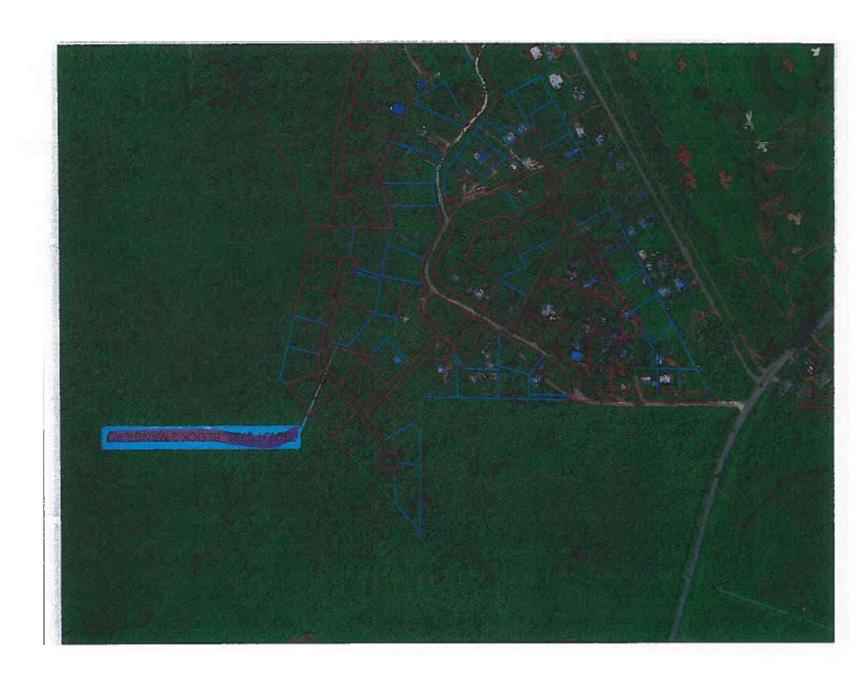
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\$QA0001	ANCHOR PLATE, 8 WAYS GALVANIZED	10							METER SHOP-COPY
\$QA0009	ANCHOR ROD, TWIN EYE GALV 3/4 X \$	10							(Additional Comments/Sketch:)
55080054	SOLT MACHINE GALV 5/8 X 20*	22							, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
SOP1106	POLE CONCRETE 45°	22							
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Approved By:	c Mb.	Dete		Issued By:	W	Date	F.		
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TRACT 1722, BLK2

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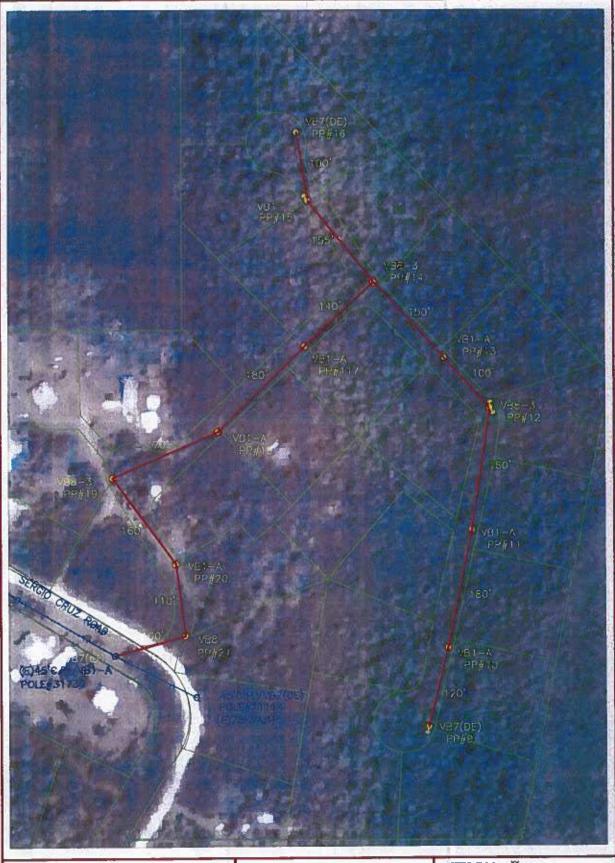


ED LINE EXTENSION
LOCK 2
ADM

APPROVED BY: _

LCC

CHILD F.O.5	XX	
ASSOCIATE J.O.A	XX	
DRAWINGS	PHASE I	
DATE:	2/17/2028	
GRID NO	25-05	
FRENCH .	P-323	





rovect: CLTC PROPOSEI	D LINE EXTENSION
TRACT 1722,BL	OCK 2
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MANGILAO	The state of the s
RAWN BY	ADM
PPROVED BY	LCC
S.Litones Di	

CHILD W.O.	XX	- 1
ASSOCIATE LO.S	XX	
DRAWINGS	PHASE II	_
DATE:	02/06/07	
GRUD NO	26-D8	=10
100001-1000)	P-87 /	

Tract 10123 Yigo [NEW]

DEPARTMENT OF LAND MANAGEMENT - DIVISION OF LAND SURVEY LAND SURVEY COST ESTIMATE RETRACEMENT/STAKE-OUT SURVEY OF TRACT 10123, Dededo

I. SCOPE OF WORK, PROJECT EXPENDITURES & MAPPING:

a	Project and Coordination setup	1 day	Ĺ	Computation & Analysis	3 days
h.	Research, Drafting of Sketch for field work & Reconnaissance Survey	5 days	g	Parceling Stake- out & Final Monumentation:	5 days
C.	Field Traverse & Property Survey	10 days	h	Final Mapping	10 days
d.	Supplies & Materials:	\$150.00	11.1		
e.	Gas & Maintenance	\$300.00			II All

II. LIST PERSONNEL INVOLVED AND TABULATE HOURLY RATE ALSO TO INCLUDE BENEFITS:

NAME	RATE PER HR.	NO. OF DAYS	RATE + BENEFITS PER HR.	TOTAL
Paul L. Santos, PLS		10		\$5,472.88
2 Edgardo R. Taguiam		25		\$8,341.83
3 Benjamin T. Limes, Jr.		25	100	\$5,354.27
4 Jerome Okada	ve-cons	25		\$4,384.04
5 Joseph Flores		15		\$2,564.42
	A CHONINE		LICENSI DIRECTOS	\$26,117.44

**TWENTY PERCENT (20%) OF ABOVE TOTAL ARE ADDED TO REFLECT ADMINISTRATIVE COSTS AND OTHER UNPORESEEN COSTS OR EXPENDITURES INCLUDING ADVERSE WEATHER.

WERTY PERCENT (20%) ADMINISTRATIVE COSTS	\$5,223.49
RAND TOTAL: ("Inclusive of Supplies Motorials Gas & Maintenance \$450)	\$31,750.93

DECEMBED BY.

EDGARDO R. TAGUIAM,

Cartographic Supervisor, DLM

CONCURRED BY:

M. BORJA, Director Date

APPROVED Y:

PAUL L. SANTOS, P.L.S. No. 68

MULLI, SARTOS, P.L.S. NO. 06 DELE

Chief of Cadastre/Guam Chief Surveyor, DLM

ACCEPTED BY:

JOSEPH B. CRUZ, Jr.,

Date

Acting Administrative Director, CLTC

NOTE: Acceptance herein constitutes the Notice to Proceed with the survey and mapping.



Project: Water and Sewer Infrastructure Cost Estimate

Location: Chamorro Land Trust Commission (CLTC) Lot 10123, Yigo

Date: 8/19/2021

Cost estimates for 6-inch diameter water mains and 8-inch diameter sewer mains are identified in the table below. The estimates are based on CLTC's subdivision schematic (see Figure 1), which does not identify right of way lengths, widths, or lot elevations. Figure 2 contains a location and utility map.

System Component	Estimated Unit Cost per Linear Foot (LF)	Cost	
Water mains (6 -inch diameter) with hydrants	\$270/LF	7,700 LF	\$ 2,079,000.00
Gravity sewer mains (8-inch diameter)	\$630/LF	7,700 LF	\$ 4,851,000.00
	Water and sewer r	main estimated cost	\$ 6,930,000.00

Considerations:

- 1) Water mains and sewer mains must be constructed in a public right of way or easement.
- There is a water well approximately 500 feet north of the subject lot. Sewer may be required for the construction of new homes in this area.
- 3) Surveyed right of way dimensions and elevations are needed to provide a more detailed estimate, including a determination if a sewer pump station and force main is needed. A new pump station will cost about \$2,000,000.00 and the force main will cost approximately \$270/linear foot.
- 4) The available capacity of the downstream sewer system will need to be determined, particularly the Yigo Sewer Pump Station and force main. If the available capacity is not sufficient to accommodate the proposed develop on the subject lots, then the downstream sewer system will need to be upgraded.

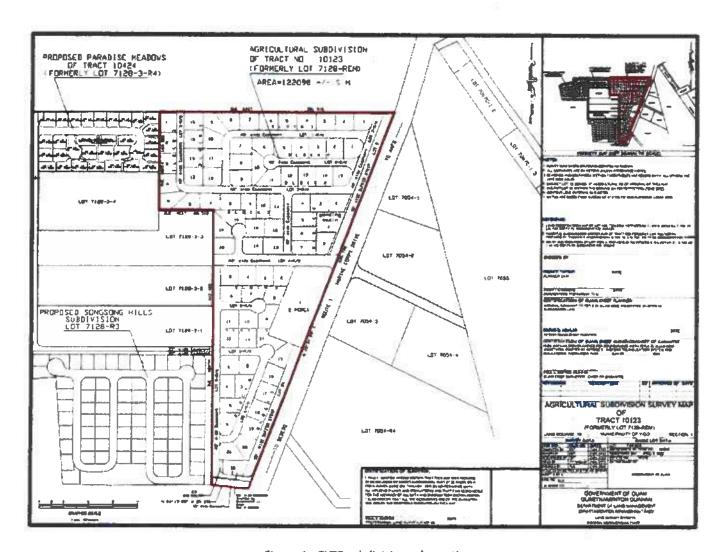


Figure 1. CLTC subdivision schematic.

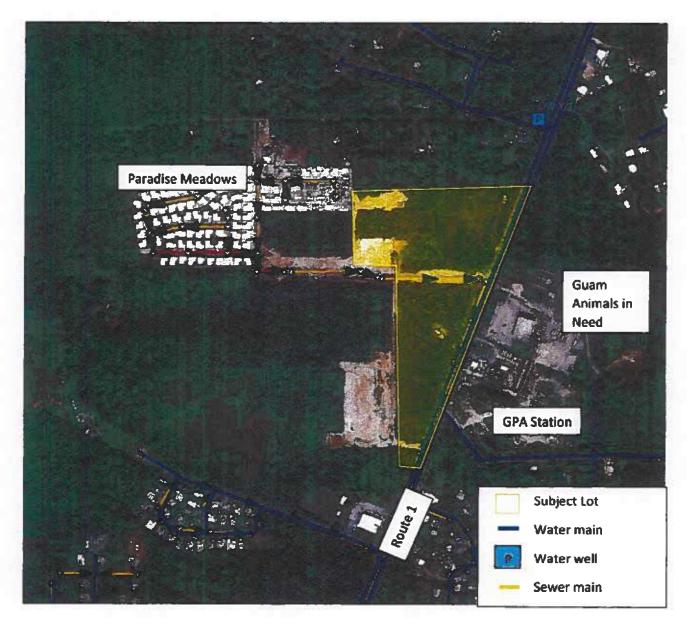


Figure 2. Location and utility map.

Tract 15344, Block 1 Mangilao

DEPARTMENT OF LAND MANAGEMENT - DIVISION OF LAND SURVEY LAND SURVEY COST ESTIMATE RETRACEMENT/STAKE-OUT SURVEY OF BLK. 1, TRACT 15344, Mangilao

SCOPE OF WORK, PROJECT EXPENDITURES & MAPPING:

a.	Project and Coordination setup	1 day	Ĺ	Computation & Analysis	J days
b.	Research, Drafting of Sketch for field work & Reconnaissance Survey	5 days	g.	Parceling Stake- out & Final Monumentation:	5 days
C.	Field Traverse & Property Survey	10 days	A	Final Mapping	10 days
d.	Supplies & Meterials:	\$150.00	П		
0.	Gas & Maintenance	\$380.00			

II. LIST PERSONNEL INVOLVED AND TABULATE HOURLY RATE ALSO TO INCLUDE BENEFITS:

NAME	RATE PER HR.	NO. OF DAYS	RATE + BENEFITS PER HR.	TOTAL
1 Paul L. Santes, PLS		15		\$8,209.33
2 Edgardo R. Tagniam		20		\$6,673.46
3 Benjamin T. Limes, Jr.		20		\$4,283.42
4 Jerome Okada		20		\$3,507.23
5 Joseph Flores		15		\$2,564.42
			MeW and I was	\$25,237.86

**TWENTY PERCENT (20%) OF ABOVE TOTAL ARE ADDED TO REFLECT ADMINISTRATIVE COSTS AND OTHER UNFORESEEN COSTS OR EXPENDITURES INCLUDING ADVERSE WEATHER.

\$5,047.57
\$30,735,43

Cartographic Supervisor, DLM

CONCURRED BY:

Chief of Cadastre/Guam Chief Surveyor, DLM

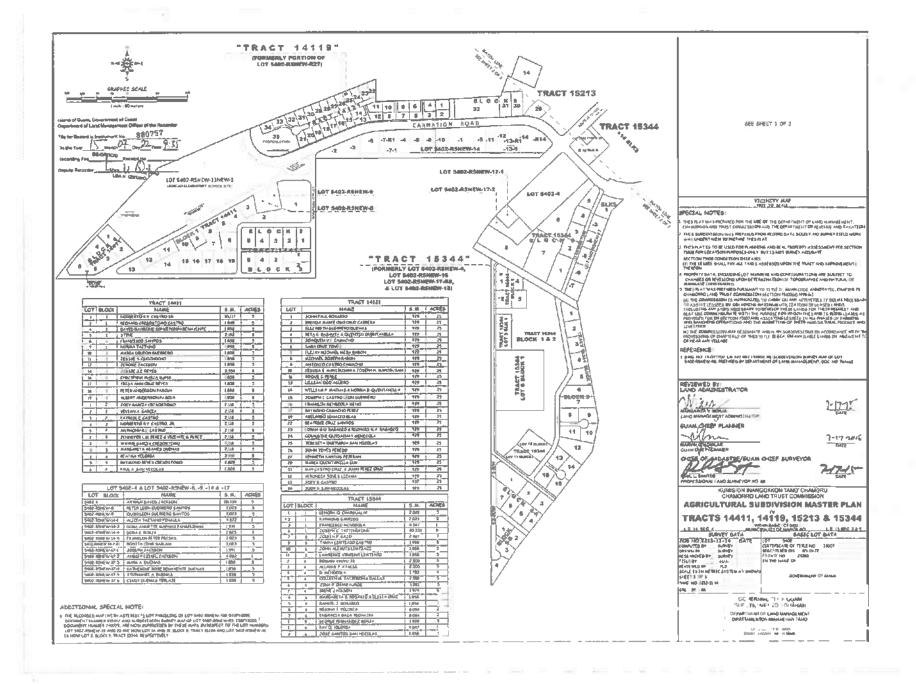
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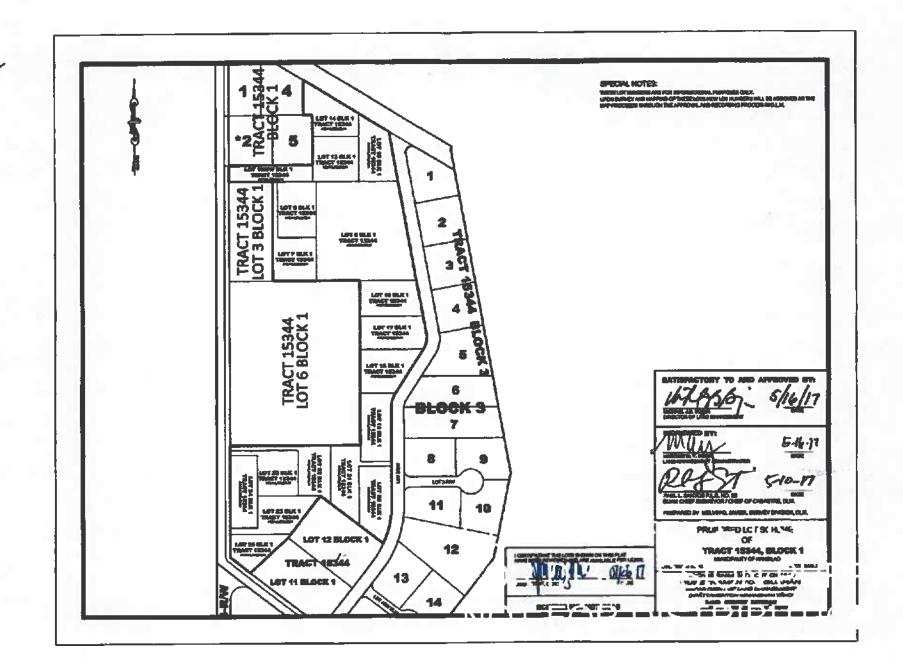
JOSEPH B. CRUZ, Jr.,

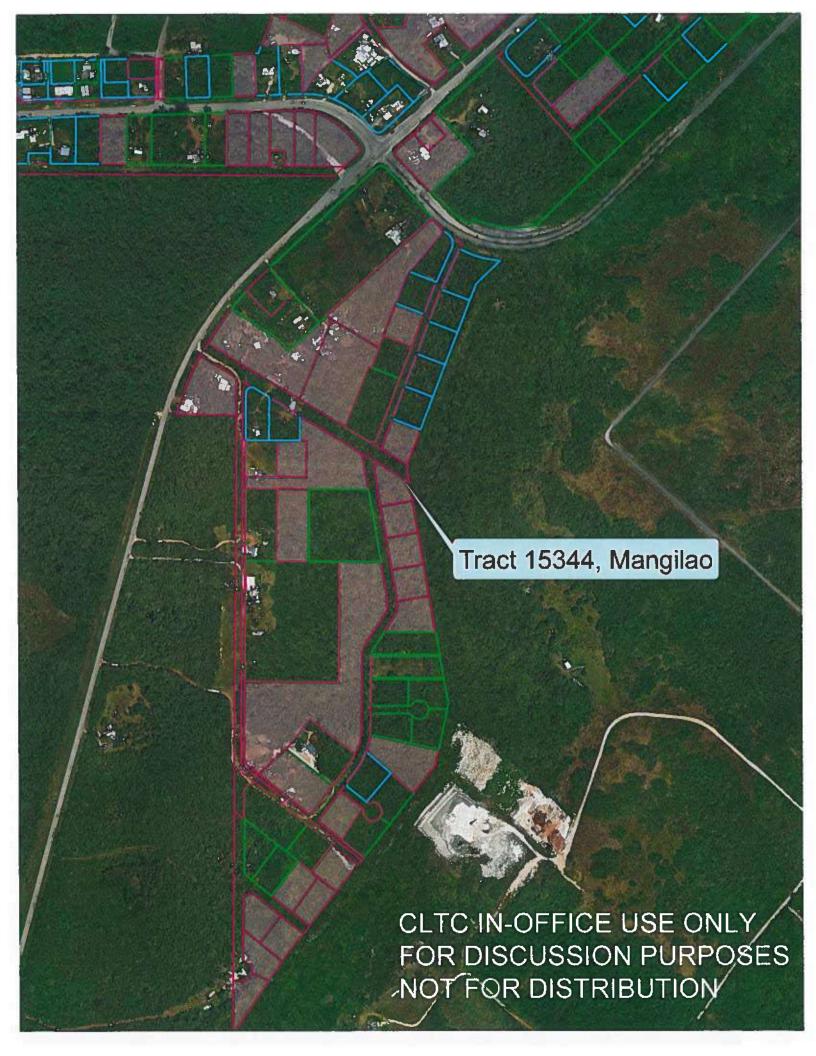
Acting Administrative Director, CLTC

NOTE: Acceptance herein constitutes the Notice to Proceed with the survey and

mapping.







GPA CONSTRUCTION WORK ORD	3 र	W.O No. 6014010 ASSOC JO-	MUNTRACT 15			
NAME - CLTC LOCATION - MANGILAO						
		PARENT WO -				
SRID NO FEEDER NO P323		EST. REVENUE -	0			
ACCT. NO		TOTAL EST COST- REQUIRED AID -	0			
MAILING		KEQUIKED KID				
ADDRESS -						
RETCH: SEE ATTACHED SKETCH/MAP						
Manhours Required: 606		- 1				
ORK REQUIRED :		DATE START -				
INSTALL 31 EA. 45' CONCRETE POLEA. PRIMARY DOWN GUYS, 9,940L.		DATE COMP -				
2#2AL PRIMARY LINES, 4 EA. VB		TOTAL DAYS				
VB1, 2 EA. VB8, 2 EA. VB8-3, 1	EA. VB6 AND 4					
EA. VB7(LT)		W.O. Type - Ext				
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JUSTIFICATION :		3				
STIMATED COSTS:						
CCT#- 364.323-1 364.323-	1 365.323-1					
ESC POLE 45' FRAMING	#2 BARE AL.					
ABOR- 8769.28 1131	.52 183.04					
& S- 120856.60 <u>21780</u>	.80 2594.80					
OUIP- 10010.00 2095						
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	.78 3538.79					
OTAL- 153913.86 27468	7777179					
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Customer:	CLTC	
Location:	MANGILAO	

GUAM POWER AUTHORITY SUPPLY ISSUE RECEIPT

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\$\$OB0094	SOUT MACHINE GALV 5/8 X 201	16	Q.	SSOA0017	ARMOR RODS, ALUM, 0.136 FOR #2 STR. AL CONDUCTOR	42	41145	
SSOB0061	BOLT, MACHINE GALV 58" X 2"	14		SSOC0147	CARTRIDGE, AMPACT, RED, 4-170	18		
3SOB0068	BOLT MACHINE GALV \$48 X 16"	70		SSOC0157	CLAMP, STRAIN, SUSPENSION-DEAD FOR #2-240 AWG CONDUCT	_		
\$\$080103	EXTENSION BRACKET, COMPOSITE ARM	14		SSOC0172	STRAIGHT CLAMP, FOR LINE POST INSULATOR/3364	14		
\$\$000463	CROSSARM COMPOSITE SFT, TANGENT	42		SSOCIEM	CONNECTOR, AND ACT, WEDGE TYPE, ALUMINUM 2-2	18		
SSOC0464	CROSSARM COMPOSITE SFT, DEADEND	14		SSO#0776	INSULATOR SUSPENSION D.E.	34		
\$\$QQ0674	GUY GUARD PLASTIC T(YELLOW)	16		SSO#783	VERTICAL LINE POST	98		
\$\$00060	GUY COMPRESSION FITTING GALV., 7/16	64		SSON/0913	MOUNTING STUDS FOR VERTICAL LINE POST	54		
\$\$060772	INSULATOR GUY STRAIN \$ 12 (20,000 LBS)	16		SSOW1383	WIRE BARE ALUM 2 STR	9,900		
SSOMD953	MOUNTING STUDS FOR VERTICAL LINE POST	2		SSOW1386	WIRE, BARE, SOFT DRAWN, 24 CU	0		
SSON0972	NUT, EYE 5/8 HOLE GALV STRAIGHT	2						
SSON0974	NUT, THIMBLE EYE GALV ANGLE	16					-	
\$\$QW1375	WASHER, CURVED 5/8"	86						
\$\$0W1377	WASHER SQUARE GALV 5* HOLE	53						
SSQW1390	WIRE GUY 7/16	720						
			 					
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LINE-CREW-COPT
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TRACT 15344

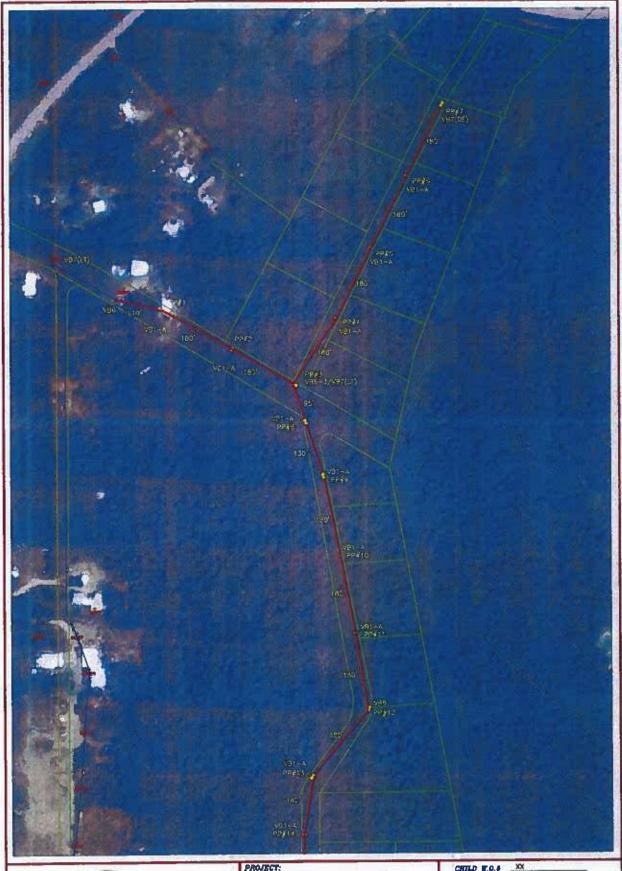
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SSOP1106	POLE CONCRETE 45"	31							
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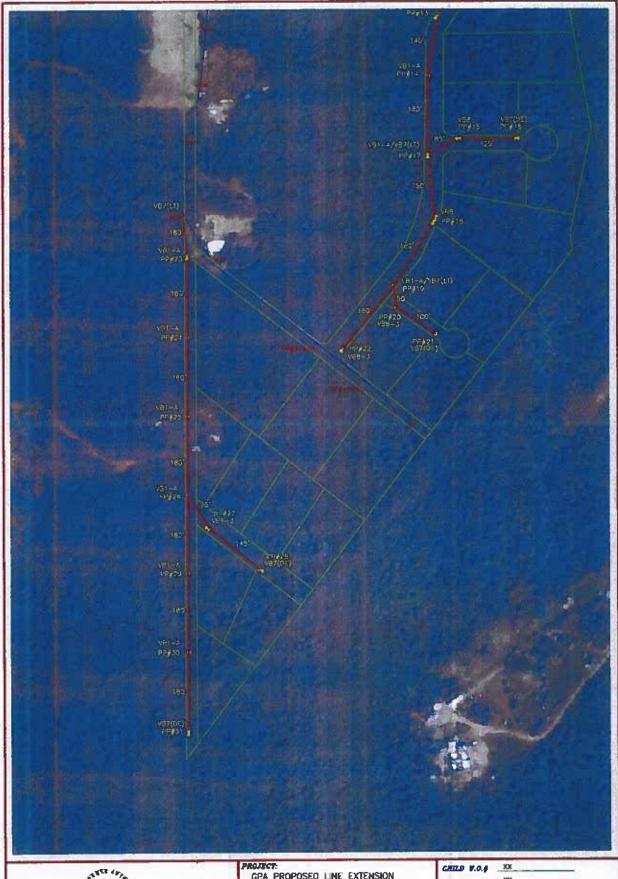
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PROJECT: GPA PROPOSE	D LINE	EXI	ENSI	NC
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APPROVED BY:	LC	0		

		-
CRILD W.O.	xx	_
ASSOCIATE A.O.F	XX	
PARENT W.O.		
DATE:	02/13/2025	
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GPN
CUAM POWER AUTHORITY
P.O. BOX 2977 ACAMA, CUAM 96910-2977

GPA PROPOSED	LINE EXTENSION	
CLTC PROPOSE	D POWER LINE EX	T.
TRACT 15344	9	
MANGILAO		
DRAWN BY:	ADM	
ADDRONDED DV-	LCC	

CHILD V.O.4	XX	
ASSOCIATE J.O.S	XX	
PARENT F.O.	4	
DATE:	02/13/2025	
ORID NO	26-D8	
/E206/4-#066)	P-323	

Lot 7160 Yigo

DEPARTMENT OF LAND MANAGEMENT - DIVISION OF LAND SURVEY LAND SURVEY COST ESTIMATE RETRACEMENT/STAKE-OUT SURVEY OF LOT 7160, YIGO

I. SCOPE OF WORK, PROJECT EXPENDITURES & MAPPING:

a.	Project and Coordination setup	1 day	Ĺ	Computation & Analysis	3 days
b.	Research, Drafting of Sketch for field work & Reconnaissance Survey	3 days	9.	Parceling Stake- out & Final Monumentation:	15 days
	Field Traverse & Property Survey	38 days	h.	Final Mapping	30 days
1.	Supplies & Materials:	\$300.00			
e.	Gas & Maintenance	\$500.00			

II. LIST PERSONNEL INVOLVED AND TABULATE HOURLY RATE ALSO TO INCLUDE BENEFITS:

NAME	RATE PER HR.	NO. OF DAYS	RATE + BENEFITS PER HR.	TOTAL
Paul L. Santos, PLS		45		\$24,627.98
2 Edgardo R. Taguiam		55		\$18,352.02
Benjamin T. Limes, Jr.	- 1	55		\$11,779.39
Jereme Okada	1	55		\$9,644.88
joseph Elores	199	45		\$7,693.27
				\$72,097.55

**TWENTY PERCENT (20%) OF ABOVE TOTAL ARE ADDED TO REFLECT ADMINISTRATIVE COSTS AND OTHER UNFORESEEN COSTS OR EXPENDITURES INCLUDING ADVERSE WEATHER.

0%) ADMINISTRATIVE COSTS \$14	4,419.51
"Including of Supplies Manufale Gas & Maintenance: \$800) \$87,3	17.06
(Collane or adhines wearings case a weatenance soon)	erie.

PREPARED BY:

EDGARDO R. VACENAM.

Cartographic Supervisor, DLM

Chief of Cadastre/Guam Chief Surveyor, DLM

CONCURRED BY:

M. BORTA Director Date

partment of Land Management

ACCEPTED BY:

JOSEPH B. CRUZ, Jr.,

Date

Acting Administrative Director, CLTC

NOTE: Acceptance herein constitutes the Notice to Proceed with the survey and mapping.

. .



GPA CONSTRUCTION WORK ORDER NAME - CLTC	W.O No. 601001 ASSOC JO-	07100517CLTC
GRID NO FEEDER NO ACCT. NO	PARENT WO - CLT EST. REVENUE - TOTAL EST COST- REQUIRED AID -	C-Estimate 0,00 590932.47
MAILING ADDRESS -	ABJOINED ALD	0.00
SKETCH: SEE ATTACHED SKETCH/MAP		
Manhours Required: 2,076		
WORK REQUIRED : CLTC _ Line Extension	DATE START - DATE COMP -	
(Primary Distribution Lines ONLY) Coming From Chalan Emsley	TOTAL DAYS -	
	W.O. Type - Ext	
JUSTIFICATION:	393	
ESTIMATED COSTS:		
	651 2 BARE AL.	
LABOR- 31682.56 2679.04 M & S- 436643.20 26848.07 EOUIP- 24700.00 3267.83 OVRHD- 51584.96 3354.57 MISC 0.00 0.00	183.04 8642.40 436.80 910.00 0.00	
TOTAL- 544610.72 36149.51	10172,24	
SIGNATURE DATE	SIGNATURE	DATE
ORIGINATOR	CLOSED BY	
SUPERVISOR	SERVICE DATE	
DIV MANAGER	ENTERED MAPS	
GEN MGR	ENTERED LDGR	
COMP BY	STAKED OUT	
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SHEET 1 OF 1

W.O.=E517CLTC B.U.=60100 Ferc*7100 GPACost=590932.47 2ST/ENG:LCC-usc(02/13/25) Estimate Name:517CLTC-A1

Customer; CLTC

GUAM POWER AUTHORITY

MARK THE APPROPRIATE SECTION OF DEPT.: ENGINEERING-COPY MANUFACTORS COPY LINE-CREW-COPY OPERATOR-COPE (Additional Comments/Presch:)

		3	<u>₹</u>	GUAM POWER AUTHORITY		8200000	ı
Location:		S	JPPLY IS:	SUPPLY ISSUE RECEIPT	8 0 0 1 2 0 9 1 9	I Z C L T	CHOCOSTRUNC-COPY
					DOC NO. 5 1 7 C L T C	П	LINE-CREW-COPY
INDEX NO.	DESCRIPTIONS (ACCT. 364)	QTY NEO	OTY ESS	INDEK NO.	DESCRIPTIONS (ACCT. 345)	OTVILLE OTVISS	OPERATOR-COPE
\$\$CB0054	BOLT MACHINE GALY \$1 X 20"	23		SSOA#017	ARMOR NODS, ALUM, 0.136 FOR 172 STR. AL CONDUCTOR	192	DACTOR SHOP-COPY
3508036	BOLT DOUBLE ARMING GALV 5 # X 28	66		35000147	CARTINDGE, AMPACT, RED. 41/0	×	Actions (Actitions
\$50B0063	BOLT MACHINE GALY 12X6	284		S\$QC0157	CLAMP, STRAIN, SUBPRISH-DEAD FOR 10-20 AWG CONDUCT	\$	
\$50B0067	BOCT,MACHINE GALV 5/8 x 14	ш		\$50C0166	HOT LINE CLAMP IZ AL.	24	
58080014	BOUT MACHINE GALY 5'8 X 20	28		SSOCULTS	STRANGHT CLAMP, FOR LINE POST INSULATORUSSA	700	
\$\$0B0101	BRACE ANGLE GALV 60 x 18	162		\$5000145	CLAMP, BAIL, ALUMBNUM, 46 AWG- 1720 AWG	**	
SSOC0461	CROSSARM 434x 3-3.4 x 8	142		SSOCTIBLE	CONNECTOR, AMPACT, WIDDGE TYPE, ALUNGNUM 2-2	×	
\$\$000674	GUY GUARD PLASTIC E(YELLOW)	23		920107%	INSULATOR SUSPENSION D.E.	28	
88000680	QUY COMPRESSION FITTING GALY 17 16	100		SSOIOTES	VERTICAL LINE POST	300	
\$3000772	INSULATOR GUY STRAIN 5 1/2 (20,080 LBS)	25		\$5051312	STAPLE WIRE COPPER WILLD	061'1	
SSO440953	MOUNTING STUDS FOR VERTICAL LINE POST	204		SSOWING	WIRE BARE ALUM 2 STR	33,240	
SSON0972	NUT, EYE ST HOLE GALY STRAIGHT	99		SSOW1386	WIRE BARE SOFT DRAWN, #4 CU	1,420	
\$\$0M0974	NUT, THE GYE OALV ANGLE	22					
SSOW1378	WASHER, CURVED SIF	≘					
7151WOSS	WASHER SQUARE GALY SE HOLE	921					
06CI MOSS	WIRE GUY 2/16	1,125					
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Estimated By:	1CC September Date	2 13 2025		Originated By:	7000	2 13 2025	
Approved By:	Cate	M		Issued By	Date		
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\$\$QA0001	ANCHOR PLATE, I WAYS GALVANIZED	25							METER SHOP-COPY
SSOA0009	ANCHOR ROD, TWIN EYE GALV 34 X \$	25							/ Additional Commence/Sketch: }
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Approved By:	610	Date		hseed By		Deb	r.		
Tide:				Received By		Den	:		517CLTC



Tract 319 Hagat

DEPARTMENT OF LAND MANAGEMENT - DIVISION OF LAND SURVEY LAND SURVEY COST ESTIMATE RETRACEMENT/STAKE-OUT SURVEY OF TRACT 319, HÂGAT

I. SCOPE OF WORK, PROJECT EXPENDITURES & MAPPING:

a.	Project and Coordination setup	l day	£	Computation & Analysis	3 days
b.	Research, Drafting of Sketch for field work & Reconnaissance Survey	3 days	9.	Parceling Stake- out & Final Monumentation:	15 days
Ç.	Field Traverse & Property Survey	30 days	1	Final Mapping	30 days
đ.	Supplies & Materials:	\$300.00			
€.	Gas & Maintenance	\$500.00			

II. LIST PERSONNEL INVOLVED AND TABULATE HOURLY RATE ALSO TO INCLUDE BENEFITS:

NAME	RATE PER HR.	NO. OF DAYS	RATE + BENEFITS PER HR.	TOTAL
1 Paul L. Santos, PLS	184	45		\$24,627.98
2 Edgardo R. Taguiam		50		\$16,683.65
3 Benjamin T. Limes, Jr.		\$0		\$10,708.54
4 Jerome Okada		50	Ī	\$8,768.08
5 Joseph Flores		45		\$7,693.27
				\$68,481.52

**TWENTY PERCENT (20%) OF ABOVE TOTAL ARE ADDED TO REFLECT ADMINISTRATIVE COSTS AND OTHER UNFORESEEN COSTS OR EXPENDITURES INCLUDING ADVERSE WEATHER.

PERCENT (20%) ADMINISTRATIVE COSTS	\$13,696.30
FOTAL: ("Inclusive of Supplies/Materials/Ges & Materianisms \$800)	82,977.82
A state (service of outlines were last case as well-less tree date)	30

PREPARED BY:

EDGARDO R. TAGUTAM, Date

Cartographic Supervisor, DLM

CONCURRED BY:

OSEPH M. BONIA, Prector epartment of Land Management A A DI NO SE

PAUL L. SANTOS, P.L.S. No. 68

Date

Chief of Cadastre/Guam Chief Surveyor, DLM

ACCEPTED BY:

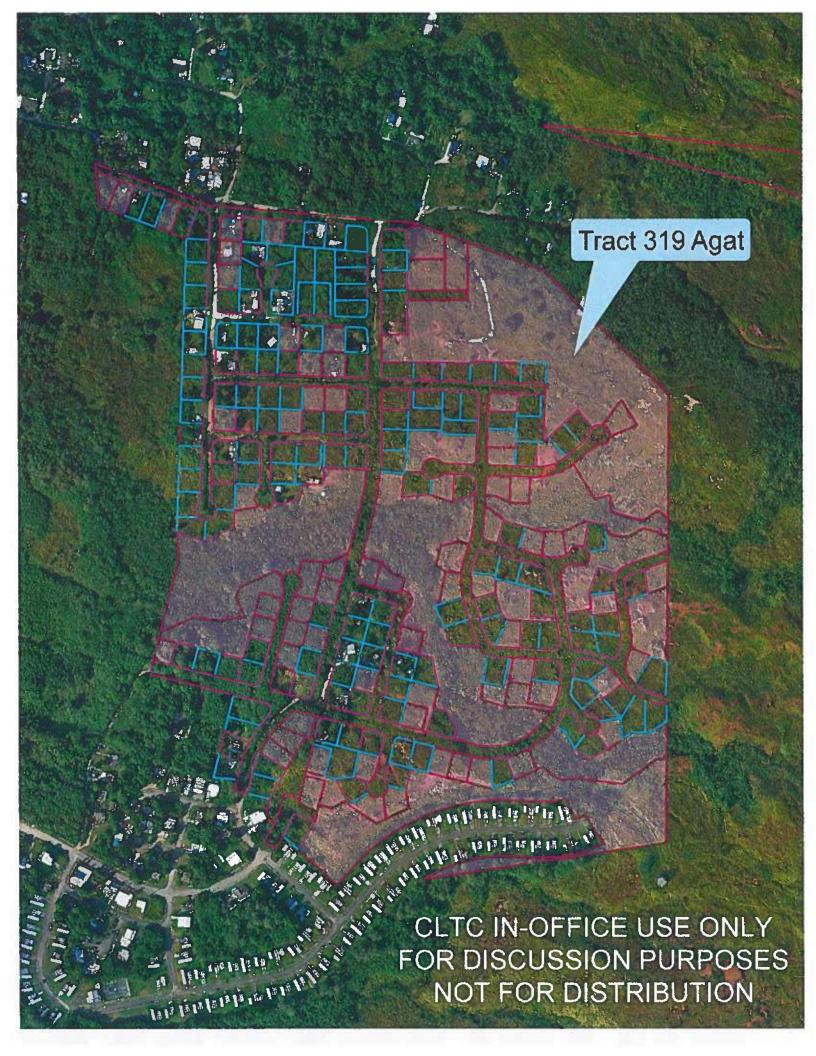
APPRO

JOSEPH B. CRUZ, Jr.,

Date

Acting Administrative Director, CLTC

NOTE: Acceptance herein constitutes the Notice to Proceed with the survey and mapping.



Tract 18113 Mangilao

DEPARTMENT OF LAND MANAGEMENT - DIVISION OF LAND SURVEY LAND SURVEY COST ESTIMATE RETRACEMENT/STAKE-OUT SURVEY OF TRACT 18113, Mangilao

I. SCOPE OF WORK, PROJECT EXPENDITURES & MAPPING:

à.	Project and Coordination setup	3 days	٤	Computation & Analysis	5 days
b.	Research, Drafting of Sketch for field work & Reconnaissance Survey	5 days	9.	Parceling Stake- out & Final Monumentation:	30 days
C.	Field Traverse & Property Survey	15 days	L	Final Mapping	20 days
d.	Supplies & Materials:	\$300.00			
e.	Gas & Maintenance	\$500.00			

II. LIST PERSONNEL INVOLVED AND TABULATE HOURLY RATE ALSO TO INCLUDE BENEFITS:

NAME	RATE PER HR.	NO. OF DAYS	RATE + BENEFITS PER HR.	TOTAL
1 Paul L. Santos, PLS		30	- North Miles Work	\$16,418.65
2 Edgardo R. Tagniam		50		\$16,683.65
3 Benjamin T. Limes, Jr.	a taiwi	50		\$10,788.54
4 Jerome Okada	1000	50		\$8,768.08
5 Joseph Flores		40		\$6,838.46
				\$59,417.38

**TWENTY PERCENT (20%) OF ABOVE TOTAL ARE ADDED TO REFLECT ADMINISTRATIVE COSTS AND OTHER UNFORESEEN COSTS OR EXPENDITURES INCLUDING ADVERSE WEATHER.

TWENTY PERCENT (20%) ADMINISTRATIVE COSTS		\$11,883.48
GRAND TOTAL: ("inclusive of Supples; Materials/Sas & Militerance -\$800)		\$72,100.88
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DOCTABET BY.

EDGARDO R. TAGULAM,

Cartographic Supervisor, DLM

IN VI

WITT OWNINGS DIE NO CO

Date

Chief of Cadastre/Guam Chief Surveyor, DLM

ACCEPTED BY:

CONCURRED BY:

Ayu. 15, 2025

paga, prector pare

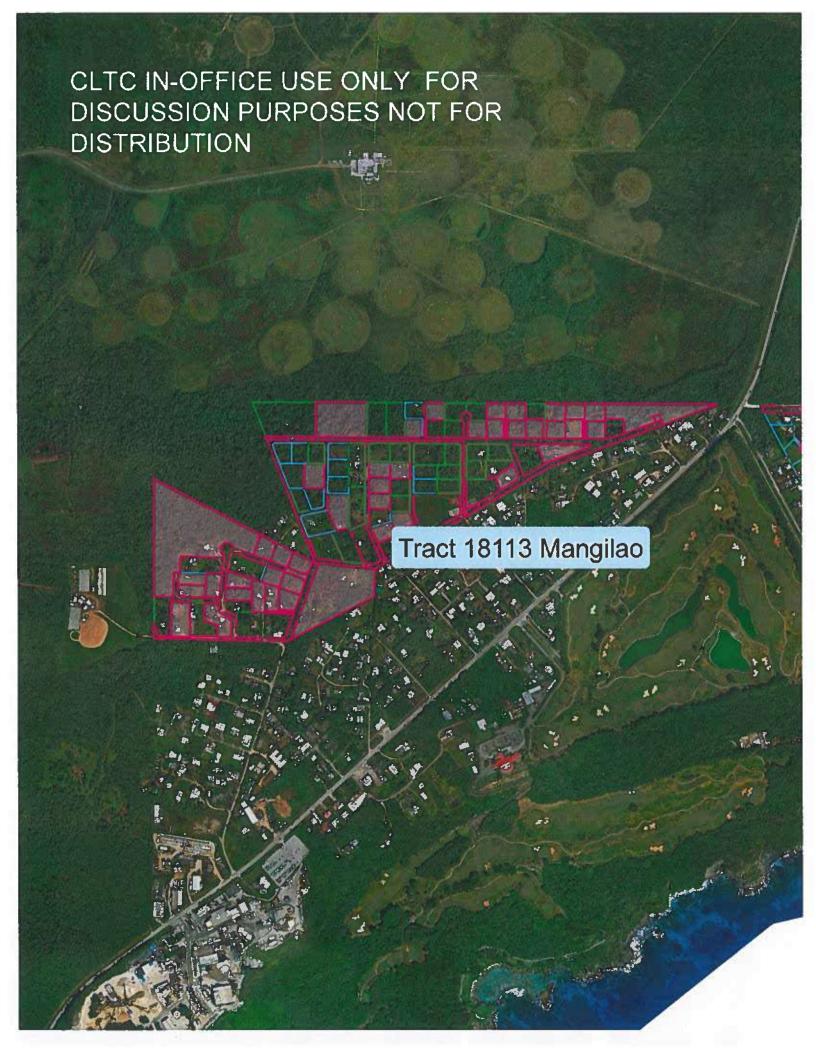
JOSEPH B. CRUZ, Jr.,

Date

Acting Administrative Director, CLTC

NOTE: Acceptance herein constitutes the Notice to Proceed with the survey and

mapping.



GPA CONSTRUCTION WORK ORDER NAME - CLTC LOCATION - MANGILAO GRID NO FEEDER NO FEEDER NO ACCT. NO MAILING ADDRESS -	PARENT WO - EST. REVENUE - TOTAL EST COST- REQUIRED AID - 0.00
SKETCH: SEE ATTACHED SKETCH/MAP	
Manhours Required: 1,214	
WORK REQUIRED :	DATE START - DATE COMP - TOTAL DAYS -
	W.O. Type - Ext
JUSTIFICATION :	
ESTIMATED COSTS:	
ACCT#- 364.323-1 364.323-1 3 DESC POLE 45' FRAMING #	65.323-1 2 BARE AL.
LABOR- 17821.44 2196.48 43070.74 245611.80 43070.74 2001P- 19716.67 3937.25 CVRHD- 29016.54 4856.19 MISC 0.00 0.00	183.04 5077.80 455.70 553.54 0.00
TOTAL- 312166,45 54060.66	6270.08
SIGNATURE DATE	SIGNATURE DATE
ORIGINATOR	CLOSED BY
SUPERVISOR	SERVICE DATE
DIV MANAGER	ENTERED MAPS
GEN MGR	ENTERED LDGR
COMP BY	STAKED OUT

SHEET ___ 1 __ OF ___ 1

W.O.=ETRACT 18 B.U.=60100 Ferc=7100 GPACost=372497.19 EST/ENG:adm-usc(02/18/25) Estimate Name:TRACT 18113 A1

NAME - CLTC LOCATION - MANGILAO	W.O No. 60110110111ACT 181
GRID NO FEEDER NO P323 ACCT. NO	EST. REVENUE - 0.00 TOTAL EST COST- REQUIRED AID - 0.00
ADDRESS -	
SKETCH: SEE ATTACHED SKETCH/MAP	
Manhours Required: 1,214	
WORK REQUIRED: INSTALL 63 EA. 45' CONCRETE POWER FOLES, EA. PRIMARY DOWN GUYS, 19,4790L.F. OF 2#2AL PRIMARY WIRES, 37 I VB1, 5 EA. VB8, 6 EA. VB8-3, 12 EA. VB7 3 EA. VB6 AND 5 EA.VB7(LT)	TOTAL DAYS -
JUSTIFICATION :	E I I I I
ESTIMATED COSTS:	
ACCT#- 364.323-1 364.323-1 36 DESC POLE 45' FRAMING #2 LABOR- 17821.44 2196.48 M & S- 245611.80 43070.74 EOUIP- 19716.67 3937.25 OVRHD- 29016.54 4856.19 MISC 0.00 0.00	5.323-1 BARE AL. 183.04 5077.80 455.70 553.54 0.00
TOTAL- 312166.45 54060.66	6270,08
SIGNATURE DATE	SIGNATURE DATE
ORIGINATOR	CLOSED BY
SUPERVISOR	SERVICE DATE
DIV MANAGER	ENTERED MAPS
DIV MANAGER GEN MGR	ENTERED LDGR

W.C.=ETRACT 18 B.U.=60100 Perc=7100 GPACost=372497.19 EST/ENG:adm-usc(02/18/25) Estimate Name:TRACT 18113 Al

Customer:	CLTC
Location:	MANGILAO

GUAM POWER AUTHORITY SUPPLY ISSUE RECEIPT

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5080054	BOLT MACHINE GALV 5/1 X 20"	29		SSOA0017	ARMOR RODS, ALUM, 0.136 FOR #2 STR. AL CONDUCTOR	74		
5080061	BOLT, MACHINE GALV 5/8" X 2"	34		8SOC0147	CARTRIDGE, AMPACT, RED, 4-10	34		
SOB006#	BOLT MACHINE GALV S/I X 16"	142		SSOC0157	CLAMP, STRAIN, SUSPENSION-DEAD FOR #2-20 AWG CONDUCT	84		
\$080103	EXTENSION BRACKET, COMPOSITE ARM	34		\$\$000172	STRAIGHT CLAMP, POR LINE POST INSULATOR/136.4	33		
5000463	CROSSARM COMPOSITE JFT, TANGENT	74		\$\$000268	CONNECTOR, AMPACT, WEDGE TYPE, ALUMINUM 2-2	38		
SOC0464	CROSSARIA COMPOSITE BFT, DEADEND	34		SSO10776	INSULATOR SUSPENSION D.E.	84		
SOQ0674	OUY GUARD PLASTIC 6(YELLOW)	29		SSO10783	VERTICAL LINE POST	183		
\$000680	GUY COMPRESSION FITTING GALV., 7/16	116		SSC040953	MOUNTING STUDS FOR VERTICAL LINE POST	101		
SO10772	INSULATOR GUY STRAIN 5 1/2 (20,000 LBS)	29		380W1383	WIREBARE ALUM 2 STR	19,530		
SOMM953	MOUNTING STUDS FOR VERTICAL LINE POST	6		\$\$0W13 8 6	WIRE, BARE, SOFT DRAWN, M CU.	0		
SQN0972	HUT, EYE 5/8 HOLE GALV STRAIGHT	6						
SON0974	NUT, THOMBLE EYE GALV ANGLE	29						
\$QW1375	WASKER, CURVED 5/8"	171						
SOW1377	WASHER SQUARE GALV 58 HOLE	116						
SOW1399	WIRE GUY 7/16	1,305						
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	MARENOUSE-COPY
	LINE-CREW-COPY
	DEFRATOR-COPY
	METER SHOP-COPY
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TRACT IN13

Customer: CLTC Location: MANGILAO		GUAM POWER AUTHORITY SUPPLY ISSUE RECEIPT			6 0 1 0 0 7 1 0 0	SIR NO R 3		LIKE-CARN-CORY
INDEX NO.	DESCRIPTIONS (ACCT. 364)	QTY REQ	QTY ISS	ENDEX NO.		QTY REQ	QTY ISS	OPERATOR-COPY
55QA0001	ANCHOR PLATE, & WAYS GALVANIZED	29						METER SHOP-COPT
SSOA0009	ANCHOR ROD, TWIN EYE GALV 34 X 8	29	<u> </u>					f Additional Comments/Skates: J
\$\$OB0054	BOLT MACHINE GALY 54 X 20"	63						
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Approved By: Date.			Issued By: Date:			TRACT ISII3		
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 $\frac{1176}{2005(2)} = 4,010$ $\frac{15480}{19,490 \text{ L.F.}}$

TRACT 18113

45 c/P - 63 EACH

VBI-A- 37 FX

VB8 - 5 FX

VB8-3 - 6 FA

(PRIMARY)

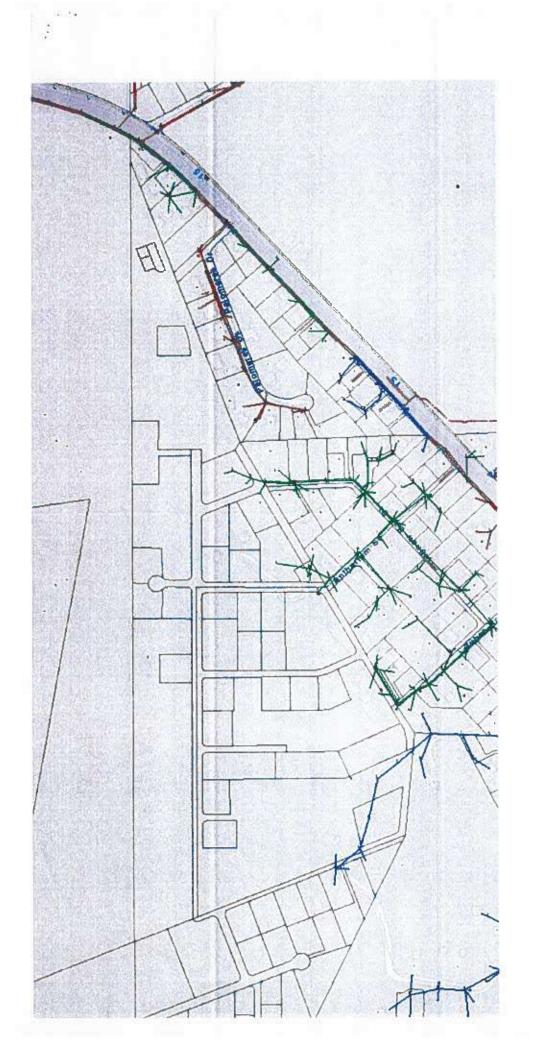
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VB7 (06) -12-12/

VB6 - 3 FA/

VB7(U) - # =>/







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APPROVED BY:	WEST 17 17	WORK ORDERS	XX
CLTC PROPOSEI	LINE EXTENSION	SERVICE ORDERS	xx
TRACT 18113	NEW Y	DRAWDICA	PHASE 1
GHURA		DATE:	2/17/2025
MANGILAO		DATE:	11-5300
DRAWN DE:	ADM	CRID NO	61-C3
APPROVED BY:	LCC	750004-10024 .	P-323





PROJECT: CLTC PROPOSED	LINE EXTENSION	PORK SERVICE
TRACT 18113	-Virginia P	DRAWI
GHURA		DATE
MANGILAO	12112	DATE:
DRAWN BY:	ADM	GRID .
APPROVED BY:	LCC	71000

Garage State Street	
FORK ORDERS	xxx
SERVICE GEOGRA	XX
DRAWING	PHASE II
DATE:	2/17/2025
CRID NO	61-C3
75.050kj-4008) _	P-323

CLTC PARCELS AND TRACTS FOR LEASING

Tract 1113 Dededo [NEW]

DEPARTMENT OF LAND MANAGEMENT - DIVISION OF LAND SURVEY LAND SURVEY COST ESTIMATE RETRACEMENT/STAKE-OUT SURVEY OF BLOCK 16, TRACT 1113, Dededo

SCOPE OF WORK, PROJECT EXPENDITURES & MAPPING:

2	Project and Coordination setup	2 day	ı	Computation & Analysis	3 days
ь.	Research, Drafting of Sketch for field work & Reconnaissance Survey	5 days	g.	Parceling Stake- out & Final Monumentation:	5 days
C.	Field Traverse & Property Survey	10 days	h.	Final Mapping	18 days
d.	Supplies & Materials:	\$150.00			
e,	Gas & Maintenance	\$300.00	WI		

II. LIST PERSONNEL INVOLVED AND TABULATE HOURLY RATE ALSO TO INCLUDE BENEFITS:

NAME	RATE PER HR.	NO. OF DAYS	RATE + BENEFITS PER HR.	TOTAL
Paul L. Santes, PLS		10		\$\$,472.88
2 Edgardo R. Taguiam		15		\$5,005.10
Benjamin T. Limes, Jr.		15		\$3,212.56
Jerome Okada		15		\$2,630.42
Jeseph Flores	523	10		\$1,709.62
				\$18,030.58

**TWENTY PERCENT (20%) OF ABOVE TOTAL ARE ADDED TO REFLECT ADMINISTRATIVE COSTS AND OTHER UNFORESEEN COSTS OR EXPENDITURES INCLUDING ADVERSE WEATHER.

WENTY PERCENT (20%) ADMINISTRATIVE COSTS	\$3,806.12
REND TOTAL: ("Inclusive of Supplies/Meterials/Gas & Malgionance -\$450)	\$22,086,70

PREPARED BY: EDGARDO R. TAGUIAM.

Cartographic Supervisor, DLM

PAUL L. SANTOS, P.L.S. No. 68

Chief of Cadastre/Guam Chief Surveyor, DIM

CONCURRED BY:

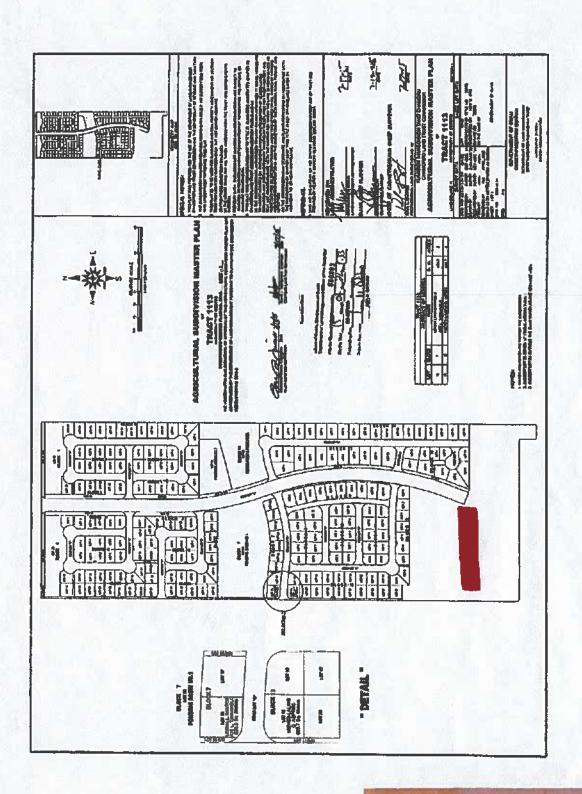
ACCEPTED BY:

JOSEPH B. CRUZ, Jr.,

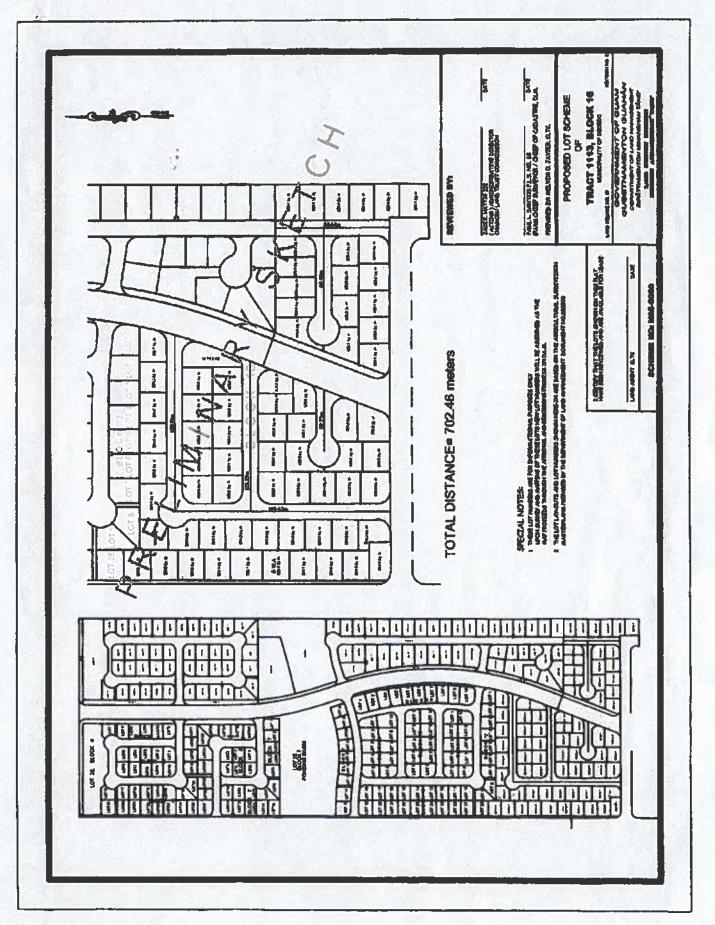
Acting Administrative Director, CLTC

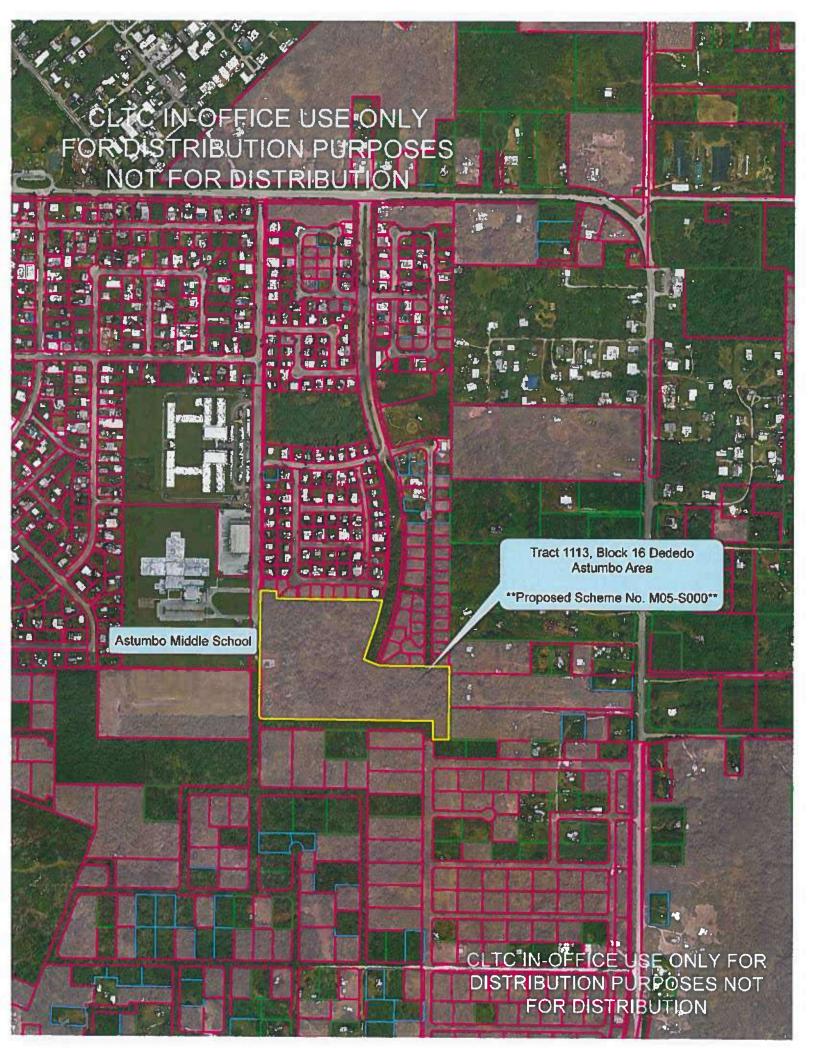
NOTE: Acceptance herein constitutes the

Notice to Proceed with the survey and mapping.











Project:

Water and Sewer Infrastructure Cost Estimates

Location:

Chamorro Land Trust Comission (CLTC) Tract 1113, Block 16, Dededo

Date:

March 20, 2025

Cost estimates estimates for water and sewer infrastructure to serve CLTC Tract 1113, Block 16, are identified in this document. Figure 1 shows the location and utility map of the combined subject lots. The estimates are based on CLTC's proposed subdivision schematic shown on Figure 2, which identify 71 lots intended for residential development. No certified surveyed map was provided to GWA by CLTC to identify right of way lengths, widths, or lot elevations.

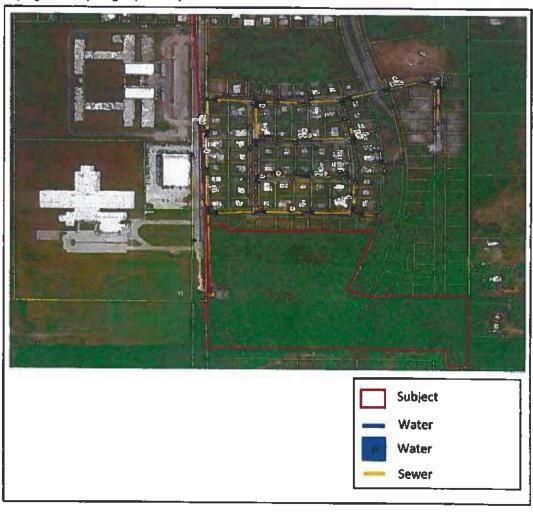


Figure 1. Location and utility map

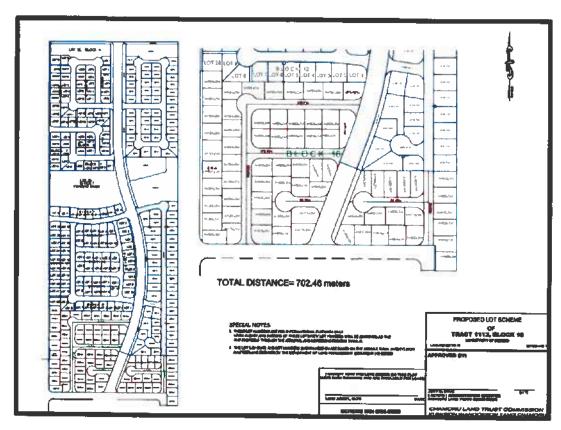


Figure 2. CLTC Proposed Subdivision for Tract 1113, Block 16

General Considerations

- (1) Residential lots will require a connection to the public sewer system.
- (2) The development is within the zone of the Northern Guam Lens Aquifer (NGLA) that ideal for well development and needs to be protected as per the Guam Drinking Water Source Assessment and Protection Program and Wellhead Protection Plan.
- (3) Public sewer infrastructure must be constructed on public rights of way or easements.
- (4) Infrastructure planning should include future development from neighboring properties, including CLTC properties.
- (5) Surveyed right of way dimensions and elevations are needed to provide more detailed estimate, including a determination if a sewer pump station is needed. A new pump station will cost about \$2,000,000.00.
- (6) The available capacity of the downstream sewer system will need to be determined. If the available capacity is not sufficient to accommodate the proposed development on the subject lots, then the downstream sewer system will need to be upgraded.
- (7) Estimated unit costs include designs, construction management, and construction costs, unless otherwise noted.

Water System

- (1) Water demand calculations assume 71 lots at 600 gpd per household per Hawaii Standards.
- (2) Additional wells need to be established.
- (3) The surrounding residents near the wells need to consider the shorter contact time of chloride concentration. A minimum time duration is needed for effective disinfection of the water, before reaching the households.
- (4) Water system cost estimates are listed in the table below.

	Water Infrastr	ucture Cost Estimate:	\$4,376,000.00
New well construction and development	00.000,000,5\$	τ	00.000,000,5\$
Valves (6-inch) with box, riser,	\$2000 EA	S	00.000,22\$
Wet Barrel Fire Hydrant	\$3000 EA	۷	\$51,000.00
Mains (6-inch diameter) with hydrants	\$350/LF for 6-inch pipe	3800	00.000,055,1\$
Water System	feetimated Unit Cost	stinU to 19dmuM	teod

Sewer System

(1) Available ground elevation data indicate gravity sewer flow is attainable. Surveyed elevation is required for sewer design.
(2) Sewer system cost estimates are listed in the table below.

	Sewer Infrastruc	ture Cost Estimate:	00.000,068,2\$
Existing Sewer Liftstation Upgrades	000'005\$	SII	00'000'005\$
Manholes	¥3 000 €V	12 EA	00.000,006\$
Gravity sewer mains (8-inch diameter)	\$630/LF for 8-inch pipe	3,000 ∟₹	00.000,068,1\$
Sewer System	Estimated Unit Cost	Number of Units	tsoo

 00:000'990'L\$	
Total Water and Sewer Infrastructure Cost Estimate	

CLTC PARCELS AND TRACTS FOR LEASING

Lots 10090-1-1 and 10090-1-R2 Dededo [NEW]

DEPARTMENT OF LAND MANAGEMENT - DIVISION OF LAND SURVEY LAND SURVEY COST ESTIMATE RETRACEMENT/STAKE-OUT SURVEY OF LOTS 10090-1-1 & -R2, Dededo

1. SCOPE OF WORK, PROJECT EXPENDITURES & MAPPING:

a.	Project and Coordination setup	3 days	£	Computation & Analysis	5 days
b.	Research, Drafting of Sketch for field work & Reconnaissance Survey	5 days	4.	Parceling Stake- out & Final Monumentation:	10 days
C.	Field Traverse & Property Survey	15 days	D.,	Final Mapping	10 days
đ.	Supplies & Materials:	\$200.00	ΔΩ		
e.	Gas & Maintenance	\$400.00			

II. LIST PERSONNEL INVOLVED AND TABULATE HOURLY RATE ALSO TO INCLUDE BENEFITS:

NAME	RATE PER HR.	NO. OF DAYS	RATE + BENEFITS PER HR.	TOTAL
Paul L. Santes, PLS		10		\$5,472.88
2 Edgardo R. Taguiam		30		\$10,010.19
Benjamin T. Limes, Jr.		30		\$6,425.12
Jerome Okada		30		\$5,260.85
joseph flores		20		\$3,419.23
			W. B. (1988) 11 (1988)	\$30,588.28

**TWENTY PERCENT (20%) OF ABOVE TOTAL ARE ADDED TO REFLECT ADMINISTRATIVE COSTS AND OTHER UNFORESEEN COSTS OR EXPENDITURES INCLUDING ADVERSE WEATHER.

	\$6,117.66
GREWID TOTAL: ("Incluine of Supplies/Assortate/Gas & Mathieryance 4600)	\$37,305.93

PREPARED BY:

EDGARDO R. TRGULAW,

Cartegraphic Supervisor, DLM

CONCURRED BY:

SEPH M. BORIA, Director

nament of Lind Management

APPROVED BY

PAUL L. SANTOS, P.L.S. No.

Chief of Cadastre/Guam Chief Surveyor, DLM

ACCEPTED BY:

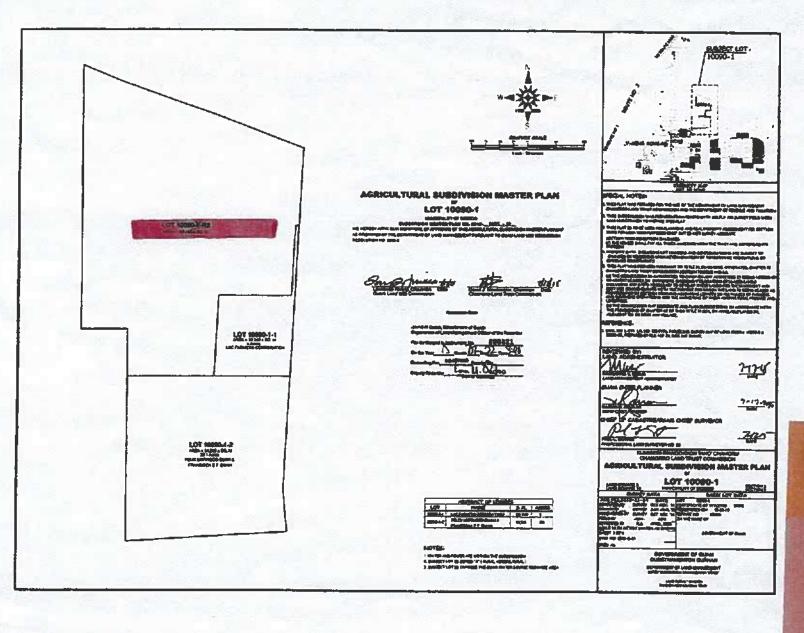
JOSEPH B. CRUZ, Jr.,

Date

Acting Administrative Director, CLTC

NOTE: Acceptance herein constitutes the Notice to Proceed with the survey and

mapping.



RESIDENTIAL ABOUT

WALLAND NOTHERMATTELLO 4 10 Falls DE-1-00001 TOJ & L-1-00001 TOJ West Control --40 PROPOSED LOT SCHEME N THE CHES 444 o Series a forest n in som m to promi 879 FREE SATISFACTORY TO AND APPROVED BY: 470100 ** or the state of LOT 10090-1-R2 **# 34 FEEE** ------of Street, A THREE 1-1-06001 TOJ 4400 or Table Trible 0 TO 1 TO 1 470100 0 W/100 A TOTAL - terms n to rise. 476 1004 m to order The second control of **SECONT HOLES:**





Project:

Water and Sewer Infrastructure Cost Estimates

Location:

Chamorro Land Trust Comission (CLTC) Lots 10090-1-1 and 10090-1-R2, Dededo

Date:

March 20, 2025

Cost estimates estimates for water and sewer infrastructure to serve CLTC Lot 10090-1-1 and Lot 10090-1-R2 are identified in this document. Figure 1 shows the location and utility map of the combined subject lots. The estimates are based on CLTC's proposed subdivision schematic shown on Figure 2, which identify 75 half-acre lots intended for residential development. No certified surveyed map was provided to GWA by CLTC to identify right of way lengths, widths, or lot elevations.

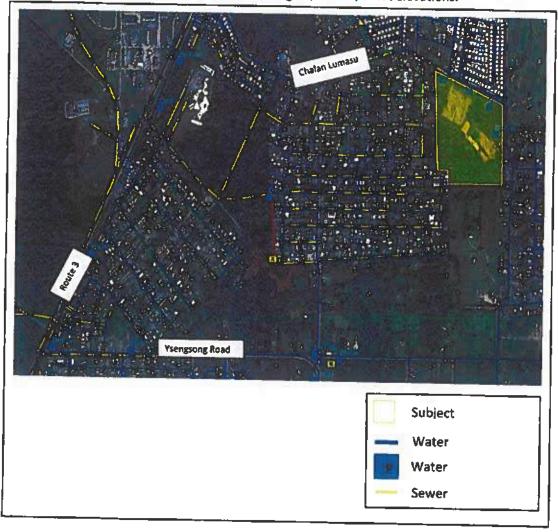


Figure 1. Location and utility map

General Considerations

- (1) Half-acre residential lots will require a connection to the public sewer system.
- (2) Septic tanks and leaching fields are not allowed within 300 feet of a water well. There are water wells F-15, F-16, F-17, and F-18 are located inside Lot 10090-1 and Lot 10090-1-R2. The subject lots need to have public sewer infrastructure in order to accommodate residential construction near the existing wells.
- (3) The development is within the zone of the Northern Guam Lens Aquifer (NGLA) that ideal for well development, and needs to be protected as per the Guam Drinking Water Source Assessment and Protection Program and Wellhead Protection Plan. The wells along Chalan Lumasu and on Lot 10090-1-1 currently have maximum nitrate-nitrogen concentrations below 5 mg/L (less than the Safe Drinking Water maximum contaminant level of 10 mg/L). However, wells F-17 and F-18 are of concern due to increasing nitrate concentration levels. Well F-18 is part of the priority list based on the latest and predicted nitrate-nitrogen concentrations (Figure 4). Development near these wells should be connected to the public sewer system to protect the public water supply.
- (4) Public sewer infrastructure must be constructed on public rights of way or easements.
- (5) Infrastructure planning should include future development from neighboring properties, including CLTC properties.
- (6) Surveyed right of way dimensions and elevations are needed to provide more detailed estimate, including a determination if a sewer pump station is needed. A new pump station will cost about \$2,000,000.00.
- (7) The available capacity of the downstream sewer system will need to be determined. If the available capacity is not sufficient to accommodate the proposed development on the subject lots, then the downstream sewer system will need to be upgraded.
- (8) Estimated unit costs include designs, construction management, and construction costs, unless otherwise noted.

Water System

- (1) Water demand calculations assume 75 lots at 600 gpd per household per Hawaii Standards.
- (2) No additional wells need to be established.
- (3) The surrounding residents near the wells need to consider the shorter contact time of chloride concentration. A minimum time duration is needed for effective disinfection of the water, before reaching the households.
- (4) Water system cost estimates are listed in the table below.

Water System	Estimated Unit Cost Number of Units		Cost	
Mains (6-inch diameter)	\$350/LF for 6-inch PVC pipe 4,800		\$1,645,000.00	
Wet Barrel Fire Hydrants \$3000 EA		10	\$30,000.00	
Valves (6-inch) with box, riser, and cap	\$3000 EA	8	\$45,000.00	
New well construction and development	\$3,000,000.00			
	Water Infrastr	ucture Cost Estimate:	\$4,720,000.00	

Sewer System

(1) Available ground elevation data indicate gravity sewer flow is attainable. Surveyed elevation is required for sewer design.

(2) Sewer system cost estimates are listed in the table below.

Sewer System Estimated Unit Cost		Number of Units	Cost	
Gravity sewer mains (8-inch diameter)	\$630/LF for 8-inch pipe	4,800 LF	\$3,024,000.00	
Manholes	\$25,000 EA 14 EA		\$350,000.00	
	Sewer Infrast	ructure Cost Estimate:	\$3,374,000.00	

Total Water and Sewer Infrastructure Cost Estimate	
 \$8,094,000.00	



Figure 3. Proposed sewer infrastructure system



Figure 4. Well F-18 has high and rising nitrate-nitrogen concentrations. It is bordered by a golf course, farmland, and a housing subdivision to the southeast comprising of water customers with no sewer connection. (From GWA's Cesspool and Septic Tank Elimination Study May 2021.)



New Business



EDDIE BAZA CALVO Governor RAY TENORIO Lieutenant Governor

Office of the Governor Of Guarn.

DEC 1 5 2016

Honorable Judith T. Won Pat, Ed.D. Speaker l Mina'trentai Tres Na Liheslaturan Guahan 155 Hesler Street Hagatha, Guam 96910

73-16-2275 Office of the Speaker Judith J. Won Pat. Ed.D

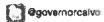
Dear Madame Speaker:

Transmitted herewith is Bill No. 374-33 (COR), "AN ACT TO RESERVE A PORTION OF LOT NO. 5173-1- R2-NEW- R6 IN THE MUNICIPALITY OF TAMUNING, CONTAINING AN AREA OF UP TO FIVE (5) ACRES ±, FOR USE AS A CHAMORRO NATIONAL SHRINE AND THE REINTERMENT OF ANCESTRAL REMAINS," which was signed into law on December 15, 2016, as Public Law 33-204.

Senseramente,

EDDIE BAZA CALVO

2275





I MINA'TRENTAI TRES NA LIHESLATURAN GUÅHAN 2016 (SECOND) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'LÅHEN GUÅHAN

This is to certify that Bill No. 374-33 (COR), "AN ACT TO RESERVE A PORTION OF LOT NO. 5173-1-R2-NEW-R6 IN THE MUNICIPALITY OF TAMUNING, CONTAINING AN AREA OF UP TO FIVE (5) ACRES ± FOR USE AS A CHAMORRO NATIONAL SHRINE AND THE REINTERMENT OF ANCESTRAL REMAINS," was on the 2nd day of December 2016, duly and regularly passed.

Afterhal A	Judith T. Won Pat, Ed.D. Speaker
Afterior Annual Control of the Contr	Speaker
Tina Rose Muña Barnes Legislative Secretary	
This Act was received by I Maga'låhen (Suåhan this, day of,
2016, at 4:ND o'clock P.M.	Lace
	Assistant Staff Officer Maga'låhi's Office
APPROVED:	. = ==
EDWARD J.B. CALVO	
I Maga'låhen Guåhan 1 5 2018	
Date:	
Public Law No.	OFFICE OF THE GOVERNO CENTRAL FILES

I MINA'TRENTAI TRES NA LIHESLATURAN GUÅHAN 2016 (SECOND) Regular Session

ja "gjag oli

Bill No. 374-33 (COR)

As amended by the Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement.

Introduced by:

1

T. C. Ada
B. J.F. Cruz
Judith T. Won Pat, Ed.D.
R. J. Respicio
V. Anthony Ada
FRANK B. AGUON, JR.
Frank F. Blas, Jr.
James V. Espaldon
Brant T. McCreadie
Tommy Morrison
T. R. Muña Barnes
Dennis G. Rodriguez, Jr.
Mary Camacho Torres
N. B. Underwood, Ph.D.

AN ACT TO RESERVE A PORTION OF LOT NO. 5173-1-R2-NEW-R6 IN THE MUNICIPALITY OF TAMUNING, CONTAINING AN AREA OF UP TO FIVE (5) ACRES ± FOR USE AS A CHAMORRO NATIONAL SHRINE AND THE REINTERMENT OF ANCESTRAL REMAINS.

BE IT ENACTED BY THE PEOPLE OF GUAM:

- 2 Section 1. Legislative Findings and Intent. I Liheslaturan Guåhan finds
- 3 that ancestral remains have been discovered over time from sites throughout the
- 4 island. Public Law 21-104 directed the Department of Parks and Recreation (DPR)
- 5 to establish a Chamorro Shrine, to be called "Nåftan Mañaina-ta," for the

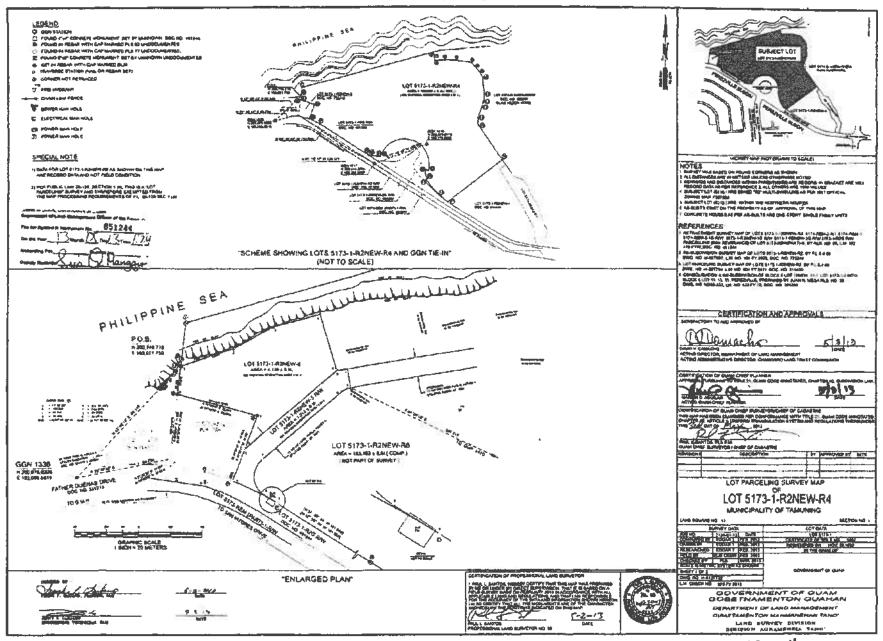
1 entombment of ancestral remains, but P.L. 21-104 did not designate a parcel of land

- 2 for the establishment of the Shrine. According to DPR, there are at least two
- 3 thousand (2,000) remains, including the Hornbostel Collection repatriated from the
- 4 Bishop Museum in Hawaii, that have been found, collected, and stored at the DNA
- 5 Building and the Guam Museum that need to be reinterred. Pursuant to Executive
- 6 Order 89-24, there are four (4) burial sites for disinterred ancestral remains: within
- 7 the Hyatt Hotel grounds; within the Nikko Hotel grounds; across the street from the
- 8 Lotte Hotel (formerly known as the Okura Hotel); and sites relative to the Layon
- 9 landfill. These sites are for post-1989 remains.
- 10 I Liheslaturan Gudhan further finds that Ypao Point (also known as Oka Point
- or Old Hospital Point) in Tamuning is the most suitable location for the Shrine
- 12 because of its importance in the Chamorro cultural landscape and Chamorro history
- as the site of the only Chamorro victory in the Spanish-Chamorro Wars. Public Law
- 14 25-179 placed the property under the administrative jurisdiction of the *Chamorro*
- 15 Land Trust Commission.
- 16 I Liheslaturan Guåhan further finds that there are no existing commercial
- 17 leases on this portion of the basic lot, and intends to prohibit the Chamorro Land
- 18 Trust Commission from commercially leasing this portion.
- 19 It is the intent of *I Liheslaturan Guåhan* to reserve a portion of up to five (5)
- 20 acres, but not less than two (2) acres, to include the coral outcropping known as "The
- 21 Rock"; and an appropriate buffer zone of land at Ypao Point for the Department of
- 22 Parks and Recreation to establish the Chamorro Shrine in order to pay homage to
- 23 our ancestors and provide them a final resting place on Chamorro lands. This
- 24 Chamorro Shrine will be for pre-1989 disinterred ancestral remains.
- 25 Section 2. Reservation of Land for a Chamorro National Shrine.
- Notwithstanding any other provision of law, rule, or regulation, up to five (5) acres,
- 27 but not less than two (2) acres, including any geodetic triangulation survey

1 monuments and an appropriate buffer zone, of Lot No. 5173-1-R2-NEW-R6 in the

- 2 municipality of Tamuning, as shown on Map No. 076FY2013 and attached as
- 3 Exhibit B, shall be reserved for use as a Chamorro Shrine, to be called "Nåftan
- 4 Mañaina-ta," and for the reinterment of all ancestral remains disinterred prior to
- 5 September 25, 1989. The Nåftan Mañaina-ta Shrine shall be contiguous to Lot No.
- 6 5173-1-R2NEW-4 in the municipality of Tamuning (the Sågan Kotturan Chamoru
- 7 lot). A digital aerial view of the area is also attached as Exhibit C. The Chamorro
- 8 Land Trust Commission is further prohibited from commercially leasing this
- 9 portion. Access and utility easements to the reserved portion shall be provided.
- 10 Section 3. Development and Funding of a Chamorro National Shrine.
- Within one hundred eighty (180) days of the enactment of this Act, the Department
- of Parks and Recreation, through the State Historic Preservation Office, shall
- develop and submit plans for *Nåftan Mañaina-ta* to *I Liheslatura* (the Legislature)
- 14 for information and concurrence by Legislative Resolution.
- 15 Section 4. Survey and Severance of Property. The Department of Land
- 16 Management shall survey, sever, and map the subject property in Section 2 of this
- 17 Act.
- 18 Section 5. Severability. If any provision of this law or its application to
- any person or circumstance is found to be invalid or contrary to law, such invalidity
- 20 shall not affect other provisions or applications of this law that can be given effect
- 21 without the invalid provisions or applications and to this end the provisions of this
- 22 law are severable.

Exhibit B of Bill No. 374-33 (COR)



Page 1 of 2 S-14242 1/2

Exhibit B of Bill No. 374-33 (COR)

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Page 2 of 2 S-14242 1/2



Ypao Point Lot 5173-1-R2-NEW-R6, Oka, Tamuning

I Mina'Trentai Tres Na Liheslaturan Received Bill Log Sheet

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	FISCAL NOTES
N 33-204 (COR)	T. C. Ada 8. J. F. Cruz Judith T. Won Pat, Ed.D R. J. Respicio	AN ACT TO RESERVE A PORTION OF LOT 5173-1- R2-NEW-R6, MUNICIPALITY OF TAMUNING, CONTAINING AN AREA OF EIGHT (8) ACRES MORE OR LESS, FOR USE AS A CHAMORRO SHRINE AND THE REINTERMENT OF ANCESTRAL REMAINS.	1:50 p.m.	09/26/16	Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement	10/06/16 6:00 p.m.	11/21/16 1:45 p.m.	Fiscal Note Request 09/27/16 Fiscal Note 18/19/16
1AW	DATE PASSED	TITLE	DATE AF	ND TIME MITTED	DUE DATE	DATE SIGNED BY	PUBLIC LAW NO.	NOTES
PUBLIC I	12/02/16	AN ACT TO RESERVE A PORTION OF LOT NO. 5173-1-R2-NEW-R6 IN THE MUNICIPALITY OF TAMUNING, CONTAINING AN AREA OF UP TO FIVE (5) ACRES ± FOR USE AS A CHAMORRO NATIONAL SHRINE AND THE REINTERMENT OF ANCESTRAL REMAINS.		4:50 p.m.	12/16/16	12/15/16	P.L. 33-204	M&C No. 33GL-16-2275

LOURDES A. LEON GUERRERO GOVERNOR



JOSHUA R TENORIO LI. GOVERNOR

UFISINAN I MAGA'HÂGAN GUÂHAN OFFICE OF THE GOVERNOR OF GUAM

Transmitted via Email to: speaker@guamlegislature.org

December 28, 2024

THE HON. THERESE M. TERLAJE, Speaker
I Mina'trentai Siette Na Liheslaturan Guåhan
37th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

37GL-24-3167

OFFICE OF THE SPEAKET THERESE M. TERLAJE

THEC 2 8 2024

Timo: (e:0) pm Receivati:

RE: Bill No. 379-37 (COR), "AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION AND THE DEPARTMENT OF LAND MANAGEMENT TO REALIGN THE BULL CART TRAIL FROM THE NORTH PORTION OF LOT 2019-REM THROUGH THE NORTH PORTION OF LOT 2121-2-R/1 AND TO

ALLOW THE OWNERS TO CONSOLIDATE THEIR LOTS FOR SEAMLESS

DEVELOPMENT"

Håfa Adai Madam Speaker,

Bill No. 379-37 (COR) authorizes the Chamorro Land Trust Commission and the Department of Land Management to acknowledge and relocate the bull cart trail from the north portion of Lot 2019-REM through the north portion of Lot 2121-2-R/1. This legislation addresses the private landowners' request to realign the bull cart trail to consolidate their lots for seamless development while also requiring them to maintain and ensure the bull cart trail provides beach access. Bill 379 further provides a net gain of nearly 30 square meters of public access and utility rights-of-way to the government of Guam.

For these reasons, I sign Bill No. 379-37 (COR) into law as Public Law No. 37-145.

Senseramente.

LOURDES A. LEON GUERRERO

I Maga'hågan Guåhan Governor of Guam

Enclosure(s): Bill No. 379-37 (COR) nka P.L. 37-145

cc via email: Honorable Joshua F. Tenorio, Sigundo Maga'låhen Guåhan, Lt. Governor of Guam

Compiler of Laws

I MINA'TRENTAI SIETTE NA LIHESLATURAN GUÅHAN 2024 (SECOND) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'HÂGAN GUÂHAN

This is to certify that Bill No. 379-37 (COR), "AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION AND THE DEPARTMENT OF LAND MANAGEMENT TO REALIGN THE BULL CART TRAIL FROM

PORTION OF LOT 2121-2-R/1	T 2019-REM THROUGH THE NORTH AND TO ALLOW THE OWNERS TO PRINCIPLE OF THE PROPERTY OF THE PROPE
•	Theres It la Paris
	Therese M. Terlaje
	Speaker
Attested:	- P
71	
Chris Barnett Acting Legislative Secretary	
This Act was received by I Maga'hågan	Guåhan this 1746 day of Dec.,
2024, at 3.52 o'clock P.M.	
,	-She V.Z.
	Assistant Staff Officer
	Maga'håga's Office
APPROVED:	
Low dear German	
Lourdes A. Leon Guerrero	
I Maga'hågan Guåhan	
Date: 12/28/2024	
Public Law No 37 - 145	

2024-22888 OFFICE OF THE GOVERNOR CENTRAL FILES OFFICE Lilaine Layalle Date: 2 17 24 Time: 2529

I MINA'TRENTAI SIETTE NA LIHESLATURAN GUÅHAN 2024 (SECOND) Regular Session

Bill No. 379-37 (COR)

As amended by the Committee on Health, Land, Justice, and Culture.

Introduced by:

1

Frank Blas, Jr.
Joanne M. Brown
Christopher M. Dueñas
Thomas J. Fisher
Jesse A. Lujan
Tina Rose Muña Barnes
William A. Parkinson

Therese M. Terlaje

Chris Barnett

68 W 560

William A. Parkinson Sabina Flores Perez Roy A. B. Ouinata

Joe S. San Agustin
Dwayne T.D. San Nicolas

Amanda L. Shelton Telo T. Taitague

AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION AND THE DEPARTMENT OF LAND MANAGEMENT TO REALIGN THE BULL CART TRAIL FROM THE NORTH PORTION OF LOT 2019-**REM THROUGH THE NORTH PORTION OF LOT 2121-**2-R/1 AND TO ALLOW THE OWNERS CONSOLIDATE THEIR LOTS FOR **SEAMLESS** DEVELOPMENT.

BE IT ENACTED BY THE PEOPLE OF GUAM:

- 2 Section 1. Legislative Findings and Intent. I Liheslaturan Guåhan finds
- 3 that the Chamorro Land Trust Commission (CLTC), in Resolution 2023-01,

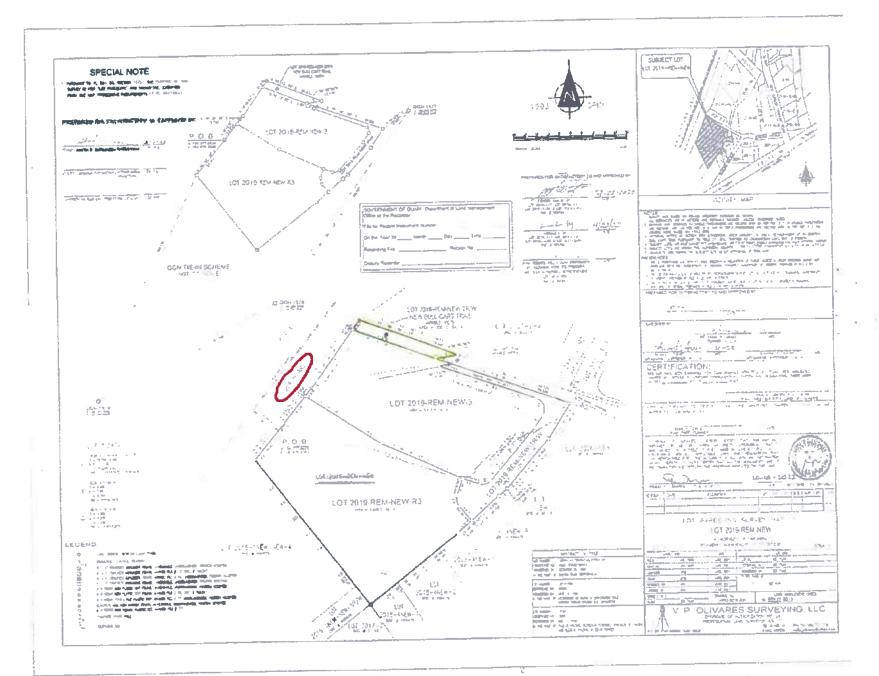
acknowledged its support of the relocation of the bull cart trail as delineated on Map
 No. 069FY2019.

I Liheslaturan Guåhan further finds that the CLTC based its decision on the Guam Land Use Commission's (GLUC) approval of a request from the landowners to re-align the bull cart trail straight from the north portion of Lot 2019-REM through the north portion of Lot 2121-2-R/1 and to allow the owners of the lots abutting the bull cart trail to consolidate their lots for seamless development. The computed area of the original bull cart trail is noted as 270.17 square meters and the new computed area would be 300 square meters; a net gain of almost 30 square meters to be severed and declared as a public access and utilities rights-of-way (through its designation as Lot 2019-REM-NEW-2R/W).

I Liheslatura notes that Map No. 069FY2019 was presented to the CLTC Board on March 24, 2024 for concurrence of Condition Number 2 on the recorded Notice of Action (Instrument No. 955550) issued by GLUC, which reads: "2. That the Chamorro Land Trust acknowledges on the proposed survey map the relocation of the bull cart trail." In terms of land use benefits, this lot configuration provides the owners of Lots 2019-REM and 2121-2-R/1 with seamless development of the lots they own, and the benefit to the government of Guam is a net gain of almost 30 square meters declared as a public access and utilities rights-of-way. The landowners and successor owners of the adjacent lot shall maintain and ensure the bull cart trail provides beach access, subject to the direction of the Department of Public Works.

Section 2. Notwithstanding any other provision of law, *I Liheslatura* (the Legislature) does hereby approve and authorize the CLTC to acknowledge on the proposed survey map, Map No. 069FY2019, attached hereto as Exhibit A, the relocation of the bull cart trail from the north portion of Lot 2019-REM through the north portion of Lot 2121-2-R/1. Notwithstanding any other provision of law, *I Liheslatura* (the Legislature) further authorizes the Department of Land

- 1 Management to relocate the bull cart trail from the north portion of Lot 2019-REM
- 2 through the north portion of Lot 2121-2-R/1 as proposed in Map No. 069FY2019.
- 3 Section 3. Waiver of Appraisals for Land Transfers. The requirement for
- 4 two (2) appraisals to accompany a bill that authorizes the transfer of land or leasing
- 5 of land pursuant to 2 GCA, Chapter 2, § 2107 is hereby waived.



I Mina'trentai Siene Na Liheslaturon Guuhan BILL STATUS

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37%37 (COR) As amended by the	Xisetzae M. Terléja	AN ACT TO AUTHORIZE THE CHAMCRED LAND TRUST COMMESSION AND THE HERARTHIST OF LAND MANAGEMENT TO REALISH THE RULE. CAST THAT MINGAL THE INSTITE PORTION OF LOT 2019-BUT BEROUGHT THE MORTIC PORTION OF LOT 2121-24E AND TO ALLOW THE OWNERS TO CONSOLIDATE THE RUST TO SEAMLESS DEVELOPMENT.	4 19 p ns	ilawa	Committee on Escalds, Land, Sustace; and Culture	Respect #1/19/24 Wasver 1/26/24	13/3M24 2 00 p m	12/5/24 10-19 a.m. As amended by the Committee on Beatth, Land, Justice, and Collute	
committee on Health.	SESSION DATE	TITLE	DATE PASSED	TRANSMITTED	DNE DATE	PUBLIC LAW NO	DATE SIGNED	NOTES	
Land, Junton, and Culture	02124	AN ACT TO AUTHORIES THE CHARKORROL AND TRUST CORRESSION AND THE DEPARTAINT OF LAND MARKISSION TO REALING THE BUILD CART TRAIL SHIPM THE INSETTE PURTICAL OF JAY 2019-BUY THROUGHT THE INSETT ARTHUR OF LOS JELANES TO ALLOW THE CANDERS TO CONSOLIDATE THERE LOTS FOR SEAMLESS DEVELOPMENT.	12 1634	12 (7:24	12-28-24	15-145	(3/24/24)	Received 12 2 R 24 Mennagen and Cummumicalisms Duc No. 37GL-24-3167	

CHAMORRO LAND TRUST COMMISSION Board of Commissioners Meeting (May 22, 2025) Staff Report

Lot 10122-15, Municipality of Dededo

1. FACTS:

a. Location: Lot No. 10122-15, Municipality of Dededo

b. Lot Size / Lease Type: 52,925+/- sgm / N/A

c. Lease Instrument Number: N/Ad. Field Description: Recycling Activity

e. Complaint/Issue/Request: Designate for Commercial Use

2. DETAILS:

- a. July 1, 2002 effective date of License Agreement between Chamorro Land Trust Commission and Ko'Ku Recycling for Lot 5219-1-1, Barrigada, Guam. Commencement date of License is the completion of the cleanup of Lot 10122-3-R1, Dededo, Lot 10122-15, Dededo, and Lot 5219-1-1, Barrigada or 2 years from the date of execution of this license, whichever occurs sooner, shall hereinafter be referred to as the "Commencement Date", whichever occurs sooner. In lieu of monthly monetary rental payments the credit that was created through the cleanup of Lot 10122-15 in the amount of \$7,500,000 would be reduced accordingly. (License Agreement Attached for reference)
- b. January 15, 2004, BKA Ko'Ku LLC enters into a Scrap Baling Agreement with Mr. ShangGuan Mai.
- c. August 31, 2004 BKA KOKU, LLC enters into a Scrap Baling Agreement with Global Recycling Center.
- d. March 28, 2006, Administrative Director issues a letter to Benny B. Bello of Pacific Rim Resources Dba Ko'Ku Recycling informing Mr. Bello that the cleanup of Lot 10122-15 has been substantially cleared of metallic waste and requested for a closure plan, submit certified documents of metallic waster removed to GEPA, cease the acquiring new material onto property, and copies of financial statements, baling and or subcontracting arrangements/contract agreements. Also, mentioned CLTC is to receive forty (40%) percent of all income generated from the property. In addition, Mr. Bello and his firm was advised that effective May 1, 2006, any and all revenues derived from any subleasing and/or subcontracting (baling and other related activities) shall be to the Chamorro Land Trust Commission. A Scrap Bailing Agreement between Mr. ShangGuan Mai and BKA Ko Ku' LLC was submitted. Further review is needed to determine if the balance of the credit issued from cleanup should be recalculated.
- e. April 17, 2006 Benny Bello, President of Ko'Ku Recycling responds to CLTC letter dated March 28, 2006. Mr. Bello concurs that Dededo site is adequately complete and if the Commission wants to take possession, he is fully supportive. Furthermore, Mr. Bello requested for a little more time than the 30 days given. Mr. Bello also stated that they also were wanting to lease the property. A letter to Shang Guam Mai, was attached to Mr. Bello's letter to the Commission. Also, attached was a proposed amendment to Ko'Ku's Commercial License Agreement.

- f. May 2, 2006, Administrative Director Thomas A. Elliott issues a letter granting a 90-day extension with conditions.
- g. On June 19, 2006 an "Authorization to occupy and proceed with permitting, development, operation and maintenance of recycling facilities" memo was issued by Administrative Director Thomas A. Elliott. (Hua Mei Enterprises (Guam) Inc. A portion of Lot 10122-15 not to exceed three (3) acres subject to survey & Global Recycling Center, Inc. A portion of Lot 10122-15, not to exceed seven (7) acres subject to survey)
- h. May 6, 2008 Daniel Chu, General Manager of Global Recycling Center requesting for additional 3 acres.
- i. June 25, 2008 Administrative Director presented the request of Global Recycling Center Inc. for a Commercial License for Lot 10122-15-1, Dededo. Administrative Director mentions that Global Recycling was actually using a portion of the lot under DPW. Acting Commissioner Matanane made a motion to table the request by Global Recycling Inc. until the details are completed with the termination of the other company that is leasing that place. Commissioner Gumataotao seconded the motion. There were no objections, MOTION PASSED.
- j. June 17, 2010 Administrative Director Jesse Garcia presents Global Recycling to the board. Note a moratorium was in place according to Administrative Director. No decision made; tabled till next meeting.
- k. July 11, 2011 a letter to Global Recycling Center Inc. from Administrative Director Monte Mafnas was received. Please note no date on letter. Mr. Mafnas stressed that Global was operating without a license or lease. Furthermore, Global was conducting business illegally on CLTC property for many years.
- I. August 12, 2001 a letter issued to Daniel Chu, Global Recycling Center Inc. from Administrative Director Monte Mafnas regarding delinquent monthly rental amount. Total amount due as stipulated on the letter was \$366,166.00, Please note date of letter not clear.
- m. August 18, 2011 Administrative Director Monte Mafnas presented Global Recycling Center Inc. to the board. Mr. Chu agreed if given three years to clean up he will move out. Mr. Chu mentioned that his company was not there to start a business but rather to clean the property. Mr. Chu guaranteed to move out within 3 years.
- n. September 6, 2011 an "Authorizing Global Recycling Center Incorporated, to continue using Lot No. 10122-15" extension granted for 3 years, memo was issued by Administrative Director Monte Mafnas.
- o. September 15, 2011 Administrative Director Monte Mafnas presents Global Recycling Center, Inc. to the board. Mr. Mafnas mentioned a signed lease agreement enabling a rent credit to a tune of approximately seven point five million dollars. No lease agreement found in file. Also, Mr. Mafnas had stated that Mr. Chu has agreed to terminate that lease agreement provided we give him an opportunity to stay of the next three years at the same site while he cleans it and we develop a plan for affordable homes and for a government building. Mr. Chu had agreed to pay upfront hundred thousand dollars and offered thirty percent of the gross income from Government Purchase Orders (PO) once money is received. Mr. Chu agreed to relocate to Yigo solid waste station. Check No. 5360 from Global Recycling Center was found in file for One Hundred Thousand Eight dollars (\$100,008.00). Although, the check received and deposited with the Treasurer of Guam was Check No. 096657 in the amount of One Hundred Thousand dollars (\$100,000.00).

- p. September 18, 2014 Administrative Director Michael Borja presented Global Recycling Center's request for a Commercial License for Lot 10122-15, Dededo.
- q. On January 6, 2015 an "Authorization to Occupy" memo was issued by Director Michael J.B. Borja. (Attached for reference)
- r. August 16, 2019 Administrative Director presented Global Recycling Center to the board. Staff recommended a 60 to 90 day cease and desist order be issued. Motion made and passed to issue a 90-day cease and desist letter to GRC Inc. Motion made by A. Duenas and seconded by A. Santos. Approved.
- s. August 19, 2019 Administrative Director held back the issuance of cease-and-desist letter until further review is conducted.
- t. On September 19, 2019 the CLTC board approved a commercial license issuance for public purpose authorized through "the commercial licensing process as described in Title 21 Chapter 75, Section" 75107.
- u. February 20, 2020 CLTC board approves the License pending revision on insurance liability and in-kind services to the CHamoru Land Trust Commission.
- v. March 5, 2020 Draft license sent to Global for review
- w. March 11, 2020 Global requesting to reschedule meeting so Daniel can review with his lawyer.
- x. March 12, 2020 scheduled meeting with Global
- y. September 24, 2020 email sent following up on Global's proposed license.
- z. November 9, 2020 CLTC informed that Global will do appraisal when "we are out of PCOR 1". "The business environment is very unstable."
- **aa.** January 21, 2021 former AD Hattig provides board with the status of Global's Proposed Public Improvement Commercial License.
- **bb.** February 1, 2021 former AD Hattig issues a letter informing Global that they have till February 15, 2021 to respond as to accepting or denying the proposed commercial license.
- cc. March 2021 Global submits two appraisal reports.
- **dd.** June 28, 2024 CLTC sends a letter to the Guam Environmental Protection Agency to conduct a site inspection of Lot 10122-15, Municipality of Dededo to determine if there are any environmental or other violations.
- ee. March 26, 2025 CLTC receives a letter from the Guam Environmental Protection Agency "seeking clarification on whether the 2015 AC remains valid before proceeding with the 45-day public comment period to renew this permit application."

3. Findings:

- a. Under the "Authorization to Occupy" Global Recycling is not obligated to pay monthly rental fees and real property taxes.
- b. Non-compliance with 21 GCA, §75107(f), when CLTC board approved the issuance of a commercial license to Global Recycling on Lot 10122-15 for public purposes on September 19, 2019. Section 75107(f) reads "Nothing herein shall be construed to authorize the commercial lease or the license of Chamorro Land Trust properties prior to the promulgation of the rules and regulations, pursuant to the Administrative Adjudication Act or adoption by I Liheslaturan (the Legislature), to govern commercial leases and licenses".
- c. Non-compliance with 21 GCA, §75122(b)(6), and §75A122(b)(6), when the CLTC board approved the issuance of a commercial license to Global Recycling on Lot 10122-15 for public purposes on September 19, 2019. Section 75122(b)(6) reads "Any solicitation for interest or proposal prior to the enactment of this Act, for commercial activity on CLTC land with the intent of entering into a commercial lease shall be null and void."
- d. In Superior Court Case No. CV1101-18 The Guam Rocks, Inc. (Petitioner) vs Chamorro Land Trust Commission (Respondents) "Absent an executed commercial lease, license, or other conveyance, the parties were still in the proposal phase. Accordingly, PL 33-95 voided Guam Rocks' Lajuna License Application." (Decision and Order attached for reference).

4. Board Consideration:

- a. Determine the status of the Authorization to Occupy issued to Global Recycling Center, Inc.
- b. Designate Lot 10122-15 for Commercial Use and proceed with the commercial leasing process in accordance with Title 21, Chapter 75A, §75A122.

Chamorro Land Trust Commission License Agreement

THIS LICENSE AGREEMENT ("Agreement") is made effective as of July 1, 2001, by and between the Chamorro Land Trust Commission whose mailing address is Post Office Box 2950, Hagatna, Guam 96932 ("Licensor") and Ko'Ko Recycling, whose mailing address is Post Office Box 25158 GMF, Guam 96921 ("Licensee").

RECITALS

WHEREAS, Licensor has jurisdiction over Lot No. 5219-1-1, Barrigada, Guam, by virtue of the "Administrative Transfer of Jurisdiction of Certain Government of Guam Lands" dated January 19, 1994, recorded under Document No. 503740 at the Department of Land Management; and

WHEREAS, Licensee had demonstrated interest to the government of Guam in utilizing commercially Lot No. 5219-1-1, Guam, containing an area of 5.5 acres (22,104 \pm sq. meters), more accurately described and delineated in Exhibit "A" of this Agreement, hereinafter referred to as the "PROPERTY" for the purpose of a locally owned and managed solid waste processing facility; and

WHEREAS, Licensee, realized a need to provide a solid waste processing facility; and

WHEREAS, on August 24, 2000 and on September 28, 2000, Licensor received testimony from Licensee, outlining its intentions, proposed activities and physical plant layout within the PROPERTY; and

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WHEREAS, Licensee, is particularly interested in the PROPERTY; and

WHEREAS, Licensor has determined that highest and best use of the PROPERTY is not realized in residential or agricultural activities; and

WHEREAS, the PROPERTY can be used most effectively by Licensee; and WHEREAS, Licensor has the authority to grant a five (5) year license with options to renew for three (3) additional five (5) year periods to Licensee, for such purposes pursuant to §75107(c) of Title 21, Guam Code Annotated; and

WHEREAS, on September 28, 2000, Licensor voted to approve the grant to such license;

NOW THEREFORE, in consideration of terms contained in this

Agreement, the parties agree as follows:

GRANT OF LICENSE; DESCRIPTION OF PROPERTY

Licensor hereby grants to Licensee a license to occupy and use, subject to all of the terms and conditions of this Agreement, the following described real PROPERTY:

Lot No. 5219-1-1, Barrigada, Guam, containing an area of 5.5 acres $(22,104 \pm sq. meters)$, as delineated in that certain sketch marked Exhibit "A" attached and made a part hereof.

In order to comply with federal law and regulations, and to protect public safety,
Licensee may use any and all reasonably appropriate means of restricting public access
to Licensee's solid waste storage facility; provided, however, the Licensor shall have the right to
itself and to the agents and representatives of the government in which said
licensed PROPERTY are situated, to enter and cross any portion of said licensed
PROPERTY for the purpose of performing any public or official duties; provided, further, in
the exercise of such rights, the Licensor shall not unreasonably interfere with the Licensee's use
and enjoyment of the PROPERTY. Furthermore, Licensee shall have the right to hardfill said



PROPERTY and shall be entitled to utilize all equipment, fixtures, and attachments on said PROPERTY for its solid waste management disposal, recycling, and processing facility to include storage of tires, batteries, ferrous and non-ferrous metals, paper, glass, and other recycleable materials. Licensee shall be further authorized to conduct any and all business related to its solid waste management, processing, recycling, disposal, and storage facility so long as all uses are legal and conforming.

11

TERM

Except as otherwise provided herein, the term of this Agreement shall be for a period of five (5) years (the "Initial Term"), commencing within two(2) years of the date of the execution of this contract or upon completion of clean up of Lot 10122-3-R1 Dededo, Lot 10122-15 Dededo, and Lot 5219-1-1 Barrigdada, (the completion of the cleanup or 2 years from the date of execution of this license, whichever occurs sooner, shall hereinafter be referred to as the "Commencement Date"), which ever occurs sooner, and ending at midnight five years from the Commencement Date (the "Termination Date"). The commencement date shall represent the date when rental payments shall be due and payable. The effective date of this license shall be the date this document is executed, whereby Licensee shall be given the right to occupy Lot 5219-1-1, Barrigada and begin clean up of Lot 10122-15 Dededo and Lot 10122-3-R1 Dededo.

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OPTION TO EXTEND

Licensee shall have the right to extend the term of this Agreement upon the same terms, covenants and conditions as herein contained except as otherwise provided herein, for three (3) successive additional terms of five (5) years each from and after the Termination Date hereof. In order for said option to extend; Licensee shall deliver to Licensor written notice of the intent to extend the term, no later than sixty (60) days before the end of the then-current term of the Agreement. In no event shall the term of this Agreement and any extensions thereof exceed twenty-one (21) years.

LIMITATION TO DESCRIBED PURPOSE

The PROPERTY may be occupied and used by licensee solely for the activities proposed by Licensee and for incidental purposes related to solid waste processing from the Commencement Date, and continuing until this agreement is terminated as provided herein. In no event shall licensee begin any required licensed activity without obtaining all requisite authorization and permits from the appropriate Government of Guam or federal agency or authority.

V COMPENSATION

Licensor and Licensee expressly acknowledge that compensation for this license shall be equal to one percent (1.0%) per month of the fair market value of the PROPERTY, and that the initial fair market rental value has been determined and mutually agreed upon to be Six Hundred Sixty Three Thousand One Hundred Twenty and and *Nol100* Dollars (\$663,120.00).

- The initial monthly rental fee is Six Thousand Six Hundred Thirty One and 20/100 Dollars (\$6,631.20), based upon the fair market rental value of the licensed property. The monthly fee is payable monthly in the amount of \$6,631.20, due on the beginning term of the lease as stated in paragraph I and monthly thereafter.
- If Licensee shall exercise its option to extend the term of the Agreement, the monthly fee during the extended term shall be equal to one percent (1%) per

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month of the fair market value of the licensed land, exclusive of the improvements on the PROPERTY. Determination of fair market value shall be based on the highest and best use of the land on the applicable rent adjustment date, taking the license into account. The determination shall take into account the parties agreement that the initial monthly fee is the above stated percentage applied to a fair market value of \$663,120.00 and shall also take into account any determination of market value made under this license for the purpose of adjustments for the period preceding the applicable rent adjustment date.

- 3. Notwithstanding Article IX of the Agreement, Licensee, may, at Licensee's discretion, and without Licensor's prior written consent, provide space and/or accommodations to others for additional solid waste activities upon and/or within its facility provided, further, Licensee shall:
 - Provide written notification to Licensor.
 - ii. Pay to Licensor forty percent (40%) of any rental payments, fees or assessments of any sort received by Licensee for said space and/or accommodations.

CLTC hereby agrees that it shall provide credit in exchange for rental payments for all clean up work conducted by Licensee on said Lot No. 10122-15. The amount of the credit shall be based upon work performed at Lot 10122-15, which shall include but not be limited to removal of metallic waste, excavation work, separation of other non-metallic debris(e.g. tires, batteries, green waste, etc), development of cell sites for fire breaks, and other improvements to Lot 10122-15, Dededo. The amount of credit for removal of metallic waste shall be at a rate of \$20 per cubic yard. The Licensee shall provide evidence of metallic waste removal by submitting export receipts of metallic waste. As Licensee has been providing clean up services for the Lot 10122-15, Dededo, the CLTC shall accept as credit all metallic waste removed from Lot 10122-15, Dededo to date which has been determined and agreed to be in excess of 25,000 metric tons. In addition, any further and future clean up work on Lot 10122-15, Dededo, or CLTC properties shall be credited towards rental payments at the \$20 per cubic yard rate. It is further agreed that one metric ton shall be the equivalent of fifteen(15) cubic yards for the purposes of calculating cubic yards.



TERMINATION

This Agreement may be terminated by either party on one hundred eighty (180) days prior written notice to the other party for cause. For purposes of this Agreement, cause shall mean the non-compliance of any provisions of this Agreement, the Chamorro Land Trust Act, or any adjudicated regulations of the Licensor. Pursuant to 21 Guam Code Annotated Section 75107(c), the term of this Agreement shall be for a period not to exceed twenty-one (21) years. Upon termination by notice for cause for non-compliance of any provisions of this Agreement, the Chamorro Land Trust Act, any adjudicated regulations of the Licensor, or expiration of twenty-one (21) years, this Agreement shall become null and void, except that either party may enforce any and all obligations of Licensee arising out of acts or failure to act, occurring prior to such termination.

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VII

TAXES AND FEES

Any and all taxes, fees and assessment, to include, taxes on improvements to Chamorro Land Trust Lands and assessments of Payments in lieu of Real Property Taxes on Chamorro Land Trust Land, as provided pursuant to Section 9 of Public Law 24-168, levied upon the PROPERTY described herein shall be borne and paid for by the Licensee.

VIII

NO INTEREST IN REAL PROPERTY

Licensee expressly acknowledges and agrees that it does not and shall not claim at any time any interest or estate of any kind or extent whatsoever in the above described PROPERTY of Licensor, by virtue of the rights granted under this Agreement or its occupancy or use granted herein.

IX

ASSIGNMENT OF RIGHTS

No assignment or other transfer of the license granted under this Agreement, or any interest in such license, and no sublicense for any purpose shall be made or granted by Licensee without the prior written consent of Licensor.

Х

INDEMNIFICATION OF LICENSOR

In consideration of the privilege granted by this Agreement, Licensee shall not claim any costs, claims or damages from Licensor in connection with or on account of any injuries or damages arising in or on the PROPERTY described above regardless of the fault or negligence of Licensor while being used by Licensee and Licensee's Officers, employees, members, guest(s) or invitees and Licensee shall indemnify Licensor from any and all costs, losses, claims or damages of any kind or nature arising in connection with

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the use of the real property described above by Licensee and Licensee's officers, employees, members, guest(s) or invitees.

Licensor does not warrant or represent that the PROPERTY is suitable for the purposes for which it is permitted to be used, nor that the Licensee is specifically entitled to the issuance of any permits necessary to carry out any activity on said PROPERTY. Provided, however, that in the event that Licensee subsequently determines that the PROPERTY is not suitable for its intended purpose or Licensee is not able to obtain required permits, then Licensee may terminate this License by providing thirty (30) days notice to Licensor. In the event Licensee terminates this License pursuant to this Section XI, then, Licensee shall be required to restore the PROPERTY to its original condition as of the Commencement Date.

XII

FORCE MAJEURE

This Agreement is subject to force majeure, and it is contingent on war, insurrection, civil disturbance, riots, acts of God, acts of terrorism, or other such delays beyond the control of the parties.

XIII

ENTIRE AGREEMENT

This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.



XIV

MODIFICATION OF AGREEMENT

Any modification of this Agreement or additional obligation shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

XV

GOVERNING LAW

It is agreed that this Agreement shall be governed by constructed, and enforced in accordance with 21 GCA, Chapter 75, and the laws of Guam.

XVI

NO WAIVER

The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same continue and remain in full force and effect as if no such forbearance or waiver had occurred.

XVII

BINDING EFFECT

This Agreement shall bind and inure to the benefit of any respective successors of the parties.

XVIII

NOTICES

Any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail to the respective address of each party as set forth at the beginning of this Agreement.

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XIX

REMOVAL OF IMPROVEMENTS UPON TERMINATION

Upon termination, if Licensor so requests, Licensee, at Licensee's sole expense, shall remove all improvements constructed or erected on the real property described herein.

XX

INDEMNIFICATION OF CHAMORRO LAND TRUST COMMISSION

Notwithstanding anything to the contrary in this license and irrespective of any insurance carried by Licensee for the benefit of Chamorro Land Trust Commission, Licensee agrees to hold Chamorro Land Trust Commission harmless from any claim or demand by third persons for loss, damage, or injury including claims for property damage, personal injury or wrongful death occurring in, on, or about the PROPERTY, including sidewalks and parking areas adjacent thereto, or occasioned by any nuisance made or suffered on the PROPERTY, or by any fire, or cause by any failure on the part of the Licensee to maintain PROPERTY in a safe condition and will reimburse Chamorro Land Trust Commission for all costs and attorneys' fees in connection with the defense of any such claim.

XXI

PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE

Licensee will procure, at its own cost and expense and keep in force during said term for the mutual benefit of Chamorro Land Trust Commission and Licensee, a policy of comprehensive liability insurance in such form and with such insurance company as Chamorro Land Trust Commission shall approve, with minimum limits of not less than Three Hundred Thousand Dollars (\$300,000.00) for injury or death to one person and not less than One Hundred Thousand Dollars (\$100,000.00) for any one occurrence, and a policy in the sum of One Hundred Thousand Dollars (\$100,000.00) insuring against the claims of third persons for property damage. Said policy or policies or copies thereof must be deposited with the Chamorro land Trust Commission and must cover the PROPERTY, including entrances to the PROPERTY and sidewalks and

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parking areas adjacent to the PROPERTY. Chamorro land Trust Commission may review the foregoing limits of coverage and require increases therein but shall not require increases more frequently—than annually. Said policy or policies shall also contain a clause stating that the insurer will not cancel or change insurance coverage without first giving Chamorro Land Trust Commission and Licensee thirty (30) days prior written notice of such change or cancellation.

XXII

PRE-EXISTING CONDITIONS AND RELEASE OF LIABILITY

Parties recognize there may be known or unknown pre-existing conditions on subject PROPERTY, and agree to hold each other harmless from any liability arising out of such conditions.

XXIII

COSTS

Licensee agrees to bear all costs associated with this Agreement, including but not limited to appraisal(s) and legal cost.

IN WITNESS WHEREOF, each party to this Agreement has caused it to be executed at Hagatna, Guam, on the due date and year first written above.

Joseph M. Boria

Administrative Director, Acting Chamorro Land Trust Commission

Date:

Benny B/Bello

President

Koku Recycling

Date:

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ACKNOWLEDGEMENT

On this day	of September	_, 2003, before me the undersigned
notary personally at	ppeared Joseph M he person whose I	. Borja, Administrative Director name is subscribed to the within

In witness whereof I have hereunto affixed my name and official seal.

Notary Public VV W My Commission Expires

MARGARITA V. BORJA

NOTARY PUBLIC

In and for Guam, U.S.A.

My Commission Expires: March 13, 2005
P.O. Box 2950 Hagatna, Guam 9693?

ACKNOWLEDGEMENT

4th	Ca. L	1.0	
On this d	lay of DCV LIT	1 <i>وور</i> . 2003. bef	ore me the undersigned
notary personally	appeared Benr	ny B. Bello, Presi	ident known to me to be
the person whose	name is subsc	ribed to the with	in instrument and for it's
stated purpose.			The state of the s

In witness whereof I have hereunto affixed my name and official seal.

Notary Public

My Commission Expires

MARGARITA V. BORJA

NOTARY PUBLIC

In and for Guans, U.S.A.

My Commission Expires: March 13, 2005

P.O. Box 2950 Hagaine, Guan, 96932

Scrap Baling Agreement

THIS AGREEMENT is entered into this 31st day of August, 2004 between, GLOBAL RECYCLING CENTER ("Processor"), and BKA-KOKU, LLC ("Company")

SCOPE OF WORK

- 1.1. Company engages Processor, and Processor accepts such exclusive engagement, and Company agrees to provide Processor the following non-exclusive services during the term of this agreement:
 - 1. A minimum of 500 metric tons and maximum of 1500 MT monthly of unprocessed metal scrap and a minimum of 6000 MT and maximum of 18000 metric tons for one year of unprocessed ferrous scrap metal to Processor at designated site, Dededo Site.
 - 2. To provide staging and processing area at no cost to Processor for the purpose of its operation in the preparation of unprocessed scrap metals.
 - 3. Proper permits and authorization from government agencies as needed.
- 1.2 .Company shall have the right to represent the Processor, transact business in Processor's name or on behalf of Processor, or make representations on behalf of Processor.
- 1.3 Company engages Processor, and Processor accepts such non -exclusive engagement and agrees to provide exclusive services for the Company as follows:

To sort and, separate metallic waste, and from such operation sell and remove a minimum of as mentioned under 1.1-1, metric tons of scrap metal from Guam.

To process ferrous metal under the Company's specifications and hold the Company harmless from any liability between processor and buyer(s).

To provide its own manpower and equipment for the preparation services.

To provide equipment listed in Exhibit A. Scrap Metal Baler, forklift, Truck scales and other support equipment such and Excavator with grappler.

To provide at Processor's cost for the full use of Truck scales(Processor's Scales).

To obtain and provide as necessary all permits and licenses that may be required both by local and federal governmental agencies.

II DURATION

The term of this Agreement shall begin on the date of the signing of this agreement, and shall continue for a period of 2 years, unless otherwise extended by both parties in writing.

III COMPENSATION

The total compensation to be paid to the Company by the processor for the under this Agreement shall be determined as follows:

- 3.1. Company shall receive Eighteen_DOLLARS (\$_18.00) per ton for any and all processed scrap loaded and removed from Dededo site. (But no less than minimum of 500 metric tons per month). The processor will be billed monthly \$9000 as a minimum to the processor regardless of the material removed. The first installment to be due on the 15th day of November, 2004. All fees due no later than the 15th of the subsequent month.
- 3.2 Company shall keep all disposal fees from the receiving and collection of all metallic waste and ferrous or non-ferrous scrap material.
- , 3.3 All other proceeds from the sale of the baled scrap shall be for the benefit of the Processor.
- 3.4 The Processor shall offer a minimum of 300 MT per month at a fixed rate of \$80 per metric ton.

IV REPRESENTATIONS AND INDEMNITY OF PROCESSOR

Processor shall complete the services required under this Agreement according to his own means and methods of work, which shall be in the exclusive charge and control of Processor, and which shall be subject to the control or supervision of Company. Processor shall be entirely and solely responsible for his acts and the acts of his agents, employees, and subcontractors while engaged in the performance of services under this Agreement.

V

NON - COMPETE

Processor agrees it will not compete with the Company in the Guam metallic waste program. Any and all Marketing and Sales issues shall be the responsibility and full right and

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privilege of the Company alone for a period of 5 years. Any waiver of the Non-compete will be approved in writing by the Company. The Company has the right to unilateral termination of this agreement should this condition be violated..

VI WAIVER

A waiver of any of the terms and conditions of this Agreement shall not be construed as a general waiver.

VII ASSIGNABILITY

Processor hereby agrees that Company may assign this Agreement.

<u>VIII</u> ENFORCEABILITY

Should any portion of this Agreement be held unenforceable or inoperative for any reason, the other provisions of this Agreement shall remain in full force and effect.

IX GOVERNING LAW AND ATTORNEY FEES

- 9.1. This Agreement shall be governed by the laws of Guam U.S.A.
- 9.2. If either party institutes any legal action against another party hereto with respect to this Agreement, the prevailing party in such action shall be entitled to recover, in addition to Court fees and other costs of the suit, reasonable, actual attorney fees.

X ENTIRE AGREEMENT AND MODIFICATIONS

This Agreement represents the entire agreement between the parties, and any modification of this Agreement shall be in writing.

XI AUTHORIZATION

Both parties warrant that they are authorized to sign on behalf of their respective entities and that such signatures are binding.

XII COUNTERPARTS

This Agreement may be executed and acknowledge in counterparts.

XIII NOTICES

Any notice to be given under this Agreement shall be effective when given in writing and delivered personally, or three days after it is sent by registered or certified mail, postage prepaid, to the following addresses:

To Processor at P.O. BOX 11792, Tamuning, Guarn 96931 (Processor)

To Company at 674 Harmon Lp. Rd., Ste. 312 Dededo, Guam 96929-6535 (Company) BKA KoKu, LLC

THE UNDERSIGNED hereby agree to the terms and conditions set forth above.

PROCESSOR; Global Recycling Center

By: Paniel T.Y. CHU. President

10/8/04

COMPANY:



Chamorro Land Trust Commission

(Kumision Inangokkon Tano' Chamoru)

P.O. Box 2950 Hagàtha, Gudhan 96932

Phone: 649-5263 ext. 651 Fax: 649-5383

Eddie Boza Calvo Gavernor of Gudhum

Ray Tenorio Lieutenant Gavernor of Guilhan Mr. Daniel Chu, General Manager Global Recycling Center, Inc. PO Box 11792

Tamuning, GU 96931

January 6, 2015

Commission Members

Subject:

Authorization to Occupy

David J. Matanane Chairman

Dear Mr. Chu,

Joseph I. Cruz Vice-Chairman

Amanda L.G. Santos Commissiones

35

Pascual V.A. Sablan

(Vacant)
Commissioner

Michael J.B. Borja Administrative Director Buenas yan Hafa Adai! This is to authorize the continued use to occupy and proceed with the operation and maintenance of the recycling facility located on Lot No. 10122-15, Municipality of Dededo.

Please be advised that your company is hereby responsible for all costs associated with the utilization of this property and shall indemnify and hold harmless the Chamorro Land Trust Commission of all potential liabilities during your daily operation and maintenance of all related activities on the property as of the date of this authorization.

This authorization shall be deemed temporary and will be superseded by a commercial lease agreement upon completion of the Commercial Lease/License Rules and Regulations.

The Commission issues this authorization with the acknowledgement that all activities upon the above subject real property shall be conducted in a manner fully in compliance with any and all applicable laws, rules and regulations.

If you have any questions, please contact me at 649-5263 Ext 650.

Senseramente,

Rev. 10/16/2014

FILED SUPERIOR COURT OF GUAM

201 SEP 10 PM 2: 09

CLERK OF COURT

IN THE SUPERIOR COURT OF GUAM

THE GUAM ROCKS, INC.,

Petitioner,

VS.

CHAMORRO LAND TRUST COMMISSION, Government of Guam by its Administrative Director, Michael Borja,

Respondents.

Superior Court Case No. CV1101-18

DECISION AND ORDER RE
RESPONDENTS CLTC'S MOTION FOR
JUDGMENT ON THE PLEADINGS

The Court here considers Respondent Chamorro Land Trust Commission's ("CLTC")

Motion for Judgment on the Pleadings on Petitioner The Guam Rocks, Inc.'s Petition for

Declaratory Relief. Upon reviewing the pleadings, evidence, and relevant law, the Court

GRANTS CLTC's Motion.

I. PROCEDURAL AND FACTUAL BACKGROUND

On November 9, 2018, The Guam Rocks, Inc. filed a Petition for Declaratory Relief.

Guam Rocks alleges that in 2009, CLTC approved Guam Rocks' application and license agreement for an area called "Lajuna." Pet. ¶ 6 (Nov. 9, 2018). Following its approval, the CLTC issued Guam Rocks a Notice to Proceed and authorized access to Lajuna for surveying and design plan grading. Pet. ¶ 8. The Petition further alleges that Guam Rocks subsequently surveyed Lajuna, designed a Master Plan, and incurred expenses, including initiating the permit application. Pet. ¶ 8. Based on the Master Plan, the Department of Public Works issued Guam Rocks a permit for the cleaning and grading of Lujana. Pet. ¶ 9.

DECISION AND ORDER RE RESPONDENTS CLTC'S MOTION FOR JUDGMENT ON THE PLEADINGS

All work on Lujana stopped in February 2010 when the Guam Legislature "requested that the CLTC defer all commercial license and lease activities until the passage of CLTC's Rules and Regulations." Pet. ¶ 10. On November 9, 2015, the Guam Legislature enacted Public Law 33-95 ("PL 33-95"), which codified the CLTC's Rules and Regulations. Answer ¶ 11 (Apr. 12, 2019). Subsequently, beginning in December 2015, Guam Rocks initiated several efforts to request that CLTC approve reinstatement of the Lajuna project based on its approved license; however, CLTC failed to reinstate the Lajuna project. Pet. ¶ 12.

In a Motion for Judgment on the Pleadings, CLTC argues that the Court lacks jurisdiction over the Petition under the doctrine of sovereign immunity. In the alternative, CLTC contends that PL 33-95 nullified and voided CLTC's approval of the Lajuna project.

II. LAW AND DISCUSSION

Rule 12(c) states that "After the pleadings are closed but within such time as not to delay the trial, any party may move for judgment on the pleadings." GRCP 12(c). A judgment on the pleadings is appropriate when, even if all material facts in the pleading under attack are true, "the moving party is entitled to judgment as a matter of law." Fleming v. Pickard, 581 F.3d 922, 925 (9th Cir. 2009). To survive a Rule 12(c) motion, the complaint must contain sufficient factual matter, accepted as true, to state a claim that is plausible on its face. Chavez v. United States, 683 F.3d 1102, 1108-09 (9th Cir. 2012). Not only must the Court assume the truthfulness of the material facts alleged in the Complaint, all inferences reasonably drawn from these facts must be construed in favor of the responding party. Fleming, 581 F.3d at 925.

CLTC first argues that the Court lacks jurisdiction over Guam Rocks' Petition for

Declaratory Relief on the grounds of sovereign immunity. Specifically, CLTC contends that the

Government Claims Act ("Claims Act") governs Guam Rocks' action; and that Guam Rocks was

DECISION AND ORDER RE RESPONDENTS CLTC'S MOTION FOR JUDGMENT ON THE PLEADINGS

required to exhaust administrative remedies under the Claims Act. It follows, according to the CLTC, that Guam Rocks' Petition for Declaratory Relief is improper. Moreover, the CLTC asserts that the Claims Act did not waive the government's sovereign immunity for Guam Rocks' claims.

The CLTC's argument hinges on whether a Petition for Declaratory Relief, pursuant to 7 GCA § 26801, is the proper avenue for the relief Guam Rocks seeks. Section 26801 states that

Any person ... who desires a declaration of his rights or duties with respect to another ... may, in cases of actual controversy relating to the legal rights and duties of the respective parties, bring an action in the court having jurisdiction for a declaration of his rights and duties in the premises....

CLTC cites Barrett-Anderson v. Camacho, 2015 Guam 20, as authority for its claim that Guam Rocks should have filed its claim under the Claims Act--and not under section 26801. In Barrett-Anderson, the Office of the Attorney General filed a complaint seeking a declaratory judgment, pursuant to 7 GCA § 26801, as to the validity of certain regulations governing the licensing and use of electronic gaming devices in Guam. 2015 Guam 20 ¶ 1. The Guam Supreme Court held that "7 GCA § 26801 appears to provide the AG with an avenue to challenge the regulatory scheme without the need to seek administrative remedies." However, Guam's Administrative Adjudication Law, which provided for the exact relief sought by the AG, was the proper vehicle for the claim, rather than "the more general action for declaratory relief ... [under] 7 GCA § 26801...." Id. ¶¶ 24-25. In reaching its conclusion, the Guam Supreme Court looked to sections 9308 and 9309 of the Administrative Adjudication Law, which specifically provide mechanisms for challenging the validity of an agency rule "by petitioning the relevant agency ... [and] for challenging the validity of an agency rule in the Superior Court, subject to the administrative exhaustion requirement." Id. ¶ 25.

DECISION AND ORDER RE RESPONDENTS CLTC'S MOTION FOR JUDGMENT ON THE PLEADINGS

Similar to the Guam Supreme Court in Barret-Anderson, the Court finds that 7 GCA § 26801 appears to provide Guam Rocks with an avenue for the relief it seeks. Unlike in Barret-Anderson, the Claims Act does not provide a mechanism for declaratory relief as to the validity or effect of an agency approving a license application. See 5 GCA § 6101, et seq. Accordingly, the Court finds that Guam Rocks has standing to bring its Petition and the Court has jurisdiction to consider the case as a general action for declaratory relief under 7 GCA § 26801.

The Court next turns to the CLTC's argument that, because the parties did not execute a License Agreement as to Lajuna, PL 33-95 voided Guam Rocks' License Application. CLTC asserts that it made a discretionary decision in 2010 to cease issuing commercial licenses, despite allegedly approving Guam Rocks' application. Moreover, the CLTC points to the language in 21 GCA § 75122(b)(6), enacted under PL 33-95, which states: "Any solicitation for interest or proposals, prior to the enactment of this Act, for commercial activity on CLTC land with the intent of entering into a commercial lease shall be null and void." Based on the statutory language, the CLTC contends that Guam Rocks' License Application is void.

Accepting material facts in Guam Rocks' pleadings as true and drawing all inferences in its favor, the Court finds that PL 33-95 voided the Laguna License Application. While the Court notes that the CLTC did take certain actions indicating that it intended to enter into a License Agreement as to Lajuna--approving Guam Rocks' application and license agreement at a monthly meeting, issuing a Notice to Proceed, and authorizing access to Lajuna for surveying and design plan grading--Guam Rocks does not dispute that it never received a License Agreement. Absent an executed commercial lease, license, or other conveyance, the parties were

ORIGINAL

¹ The Court also notes that the language of 7 GCA § 26801 does not narrow the Court's review to petitions that seek a declaratory judgment as to a written instrument. See Respondent Mot. § VIII.

still in the proposal phase. Accordingly, PL 33-95 voided Guam Rocks' Lajuna License Application.

III. CONCLUSION AND ORDER

Because PL 33-95 voided Guam Rocks' Lajuna license application, the Court finds, as a matter of law, that Guam Rocks is unable to prove a set of facts that would entitle it to a declaratory judgment that it has a valid license or lease agreement. Accordingly, the Court GRANTS Respondent Chamorro Land Trust Commission's Motion for Judgment on the Pleadings.

SO ORDERED this 10th day of September 2021.

HON. ELYZE M. IRIARTE
Judge, Superior Court of Guam

SERVICE VIA E-MAIL

acknowledge that an electronic copy of the original was e-mailed to:

Joseph Bamba,

Deputy Clerk, Superior Court of Suam

Appearing Parties:

The Guam Rocks, Inc., unrepresented²

Deputy Attorney General James L. Canto, II, Esq., Office of the Attorney General, for the Chamorro Land Trust Commission

² Guam Rocks' former counsel, Law Office of Jacqueline Taitano Terlaje, P.C., withdrew on March 11, 2021. Since its attorney's withdrawal, Guam Rocks has been under the Court's instruction to retain new counsel. Order (Mar. 18, 2021). Guam Rocks' representatives agreed for the Court to review the CLTC's Motion for Judgment on the Pleadings, which it opposed in a pretrial memorandum, while it continued its search. Minute Entry (July 27, 2021).





LIH PAO INVESTMENT LLC

Lih Pao Investment, LLC 240 Talo Verde Drive Tamuning, Guam 96913 Tel. (671) 689-1989

December 03, 2024

Chamorro Land Trust Commission Joseph Cruz, Acting Administrative Director ITC Building 590 S. Marine Corps Drive Suite 222 Tamuning, Guam 96913

Re: Application for Re-alignment of Bull Cart Trail

Lot 5143, Tamuning and Lot 5144-3New, Tamuning

Dear Administrative Director Cruz,

Buenas! 1 am the duly authorized representative of Lih Pao Investment, LLC (hereinafter "Applicant"), the owner of record of the above referenced lots, and am submitting this application for the re-alignment of a bull cart trail for the consideration of the Chamorro Land Trust Commission. The Chamorro Land Trust Commission has jurisdiction over this matter pursuant to 75 GCA Chapter 75A and has the authority to re-align or relocate a bull cart trail when the bull cart trail no longer serves the transportation function originally intended. Here, the Applicant is applying to re-align the bull cart trail that runs perpendicular to and in between the borders of Lot 5143, Tamuning and Lot 5144-3New, Tamuning as this trail no longer serves any transportation function.

Provided in support of this Application and enclosed herewith are: 1) recorded Grant Deed evidencing the Applicant's ownership of Lot 5143, Tamuning and Lot 5144-3New, Tamunuing; 2) Map Drawing No. 12443 evidencing the location of the bull cart trail and indicating that the bull cart trail has an area of 828 square meters; 3) Map Drawing No. RACTAM-17 illustrating the current location of the bull cart trail, the proposed new location of the bull cart trail and indicating that the bull cart trail, when re-aligned, will have an area of 828 square meters; 4) Satellite Picture of Lot 5143, Tamuning, Lot 5144-3New, Tamuning and surrounding area illustrating that the bull cart trail no longer serves any transportation function; and 5) Company Resolutions authorizing the re-alignment of the subject bull cart trail.

As can be seen in Map Drawing No. 12443 and the Satellite Picture, the bull cart trail serves no transportation function as one end of the trail ends at the closed off side border of Pacific Islands Club. Moreover, any transportation of persons or materials to or from the Pacific Islands Club would take place on Pale San Vitores. The new location of the bull cart trail will run along Ypao Beach Road providing pedestrian access from the beach to the parking lot. The

Applicant is requesting for the re-alignment of the bull cart trail as this is necessary for its development of residential condominiums to help meet the housing needs of Guam's residents.

Recognizing the important work of the Chamorro Land Trust Commission, I respectfully request a meeting at your convenience to review this application and to address any questions you may have. In the meantime, kindly let me know if you need any additional information from me. Please feel free to call or write us at (671) 689-1989 at any time. Thank you.

Sincerely,

Freddy Wang, LIHPAO Representative

Enclosures:

- 1) Grant Deed
- 2) Map Drawing No. 12443
- 3) Map Drawing No. RACTAM-17
- 4) Satellite Picture
- 5) Company Resolutions



888 North Marine Corps Drive, Suite 200

Temuning, GU 96913 Phone: (671)648-7777 Fax: (671)648-7213

Email: patico@pamericantitle.com Website: www.pamericantitle.com

Commitment for Title Insurance

Date: August 6, 2024

Commitment No.: 90270-1

Description: PARCEL NO. I: LOT NO. 5143, TAMUNING, GUAM

PARCEL NO. II: LOT NO. 5144-3NEW, TAMUNING, GUAM

PARCEL NO. III: LOT NO. 5144-R3-R4-R1, TAMUNING, GUAM

PARCEL NO. IV: LOT NO. 5144-R3-R4-1, TAMUNING, GUAM

PREPARED FOR:

MACKS Realty

1380 N. Marine Corps. Dr, Suite 202

Tamuning, GU 96913 ATTN: Soo Chol

Blue Pacific Realty

353 Chaian San Antonio, Suite 202, Photo Town Plaza

Tamuning, GU 96913 ATTN: Tamlo S Clark

Escrow Department

888 North Marine Corps Drive, Suite 200

TAMUNING, GU 96913 ATTN: Sara Pangelinan

> tava G. Langetran Authorized Signature

Pacific American Title

Insurance & Escrow Company



COMMITMENT FOR TITLE INSURANCE



Stewart Title Guaranty Company, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Java G. Payetran

Sara Pangelinan

title guaranty company

Matt Morris President and CEO

BURMANY
Denise Carretary



Serial No. C-9912-90270-1

File No.: 90270

SCHEDULE A

Effective Date: August 2, 2024 at 8:00AM 1.

Policy or Policies To Be Issued: 2.

ALTA Owners Policy (06/17/06)

Proposed insured: RHEA PARTNERS, LLC

Policy Amount: \$72,000,000.00

The estate or interest in the land described or referred to in this Commitment and covered herein 3.

FEE SIMPLE

Title to the estate or interest in said land is at the Effective Date hereof yested in:

LIH PAO INVESTMENT LLC, a Guam limited liability company

The land referred to in this Commitment is described as follows: 5.

PARCEL NO. 1: LOT NO. 5143, TAMUNING, GUAM, (ESTATE NO. 4090), SUBURBAN, as said lot is marked and designated on Map Drawing No. FC052/03 LM#180FY#2003, dated 08/18/2003 and recorded on 08/18/2003 under Instrument No. 679788, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 32,394 +/- square meters; Last Certificate of Title No. 74697 issued to Tokyu Micronesian Development Corporation, organized and existing under and by virtue of the laws of the Territory of Guam, represented by Yoshio Tanaka and Noboru Gotoh.

PARCEL NO. II: LOT NO. 5144-3NEW, TAMUNING, GUAM, (ESTATE NO. 15102), SUBURBAN, as said lot is marked and designated on Map Drawing No. FC052/03 LM#180FY#2003, dated 08/18/2003 and recorded on 08/18/2003 under Instrument No. 679788, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 9,203 +/- square meters (Computed)/9,266 +/- square meters (Recorded); Last Certificate of Title No. 70061 issued to Tokyu Micronesian Development Corporation, organized and existing under and by virtue of the laws of the territory of Guam, represented by Yoshlo Tanaka and Noboru Gotoh.

PARCEL NO. III: LOT NO. 5144-R3-R4-R1, TAMUNING, GUAM, (ESTATE NO. 68228 under Basic Lot No. 5144-R3-R4), SUBURBAN, as said lot is marked and designated on Map Drawing No. DAI-S-05-10 LM#136FY#2005, dated 04/20/2006 and recorded on 04/27/2006 under Instrument No. 724692, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 16,943 +/- square meters; Last Certificate of Title No. 95275 under Basic Lot No. 5144-R3-R4, Issued to Toyo Real Estate Company (Guam), Inc., a Guam corporation.

PARCEL NO. IV: LOT NO. 5144-R3-R4-1, TAMUNING, GUAM, (ESTATE NO. 68228 under Basic Lot No. 5144-R3-R4), SUBURBAN, as said lot is marked and designated on Map Drawing No. DAI-S-05-10 LM#136FY#2005, dated 04/20/2006 and recorded on 04/27/2006 under instrument No. 724692, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 4,236 +/- square meters; Last Certificate of Title No. 95275 under Basic Lot No. 5144-R3-R4, issued to Toyo Real Estate Company (Guam), Inc., a Guam corporation.

THIS IS A PRELIMINARY COMMITMENT THAT REQUIRES SENIOR UNDERWRITING REVIEW AND OVER-THE-LIMIT AUTHORIZATION FROM THE NATIONAL UNDERWRITING OFFICE ONCE A FINAL LIABILITY AMOUNT IS DETERMINED, ACCORDINGLY, THIS COMMITMENT IS NOT EFFECTIVE TO BIND THE COMPANY UNTIL THE NECESSARY APPROVAL IS OBTAINED AND IT IS UNDERSTOOD THAT THIS COMMITMENT MAY BE SUBJECT TO FURTHER REQUIREMENTS AND/OR EXCEPTIONS AS MAY THEN BE DEEMED NECESSARY.

SCHEDULE B I REQUIREMENTS

- The following are requirement to be complied with: l,
- The actual value of the estate or interest to be insured must be disclosed to the Company and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between 1. the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount of the policy entered as aforesald.
- Duly Executed and Recorded Deed of conveyance from LIH PAO INVESTMENT LLC, to RHEA PARTNERS, LLC, conveying the land described in Schedule A of this commitment, 2
- Furnish a certified copy of the resolution adopted by the Board of Directors of LIH PAO INVESTMENT LLC, a Guarn limited liability company authorizing the execution of the proposed transaction. In the event 3 of a sale, the resolution must also state the actual consideration being received by the corporation.

Furnish proof that LIH PAO INVESTMENT LLC is now in good standing in the a) Territory of Guam; or b) State of its corporation.

AS TO THE BUYER:

Fumish a certified copy of the resolution adopted by the Board of Directors of RHEA PARTNERS, LLC, a corporation authorizing the execution of the proposed transaction. In the event of a sale, the resolution 4 must also state the actual consideration being received by the corporation.

Furnish proof that RHEA PARTNERS, LLC is now in good standing in the a) Territory of Guam; or b) State of its corporation.

The Mortgagor/Buyer(s) are responsible to obtain an updated Certificate of Title on the subject property at their expense (for informational purposes only) and at the discretion of the Mortgagor/Buyer(s). 5

SCHEDULE B II EXCEPTIONS

- Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the 11. same are disposed of to the satisfaction of the Company.
- Defects, liens, encumbrances, adverse claims, or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed 1. Insured acquires for value of record the estate or interest of mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS:

- Rights or claims of parties in possession not shown by the public records. 2.
- Easements, or claims of easements, not shown by the public records. 3.
- Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an 4. accurate survey and inspection of the premises.
- Any tien, or right to a lien, for services, labor or material hereto or hereafter furnished, imposed by law and 5. not shown as existing liens by the public records.
- Taxes or special assessments which are not shown as existing liens by the public records. 6.
- The liability of the Company by reason of any attack, or claim against, or invalidity of the title herein insured, arising out of, relating to, or as a consequence of any alleged, attempted, or actual violation of 7.

any of the provisions of Section 1204 Title 21 of the Guam Code Annotated ("Alien Ownership"), or any of the provisions of 48 U.S.C.A. Sections 1501-1506 (Alien Ownership of Land"), together with the duty of the Company to defend the insured by reason of such an attack or claim, are specifically excepted from the coverage of this policy.

SPECIAL EXCEPTIONS:

- 8 Territorial Real Estate Taxes for the year 2024 is not yet due and payable.
- 9 Grant of Easement, executed by Joaquin A. Perez and Macrena A. Perez, husband and wife, grantor, in favor of the Government of Guam, grantee, dated 03/31/1959 and recorded on 04/21/1959 under Instrument No. 36128, in the Department of Land Management, Government of Guam. RE: A portion of Lot Nos. 5143 and 5144, Dededo
- Grant of Easement, executed by Joaquin A. Perez, grantor, in favor of the Government of Guam, grantee, dated 03/03/1965 and recorded on 03/22/1965 under Instrument No. 59941, in the Department of Land Management, Government of Guam. RE: Lot No. 5144, Dededo.
- Notice of Action dated 09/14/2009 and recorded on 09/24/2009 under instrument No. 796465, in the Department of Land Management, Government of Guam. (NOTE: Approval for an extension of time for the completion of its Tentative Development Plan for the completion of Ypac Luxury Condominium)
 - Guarn Land Use Commission Regular Meeting Minutes dated 09/10/2009 and recorded on 09/14/2009 under Instrument No. 799737, in the Department of Land Management, Government of Guam.
- Mortgage dated 09/12/2014 and recorded on 09/30/2014 under Instrument No. 870049, in the Department of Land Management, Government of Guam, executed by Lih Pao Investment, L.L.C., mortgager to First Commercial Bank, Ltd., mortgagee, which states it secures a debt in the principal amount of \$30,000,000.00, plus interest.
- Assignment of Rental Income, dated 09/12/2014 and recorded on 09/30/2014 under Instrument No. 870050, in the Department of Land Management, Government of Guam, executed by Lih Pao Investment, L.L.C., assignor, to First Commercial Bank, Ltd., assignee.
- 14 Cross Collateralization Agreement dated 09/12/2014 and recorded on 09/30/2014 under Instrument No. 870051, in the Department of Land Management, Government of Guam, executed between First Commercial Bank, Ltd. (Lender), and Lth Pao Investment, L.L.C., a Guam Limited Liability Company, (Borrower) and Pao-Tien Wu and Hung-Ying Wu, (Guarantors).

AFFECTING PARCEL NO. I:

- Territorial Real Estate Taxes for the year 2023 was paid on 01/31/2024, in the amount of \$11,408.16, under Account No. #3441000267, Lih Pao Investment LLC, Land.
- Grant of Easement, executed by Joaquin A. Perez, grantor, in favor of the Government of Guam, grantee, dated 08/24/1965 and recorded on 08/26/1965 under Instrument No. 61961, in the Department of Land Management, Government of Guam. RE: Lot No. 5143, Dededo
- Any and all matters as shown on the map dated 08/18/2003 and recorded on 08/18/2003 under Instrument No. 679788, in the Department of Land Management, Government of Guam.
- Navigation servitudes and all other statutory, regulatory and littoral clalms, rights and powers of the United States of America, the Territory of Guarn, other governmental entities or the Public over land comprising the beds of oceans, seas, gulfs, bays, lakes or rivers and their shore lands extending to the ordinary high-water mark or mean high tide line thereof; lands beyond the line of the border or bulkhead lines, filled in the lands, and submerged lands or artificial tands. 21 G.C.A. 1202; 21 G.C.A. 9202; Guarn Territorial Seashore Protection Act of 1974, 21 G.C.A., Section 63101 through 63111 inclusive, 21 G.C.A. Sections

64101 through 64111 regulating Territory beach areas; and the Ocean Shore Public Access Law of 1987, 21 G.C.A. Section 65101 through 65109 inclusive.

AFFECTING PARCEL NO. II:

Territorial Real Estate Taxes for the year 2023 was paid on 01/31/2024, in the amount of \$2,294.00, under Account No. #1446213014, Lin Pao Investment LLC, Land.

AFFECTING PARCEL NO. III:

- 20 Territorial Real Estate Taxes for the year 2023 was paid on 01/31/2024, in the amount of \$6,542.58, under Account No. #1480000736, Lih Pao Investment LLC, Land.
- 21 Any claim arising out of the failure to have the legal description referred to, surveyed, approved and recorded in the Department of Land Management, Government of Guam.

AFFECTING PARCEL NO. IV:

- Territorial Real Estate Taxes for the year 2023 was pald on 01/31/2024, in the amount of \$1,842.92, under Account No. #1460000959, Lih Pao Investment LLC, Land.
- 23 Territorial Real Estate Taxes for the following year is delinquent, plus penalties and Interest which may have accrued.

Account No. #1460000959 Vincent Chl-Wa Lin Land 2010 BN#35888 \$1,667.92

AFFECTING PARCEL NO. III & IV:

License Agreement dated 05/30/1991 and recorded on 06/26/1991 under Instrument No. 458395, in the Department of Land Management, Government of Guam, executed by Toyo Real Estate Company (Guam), Inc., a Guam corporation, licensor, to Jose A. Perez and Nicolasa M. Perez, husband and wife, licencee, RE: Lot No. 5144-R3-R4, Dedado, Guam.

End...

CONDITIONS AND STIPULATIONS

- The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
- 2. If the proposed Insured has or acquired actual knowledge of any defect, ilen, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from tlability for any loss or damage resulting from any act of writing, the Company shall be relieved from tlability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by fallure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, iten, encumbrance, adverse claim or other matter, the Company at actual knowledge of any such defect, iten, encumbrance, adverse claim or other matter, the Company actual knowledge of any such defect, iten, encumbrance, adverse claim or other matter, the Company actual knowledge of any such defect, iten, encumbrance adverse claim or other matter, the Company actual knowledge of any such defect, iten, encumbrance, adverse claim or other matter.
- 3. Liability of the Company under this Commitment shall be only to the named proposed insured and such parties included under the definition of insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
- 4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
- 5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000.00 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at http://www.aita.gra/.

GOVERNMENT OF GUAM DEPARTMENT OF LAND MANAGEMENT

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Revised: 06/20/08

FOR RECORDATION	Island of Guam, Government of Guam Department of Land Management Officer of the Recorder File for Record is Instrument No. 826277
AT THE	
DEPARTMENT	On the Year 1 Month 09 Day 19 This 4:50 Recording Fee 44,140 Receipt No. 30220
OF	Deputy Recorder Jam Jamasah
LAND	Deputy Recorder
MANAGEMENT	

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

Parties, Consideration and Grant

KNOW YE, that PLUS YPAO INC., a Guam corporation, whose mailing address is P.O. Box 20148, GMF, Guam 96921 — who is hereinafter referred to as the "GRANTOR", for good and in lawful consideration in the sum of (\$25.00), and other valuable consideration paid by, LIH PAO INVESTMENT LLC, a Guam limited liability company, whose mailing address is 353 Chalan San Antonio, Ste. 101, Tamuning, Guam 96913 — who is hereinafter referred to as the "GRANTEE", the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEB, in fee simple, forever, the following described parcel of property:

PROPERTY DESCRIPTIONS

PARCEL NO. I: LOT NO. 5144-R3-R4-1, TAMUNING, GUAM (ESTATE NO. 68228 under Basic Lot No. 5144-R3-R4), SUBURBAN, as said lot is marked and designated on Map Drawing No. DAI-S-05-10 (LM#136FY2005), dated December 27, 2005 and recorded on April 27, 2006 under Instrument No. 724692, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be $4,236\pm$ square meters; Last Certificate of Title No. 95275 issued to Toyo Real Estate Company (Guam), Inc., a Guam corporation.

PARCEL NO. B: LOT NO. 5143, TAMUNING, GUAM, ESTATE NO. 4090, SUBURBAN, as said lot is marked and designated on Map Drawing No. FC052/03 (LM#180FY2003), dated August 18, 2003 and recorded on August 18, 2003 under Instrument No. 679788, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 32,394 ± square meters; Last Certificate of Title No. 74697 issued to Tokyu Micronalian Development Corporation, organized and existing under and by virtue of the laws of the Territory of Guam, represented by Yoshio Tanaka and Noburu Gotob.

PARCEL NO. III: LOT NO. 5144-3NEW, TAMUNING, GUAM, ESTATE NO. 15102, SUBURBAN, as said lot is marked and designated on Map Drawing No. FC052/03 (LM#180FY2803), dated August 18, 2003 and recorded on August 18, 2003 under Instrument No. 679788, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 9,283 ± square meters; Last Cartificate of Title No. 74697 issued to Tokyu Micronesian Development Corporation, organized and existing under and by virtue of the laws of the Territory of Guam, represented by Yoshio Tanaka and Nobura Gotoh.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, water-courses, rights, liberties, privileges, hereditaments, and appurtonances, whatecever thereunto belonging or in anywise appertaining, and reversion, remainder and remainders, rents, issues and profits thereof, and all estates, rights, title, property, claim and demand whatsoever, of the Grantor at law or in equity, in and to the same.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging and in anywise appertaining unto the GRANTEE and GRANTEE'S heirs, successors, administrators, and assigns, forever.

Grantor and Grantors' heirs, successors, administrators, and assigns, covenant with the said Grantee and Grantee's heirs, successors, administrators, and assigns, that Grantor is lawfully seized in fee simple of the granted premises; that said premises are free from all encumbrances except; current real estate taxes not yet due and payable; rights of way, essements, covenants and restrictions of record; that Grantor has good right to sell and convey the same; and that Grantor and any of Grantors' heirs, successors, administrators, and assigns will forever warrant and defend the same to the said Grantee and Grantee's heirs, successors, administrators, and assigns forever against the lawful claims and demands of all persons.

Grantor makes no representation nor warranties that the Grantee may use the property for any particular purpose or that the Grantees may obtain a change of zone permit.

WATER AND POWER

Grantor further states that water and power (electricity) are immediately available on the property or within 100 feet of the property, and that the Grantee is aware that the Government of Guam is not required to pay for water and power (electricity) hookups or extensions.
IN WITNESS WHEREOF, the Grantor and the Grantee have caused these presents to be duly executed this 970 day of September, 2011.
GRANTOR:
By: AATA Share corporation By: AATA Share Corporation KAYO WALLA, Duly Authorized Representative
GRANTEE:
LIH PAO INVESTMENT LLC, a Guam limited liability company By: 7 7 7
GUAM, U.S.A.) SE: CITY OF Tamuning) ON THIS ON THIS ON T
WITNESS my hand and official seal
Hava G. Langelhan
Notary Public (

Scal

SARA C. PANGELINAN
NOTARY PUBLIC
In end for Gusm, U.S.A.
My Commission Expires: May 09, 2013
838 N. Marlae Corps Driva, Suite 200
Tecnuming, Guam 96913

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City of Knobster	g No. to Talance	1 44)
Konkeling Branc	Office	})
)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

John (C. Martman

Special Notary (Ft. 80-0)

GOVERNMENT OF GUAM DEPARTMENT OF LAND MANAGEMENT

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Revised: 06/20/08

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MANAGEMENT) Distant research		

WARRANTY DEED

TO ALL TO WHOM THESE PRESENTS MAY COME, GREETING:

THAT ON THIS 3 day of September, 2012, CC HOLDINGS, LLC, a Guam limited liability company, whose address is 259 Martyr Street, Hagatna, Guam 96910 (hereinafter "GRANTOR"), for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, paid to it by LIH PAO INVESTMENT, LLC, a Guam limited liability company, whose address is 535 Chalan San Antonio, Suite 101, Tamuning, Guam 96913 (hereinafter the "Grantee"), the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the Grantee and to its successors and assigns, in fee simple, that certain parcel of land described as follows:

PROPERTY DESCRIPTION

LOT NUMBER 5144-R3-R4-R1, (Re-Subdivision of Lot Number 5144-R3-R4), MUNICIPALITY OF TAMUNING, (Formerly of DEDEDO), TERRITORY OF GUAM, ESTATE NUMBER 68228, SUBURBAN, as said Lot is marked and designated on DRAWING NUMBER DAI-S-05-10, as L.M. Check Number 136 FY 2005, as described in that Re-Subdivision Survey Map, dated DECEMBER 27, 2005 and recorded APRIL 27, 2006, at the Records Division, Department of Land Management, Government of Guam, under Document Number 724692.

LAST CERTIFICATE OF TITLE REGISTRATION NUMBER being 95275 (Basic Lot 5144-R3-R4).

Area: 16,943 +/- Square Meters

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the Grantor, at law or in equity, in and to the same.

TO HAVE AND TO HOLD, ALL AND SINGULAR the above derived land and premises, with the appurtenances unto Grantee forever.

And Grantor does covenant for itself to and with Grantee as follows:

Firstly, that Grantor at and until the execution and delivery of these presents, is lawfully seized in its own right of a good, absolute, and indefeasible estate in fee simple in the above described property, and has good right to convey the same.

Secondly, that the above described premises are free, clear, discharged, and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, and encumbrances, of whatsoever nature or kind, except easements of record at the Department of Land Management, Territory of Guarn and current real property taxes not yet due and payable.

Third, that Grantee shall have the right of quiet enjoyment of said property and Grantor and Grantor's heirs, executors and administrator will warrant and defend the same to Grantee, its successors and assigns against the lawful claims and demands of all persons.

Pursuant to Section 13124 of the Government Code of Guam, as added by Public Law 18-40, the following statements are made:

Water and power are immediately available on the property or within 100 feet of the property.

IN WITNESS WHEREOF, the Grantor and Grantee have caused these presents to be duly executed on the day and year first above written

GRANTOR:

CC HOLDINGS, LLC

EDUARDO A. CALVO

Its Authorized Representative

GRANTEE:

LIH PAO INVESTMBNT, LI

CHID CHIPA WA

Its Authorized Representative

Page 2 of 3 Warranty Deed

ACKNOWLEDGMENT

	· · · · · · · · · · · · · · · · · · ·
GUAM)) 8S:
of Guam, personally appe	September, 2012, before me, a Notary Public in and for the Territory d EDUARDO A. CALVO, a duly authorized representative for CC to be the person whose name is subscribed to the forgoing Warranty to that he executed the same as his free and voluntary act and deed ein set forth.
IN WITNES	WHEREOF, I have hereunto set my hand and official seal the day and
year last above written.	
)SEAL(
	JOSE GUEVARA CASTRO JR. NOTARY PUBLIC In and for Guam, U.S.A. My Commission Engines: November 08, 2014 131 Magalahi St. Chalan Pago. GU 96910
GUAM)

GUAM) ss City of Hagatna (. . .)

On this day of September, 2012, before me, a Notary Public in and for the Territory of Guam, personally appeared CHUN-CHIEH WANG, a duly authorized representative for LIH PAO INVESTMENT, LLC, known to me to be the person whose name is subscribed to the forgoing Warranty Deed and acknowledged to me to that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

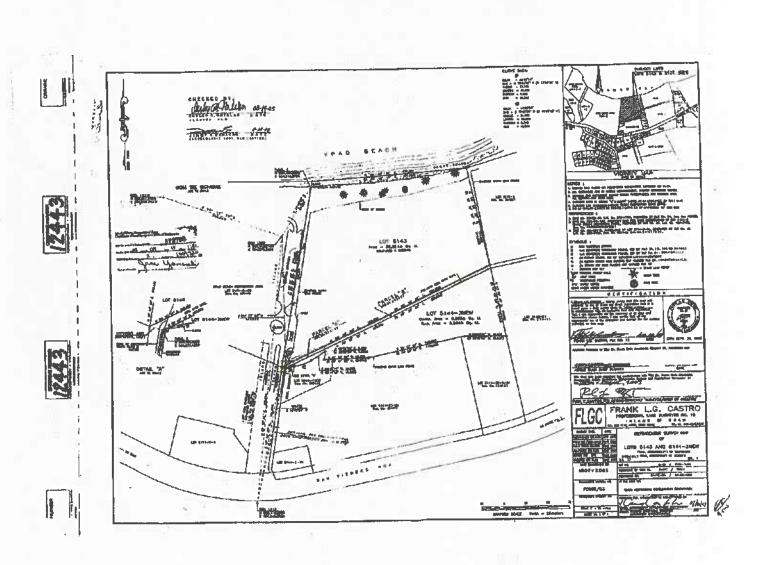
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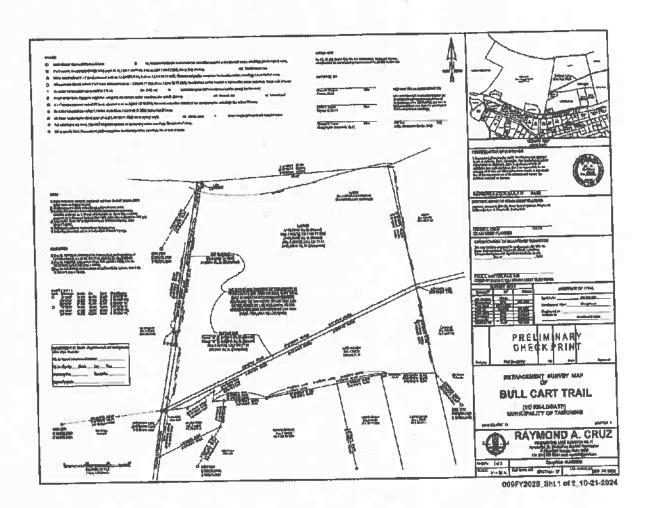
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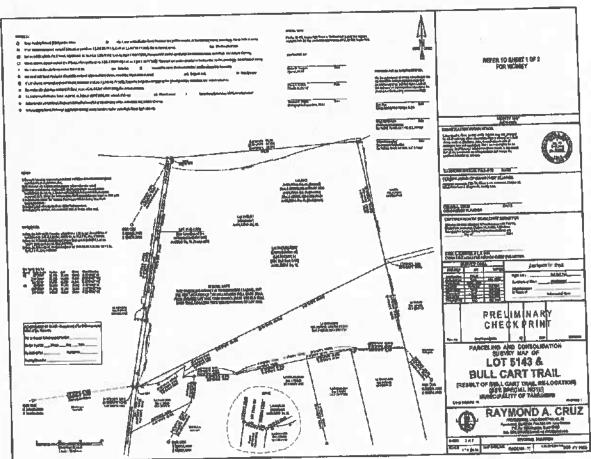
Rachel C. Granadata

In and for Guern, U.S.A. Ley Commission Expires: Sept. 13, 2016 Norman Corlor St., Tale Guilrenty Blog. Selle 320, Negatina, Guern 89325

Page 3 of 3 Warranty Deed







009FY2025_BHL 2 of 2_10-21-2024



WAIVER OF NOTICE AND CONSENT TO ACTIONS OF MEMBERS IN LIEU OF MEETING OF LIH PAO INVESTMENT, LLC.

A Guam Corporation

The undersigned, being all of the members of Lih Pao Investment, LLC. (hereinafter "Corporation"), a Guam corporation, do hereby waive notice of the meeting of members and consent to action without meeting and adopt the following resolutions:

CONSENT AND APPROVAL OF SALE OF TUMON PARCELS

WHEREAS, the Corporation is the owner of certain real property located in Tumon, Guam, namely; 5 Lots Total (5143, 5144-3NEW, 5144-R3-R4-R1, 5144-R3-R4-1), approximately 62,776+/- square meters;

WHEREAS, an offer to purchase the real property has been made by Rhea Partners, LLC;

IT IS THEREFORE RESOLVED, that members consent and approve the sale of Tumon parcels noted above per Vacant Land Purchase Agreement and Joint Escrow Instructions executed by Rhea Partners, LLC and the Corporation.

CONSENT TO APPOINT TERRY KIM & DAWON LEE of RHEA PARTNERS, LLC RE: GUAM LAND USE APPLICATION

WHEREAS, the Corporation will be submitting a Guam Land Use Application to seek among other things, variances, permits and other approvals to develop a Tumon Condominium/Hotel with accessory uses on the Tumon Parcels ("GLUC Application"); and

WHEREAS, Terry Kim & Dawon Lee, along with his assigned consultants, the managing member of Rhea Partners, LLC, the intended buyer will represent the Corporation in respect to the Guam Land Use Application to seek among other things, variances, permits, and other approvals to develop a Tumon Condominium/Hotel with accessory uses on the Tumon Paracels (the "Tumon Condominium/Hotel Project");

IT IS THEREFORE RESOLVED, that Terry Kim & Dawon Lee, along with his assigned consultants, the managing member of Rhea Partners, LLC, the intended buyer, is hereby authorized to submit, sign and deliver all necessary applications and documents required by Guam Land Use Commission and the Government of Guam (including government agencies such as the Department of Land Management), and utility agencies, in connection with the Tumon Condominium/Hotel Project on behalf of the Corporation.

IT IS FURTHER RESOLVED, that this unanimous consent, may also be executed by facsimile ("fax") or e-mail and in any number of counterparts, and each fax, e-mail or counterpart shall be deemed to be an original consent, but all such faxes, e-mails and counterparts together shall constitute but one (1) consent.

The undersigned, being all of the member of the Corporation, consent to and ratify the foregoing actions on this \(\subseteq \subseteq \text{day of July, 2024.} \)

Members

Lih By	Pao Inves	strient, LX	c.	

ATTESTED:

Manager/Managing Member

RHEA PARTNERS, LLC

674 Harmon Loop Road Suite 216 Dadedo Quam 98929 Tel #: 671-549-1111 / 671-797-0131

November 25, 2024

To Whom It May Concern,

This letter serves as formal authorization for Mr. Jae II of Studio E Development to represent Rhea Partners, LLC in all matters related to property, CLTC, and GLUC.

Should you have any questions or require further clarification, please feel free to contact me at the numbers listed above.

Thank you for your attention to this matter.

Sincerely,

Sincerely,

President

Rhea Partners, LLC

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN 2025 (FIRST) Regular Session

Bill No. 79-38 (COR)

Introduced by		
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AN ACT TO AUTHORIZE I MAGA'HAGAN GUAHAN TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED AS BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND.

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings. I Liheslaturan Guåhan finds that Lot Number 27 Block No. 8 in Hågat was bought by the current owner not knowing that 4 the structure built upon the property is not in conformance with setback requirements 5 or that there might be a slight encroachment on a government of Guam lot appurtenant to the subject lot. The property owner is unable to refinance his 6 mortgage and would have difficulty selling the property due his home being 7 nonconforming. I Liheslaturan Guåhan further finds that the subject property borders 8 9 a section of Block 8 that is designated as a park area in the property map of Hågat approved in 1948. This portion of the property remains idle to this day. 10

Section 2. Sale of Government Land Authorized. I Maga 'hagan Guahan' is hereby authorized to sell, at fair market value, a portion of Block No. 8 in New Agat, Guam to Kevin Susuico (buyer) for the purpose of remedying the encroachment of the buyer's home said lot and to create lawful setback requirements. The portion of the lot, supra, shall not exceed the minimum area need

- 1 to comply with the setback requirements for the building on said lot not to exceed
- 2 three thousand six hundred (3,600±) square feet. I Maga 'hagan Guahan shall report
- 3 such transaction to the Speaker of I Liheslaturan Guåhan within thirty days (30) of
- 4 the Sale.
- 5 Section 2. Surveying Fair Market Value and Appraisals. In determining
- 6 the fair market value of the properties, §2107 Chapter 2 Title 2 Guam Code relative
- 7 to the appraisals of land shall apply to this Act. The cost of the appraisals and
- 8 surveying of the lot is the responsibility of the buyer.

James worded to the one consumer widther that transfer Colon in decision of Geller Refit and profession ACS/2005 S 10 PM

l Minatrental Ocho Na Liberlaturan Gudhan BILL STATUS

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O.ERKS OFFICE - *Referred Version