



CLTC Regular Board Meeting

January 16, 2025 (Recessed)
January 22, 2025 (Resumed)



Approval of Minutes



Lourdes A. Leon Guerrero
Governor

Joshua F. Tenorio
Lieutenant Governor

Commission Members

Arlene P. Bordallo
Chairperson

David B. Herrera
Commissioner

Earl J. Garrido
Commissioner

Jeffrey John P. Ibanez
Commissioner

(Vacant)
Commissioner

Joseph B. Cruz Jr.
Acting Administrative Director

Rev. 09/30/2024

Kumision Inangokkon Tano' CHamoru

(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guåhan 96932

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

CHamoru Land Trust Commission Regular Board Meeting **Thursday, January 16, 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 CLTC's Facebook page or Google Meet joining info Video call link: <https://meet.google.com/pqa-fugy-bjw>

AGENDA

- I. Call to Order – Certification of a Quorum Present
- II. Certification – Public Notice Requirements
 - a. Guam Daily Post (01/09/25 and 01/14/25)
 - b. Guam Public Notice Website (<https://notices.guam.gov>)
 - c. CLTC Facebook Page
- III. Approval of Minutes
 - September 19, 2024 – Regular Board Meeting
 - October 17, 2024 – Regular Board Meeting
 - October 28, 2024 – Resumption Meeting (Oct. 17, 2024)
 - November 21, 2024 – Regular Board Meeting
 - December 02, 2024 – Resumption Meeting (Nov. 21, 2024)
 - December 10, 2024 – Resumption Meeting (Nov. 21, 2024)
- IV. Administrative Director's Report
- V. Executive Session Pursuant to 5 GCA, Section 8111(a)
 - a. Nomination of Mr. Roy Gamboa to serve as Administrative Director
- VI. Old Business - None
- VII. New Business
 - a. Guam International Country Club
 - b. Lot 10122-15 – Designation for Commercial Use
 - c. Lot 527-R1, Malesso – Guam National Guard
 - d. Lih Pao Investment LLC - Application for Re-alignment of Bull Cart Trail – Lot 5143, Lot 5144-3New, Tamuning
 - e. Lot 10171, South Ukudo, Dededo – GPA System Improvements
 - f. Public Law 37-131
 - g. Employee Grievance – STEP 1 Informal Grievance
 - h. Robert's Rules of Order – Time Limit
- VIII. Constituent:
 - a. Steven P. Acfalle
- IX. Public Comment (s)
- X. Adjournment
- XI. Next Meeting – Thursday, February 20, 2025 at 1:00 PM



**Call to Order—Certification of a Quorum
Present**



Lourdes A. Leon Guerrero
Governor

Joshua F. Tenorio
Lieutenant Governor

Commission Members

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P.O. Box 2950 Hagåtña, Guåhan 96932

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

BOARD OF COMMISSIONERS MEETING ATTENDANCE SHEET

Date: Thursday, January 16, 2025

Time: 1:04PM

Adjournment: 4:25PM

Place of Meeting: CLTC Conference Room, 2nd Floor, ITC Building

NAME:	TITLE:	SIGNATURE:
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BOARD OF COMMISSIONERS:

Present Absent

- | | | | | |
|-----------------------|--------------|-------------------------------------|--------------------------|---------------------------|
| 1. Arlene P. Bordallo | Chairperson | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>Arlene P. Bordallo</i> |
| 2. David B. Herrera | Commissioner | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>David B. Herrera</i> |
| 3. Earl J. Garrido | Commissioner | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>Earl J. Garrido</i> |
| 4. J. John P. Ibanez | Commissioner | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>J. John P. Ibanez</i> |
| 5. (Vacant) | Commissioner | <input type="checkbox"/> | <input type="checkbox"/> | |

NAME:	TITLE:	SIGNATURE:
-------	--------	------------

CLTC STAFF (Print and Sign):

- | |
|-------------------------|
| 1. <i>[Signature]</i> |
| 2. <i>Joey Cruz Jr.</i> |
| 3. <i>W.E. Munez</i> |
| 4. _____ |
| 5. _____ |
| 6. _____ |
| 7. _____ |

- | |
|-----------|
| 8. _____ |
| 9. _____ |
| 10. _____ |
| 11. _____ |
| 12. _____ |
| 13. _____ |
| 14. _____ |



Lourdes A. Leon Guerrero
Governor

Joshua F. Tenorio
Lieutenant Governor

Commission Members

Arlene P. Bordallo
Chairperson

David B. Herrera
Commissioner

Earl J. Garrido
Commissioner

Jeffrey John P. Ibanez
Commissioner

(Vacant)
Commissioner

Joseph B. Cruz Jr.
Acting Administrative Director

Kumision Inangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

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

VISITORS' SIGN-IN SHEET
CLTC Board Meeting

Date: Thursday, January 16, 2025

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

NAME (Please Print)	CONTACT NUMBER
Raymond A. Cruz	671 898 6628
Yokei Koike	671-988-7850
Jerry Tang	671- 688 -647-2641
ALBERT PADUA	671 977 7433
JAE JI	671, 688.1779
Frank SN	671 727 5224
Antonio Guimaraes	(671) 648-3207
Shay Penn	671 689-6428
Pierre TARRENE	671 488-5418
ROY CAMEROA	671-486 4769
RUSSELL YOUNG	671 888-6633
NOEL TORENTINO	671-482-3610



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P.O. Box 2950 Hagåtña, Guam 96932

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

BOARD OF COMMISSIONERS MEETING ATTENDANCE SHEET

Date: Wednesday, January 22, 2025 – RESUMPTION MEETING

Time: 1:24 PM

Adjournment: 1:24 PM

Place of Meeting: CLTC Conference Room, 2nd Floor, ITC Building

NAME:	TITLE:	SIGNATURE:
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BOARD OF COMMISSIONERS:

Present Absent

- | | | | | |
|-----------------------|--------------|-------------------------------------|--------------------------|--------------------|
| 1. Arlene P. Bordallo | Chairperson | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>A. Bordallo</u> |
| 2. David B. Herrera | Commissioner | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3. Earl J. Garrido | Commissioner | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>E. Garrido</u> |
| 4. J. John P. Ibanez | Commissioner | <input type="checkbox"/> | <input type="checkbox"/> | |
| 5. (Vacant) | Commissioner | <input type="checkbox"/> | <input type="checkbox"/> | |

****NO QUORUM****

NAME:	TITLE:	SIGNATURE:
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CLTC STAFF (Print and Sign):

- | | |
|----------|-----------|
| 1. _____ | 8. _____ |
| 2. _____ | 9. _____ |
| 3. _____ | 10. _____ |
| 4. _____ | 11. _____ |
| 5. _____ | 12. _____ |
| 6. _____ | 13. _____ |
| 7. _____ | 14. _____ |



Certification—Public Notice Requirements

CLTC Board of Commissioner Regular Meeting

PRINT

CLTC Board of Commissioner Regular Meeting

MEETING

Posted on: 01/09/2025 06:00 AM
Posted by: Charlene Mayo
Meeting Date: 01/16/2025 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](#)




AGENDA


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 - f. Public Law 37-131
 - g. Employee Grievance – STEP 1 Informal Grievance
 - h. Robert's Rules of Order – Time Limit
- VIII. Constituent:
 - a. Steven P. Acfalle
- IX. Public Comment (s)
- X. Adjournment
- XI. Next Meeting – Thursday, February 20, 2025 at 1:00 PM


CLTC Board of Commissioner Regular Meeting


 PRINT

CLTC Board of Commissioner Regular Meeting MEETING

 **Posted on:** 01/21/2025 06:00 AM

 **Posted by:** Charlene Mayo

 **Meeting Date:** 01/22/2025 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**

Public Notice:

The CHamoru Land Trust Commission Board Meeting of Thursday, January 16, 2025, was recessed at 5:30pm

At the time of the recess, it was publicly announced that the meeting will resume on Wednesday, January 22, 2025, at 1:00PM at the CHamoru Land Trust Commission Conference Room, Suite 223, 2nd floor of the ITC Building, Marine Corps Drive, Tamuning, Guam.

The continuation of the January 16, 2025 agenda items will be discussed.





REQUEST FOR PROPOSALS

Destination Marketing Services in the Philippines

GVB RFP 2025-004

The Guam Visitors Bureau (GVB), a public, non-stock, non-profit membership corporation, issues this Request for Proposal ("RFP") soliciting proposals from established companies to provide services as outlined in the Scope of Work for GVB RFP 2025-004 DESTINATION MARKETING SERVICES IN THE PHILIPPINES.

The project shall begin with the contract signing date as the start date through September 30, 2025, for the remainder of FY2025, with the option to renew for up to three (3) additional fiscal years, subject to the availability of funds.

RFP packages can also be **downloaded at no cost** from GVB's website at https://go.opengovguam.com/bids/bids_list/gvb; or, if obtained (in USB format) at the GVB office at 401 Pale San Vitores Road, Tumon, Guam (8:00 AM - 5:00 PM, Monday - Friday, excluding Guam holidays), a non-refundable \$25.00 fee will be required, payable in US\$ cash, bank wire transfer or major credit card (Visa, MasterCard, Discover, JCB).

Questions, if any, should be made in writing to the President and CEO, which can be dropped off at the GVB office; emailed to procurement@visitguam.com; or sent by fax to 671-646-8861 according to the timeline provided in the RFP.

GVB hereby notifies all offerors that it will affirmatively ensure that minority business enterprises will be afforded full opportunity to submit a response to this request for proposal and will not be discriminated against on the grounds of race, color or national origin in consideration for an award.

GVB reserves the right to reject any or all proposals, waive any imperfection in the proposal, or cancel this solicitation all according to law in the interest of the bureau. Direct or indirect contact with the GVB Management, Staff, Board Member, or any person participating in the selection process is prohibited.

The deadline for submission of proposals is no later than 12:00 p.m. (Chamorro Standard Time) on Friday, January 31, 2025.

/s/ GERALD S.A. PEREZ
Acting President and CEO

This advertisement was paid for by the Tourist Attraction Fund.

GUAM VISITORS BUREAU | SETBISISON BISITAN GUAHAN
401 Pale San Vitores Road | Tumon, Guam 96913 | (671) 646-5278 | (671) 646-8861 fax
guamvisitorsbureau.com | visitguam.com | info@visitguam.com



Guam Solid Waste Authority Board of Directors Meeting

Thursday, January 16, 2025 – 1:00 PM (ChST)

Join Zoom Meeting

Link: <https://zoom.us/j/9140408814?pwd=TjZ3U0dHSVd0ajlKRjBhcWFr1ZYz09>

Meeting ID: 914 040 8814

Passcode: 777546

THE GUAM SOLID WASTE AUTHORITY BOARD OF DIRECTORS WILL HAVE A REGULAR BOARD MEETING JANUARY 16, 2025 AT 1:00 PM. THE MEETING WILL BE CONDUCTED VIA ZOOM.

AGENDA: I. CALL TO ORDER, II. ROLL CALL, III. DETERMINATION OF PROOF OF PUBLICATION, IV. APPROVAL OF AGENDA ITEMS, V. APPROVAL OF MINUTES, VI. REPORTS A. MANAGEMENT REPORTS I. OPERATIONAL UPDATE II. FINANCIAL UPDATE, B. LEGAL COUNSEL'S REPORT, C. COMMITTEE REPORTS. VII. UNFINISHED BUSINESS, A. ORDOT POST CLOSURE PLAN UPDATE WITH I. FEDERAL RECEIVERSHIP UPDATES/INFORMATION II. GSWA TRANSITION PLAN, B. RATE CASE WITH PUBLIC UTILITIES COMMISSION, C. ISLAND-WIDE TRASH COLLECTION INITIATIVE, D. LAYON CELLS 1 AND 2 CLOSURE. VIII. NEW BUSINESS, A. GSWA BOARD RESOLUTION 2025-005 RELATIVE TO GRANTING SETTLEMENT AUTHORITY FOR CLAIM WITH GUAM WATERWORKS AUTHORITY. IX. COMMUNICATIONS AND CORRESPONDENCE, X. PUBLIC FORUM – MEMBERS OF THE PUBLIC TO CONTACT GSWA TO BE PLACED ON THE AGENDA IF THEY WISH TO ADDRESS THE BOARD, XI. NEXT MEETING, AND XII. ADJOURN.

Access live stream of the meeting on GSWA website: <https://www.gswa.guam.gov/>

For more information, please contact GSWA Admin at keilani.mesa@gswa.guam.gov or 671-646-3215. Persons needing telecommunication device for the Hearing/Speech Impaired (TDD) may contact 671-646-3111. This advertisement was paid for by GSWA.



PUBLIC NOTICE ANNOUNCEMENT

The Guam Visitors Bureau will hold a Regular Meeting of the Board of Directors on **Monday, January 13, 2025, at 1:30 p.m.** in GVB's main conference room and by Teleconference - via GoToMeeting. Anyone desiring to join the virtual meeting may enter the following link in a browser: <https://meet.goto.com/GUAMVISITORSBUREAU/gvb-board-meeting>. 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 12/23/24
- IV. ACTION BY THE BOARD
- V. CHAIRMAN'S REPORT
- VI. MANAGEMENT'S REPORT
 - Approval of FY2025 purchase orders
- VII. REPORT OF THE BOARD COMMITTEES
 - A. Executive Committee
 - B. Administration & Government
 - C. Destination Management / Visitor Safety & Satisfaction
 - D. Cultural Heritage & Community Outreach
 - E. Research
 - F. Sports & Events
 - G. Japan
 - Committee Meeting Minutes dated 12/17/24
 - H. Korea
 - Committee Meeting Minutes dated 12/17/24
 - I. Taiwan
 - Committee Meeting Minutes dated 12/12/24
 - J. North America, Pacific, Philippines & New Markets
 - K. Membership
- VIII. OLD CORPORATION BUSINESS
 - Report on Recovery Committee and possible action
- IX. EXECUTIVE SESSION
 - as needed
- X. OTHER BUSINESS
 - as needed
- XI. AGENDA ITEMS FOR THE NEXT MEETING
- XII. ANNOUNCEMENTS
 - Upcoming Board Meeting: February 13, 2025
- XIII. ADJOURNMENT

Information on individual committees is available at <https://www.guamvisitorsbureau.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 agenda item. Individuals requiring special accommodations or information may contact GVB at 671-646-5278 for assistance. *This advertisement was paid for by the Tourist Attraction Fund.*

GUAM VISITORS BUREAU | SETBISISON BISITAN GUAHAN
401 Pale San Vitores Road | Tumon, Guam 96913 | (671) 646-5278 | (671) 646-8861 fax
guamvisitorsbureau.com | visitguam.com | info@visitguam.com



Kumision Inangokkon Tano' CHamoru (CHamoru Land Trust Commission)

CHamoru Land Trust Commission Regular Board Meeting

Thursday, January 16, 2025 at 1:00PM

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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@cltc.guam.gov

This ad is paid for by CLTC funds



JUDICIAL COUNCIL OF GUAM

Suite 300 Guam Judicial Center
120 West O'Brien Drive, Hagåtña, Guam 96910-5174
Tel: (671) 475-3300 Fax: (671) 475-3140
www.guamcourts.org

NOTICE OF PUBLIC MEETING

The Judicial Council of Guam will conduct its monthly meeting on **Thursday, January 16, 2025, at 12:00 p.m.** in the Monessa G. Lujan Appellate Courtroom, Guam Judicial Center, 120 West O'Brien Drive, Hagåtña and via videoconference.

The meeting will also be streamed live on the Judiciary of Guam YouTube
<https://youtube.com/@TheJudiciaryofGuam>

The following agenda is available on the Judiciary of Guam website:
<http://www.guamsupremecourt.com/Judicial-Council/Judicial-Council-of-Guam.asp>

- I. **CALL TO ORDER**
- II. **PROOF OF DUE NOTICE OF MEETING:** January 9, 2025
January 14, 2025
- III. **DETERMINATION OF QUORUM**
- IV. **READING AND DISPOSAL OF MINUTES:** December 19, 2024 Regular Meeting
- V. **OLD BUSINESS**
 - A. Judiciary FY 2025 Remittances Pursuant to Applicable Law
 - B. Update on Capital Improvement Projects
 - C. eCourts and eSupervision Transition
- VI. **NEW BUSINESS**
 - A. Resolution, JC - Relative to Ratifying JC Resolution 2024-018 Commending Marcelene Cruz Santos for her Service as Public Guardian
 - B. Resolution, JC - Relative to Updating Signature Cards for Judiciary Accounts
 - C. Resolution, JC - Relative to Updating Law Enforcement Physical Fitness Qualification Test Standards
 - D. Notice of the Next Meeting (Thursday, February 20, 2025)
- VII. **COMMUNICATIONS**
- VIII. **PUBLIC COMMENT**
 - A. Guam Bar Association - President's Report
 - B. Court Employees Association
- IX. **ADJOURNMENT**

Any person(s) needing special accommodations, auxiliary aids, or services, please contact the Administrator of the Courts at 671-475-3544 or Jessica Perez-Jackson at 671-475-3300.

This ad was paid for with Government of Guam funds.
CHIEF JUSTICE ROBERT J. TORRES
Chairman



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This ad is paid for by CLTC funds



Guam Board of Examiners for Dentistry

Regular Board Meeting
Wednesday, January 22, 2025, 3:00 PM
Guam, Port Moresby
Join Zoom Meeting
<https://us06web.zoom.us/j/84376735401?pwd=ovXr9HQXfeRak4prS32qHJsxzYPQDX.1>

Meeting ID: 843 7673 5401
Passcode: 429369

Meeting Agenda:

- I. Call to Order
 - (a) Roll Call
 - (b) Proof of Publications
 - (c) Election of Officers
- II. Approval of Agenda
- III. Approval of Minutes
- IV. Treasurer's Report
- V. HPLO Administrator's Report
- VI. Old Business
 - (a) Initial Applications for Review and Approval
- VII. New Business
 - (a) Initial Applications for Review and Approval
 - (b) Personal Interview
- VIII. Next Board Meeting
- IX. Adjournment

To view the names of the applicants being considered, go to:

<http://guamdentistry.org>
To View live Streaming visit
https://govguam.tv/video_details/gbed/gbed-live-stream

This advertisement was paid for by DPHSS/Health Professional Licensing Office-Local Funds

For more information, please contact the Board office at 735-7404/10 thru 12. Persons needing telecommunication device for the Hearing/Speech Impaired (TDD) may contact 475-8339.

LUJAN & WOLFF LLP

Attorneys at Law
Suite 300, DNA Building
238 Archbishop Flores Street
Hagåtña, Guam 96910
Telephone (671) 477-8064/5
Facsimile (671) 477-5297
Attorneys for Administratrix
Sophia Geisinger-Reyes

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATES
OF
MICHAEL ADDISON GEISINGER and
MERNI BECK GEISINGER,
Deceased.

PROBATE CASE NO. PR0105-24

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by the undersigned, SOPHIA GEISINGER-REYES, Administratrix of the Estates of MICHAEL ADDISON GEISINGER and MERNI BECK GEISINGER, Decedents, to the creditors of Decedents or either Decedent and all persons having claims against Decedents or either Decedent, that **within sixty (60) calendar days** after the first publication of this notice, they must file their claims, with the necessary vouchers, in the office of the Clerk of the Superior Court of Guam, or present their claims, with the necessary vouchers, to Administratrix at the Law Office of Lujan & Wolff LLP, Suite 300, DNA Building, 238 Archbishop Flores Street, Hagåtña, Guam 96910.

Dated : 1/8/2025.

By: /s/ SOPHIA GEISINGER-REYES
Administratrix

little type

BIG RESULTS

use the classifieds whether you're
buying • selling • hiring



The Guam Council on the Arts and Humanities Agency

will hold its Regular Board Meeting on Thursday,
January 16, 2025 at 3:00 pm
at 238 Archbishop Flores St. STE 202 2nd Floor DNA Bldg. Hagatna

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
 - December 17, 2024
- IV. Executive Directors Report
- V. FESTPAC 2024 Report
- VI. Board Action
 - TeAda Production Sponsorship
 - ED Travel Authorization (Creative West Funded)
- VII. Old Business
 - Maga'håga Awards (March 2025)
 - Masters' Program
 - Strategic Plan Update
 - Percent for the Arts
 - i. Revised Guidelines
 - ii. GIAA & DPHSS Bio Lab
- VIII. New Business . None.
- IX. Announcements
 - Next Regular Mtg: Tuesday, February 11, 2025 @ 3pm
- X. Adjournment

Any Persons needing Special Accommodation please contact GCAHA Office at
671- 300-1204, 671-300-1206 and 671- 300-1207 or
email at info@caha.guam.gov.

This Ad was paid for with Government of Guam funds.



Approval of Minutes

1. September 19, 2024—Regular Board Meeting
2. October 17, 2024—Regular Board Meeting
3. October 28, 2024—Resumption Meeting from October 17th
4. November 21, 2024—Regular Board Meeting
5. December 2, 2024—Resumption meeting from November 21st
6. December 10, 2024—Resumption meeting from November 21st



Lourdes A. Leon Guerrero
Governor

Jashua R. Tenorio
Administrator

Commission Members

Arleyn P. Bordallo
Commissioner

David B. Herrera
Commissioner

Earl J. Garrido
Commissioner

(Vacant)
Commissioner

(Vacant)
Commissioner

John T. Burch
Acting Administrative Director

Kumision Inangokkon Tano' CHamoru

(CHamoru Land Trust Commission)

P.O. Box 2956 Hagarña, Guahan 96932

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

CHamoru Land Trust Commission Regular Board Meeting **Thursday, September 19, 2024 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 CLTC's Facebook page or Google Meet joining info Video call link: <http://meet.google.com/kjt-0zjj-dve>

MEETING MINUTES

I. Call to Order at 1:15PM

Present: Chairperson A. Bordallo, Commissioner D. Herrera, Commissioner E. Garrido, Acting Administrative Director J. Cruz, and CLTC Staff, Atty N. Miller (OAG)

II. Certification – Public Notice Requirements

- a. Guam Daily Post (09/12/24 and 09/17/2024)
- b. Guam Public Notice Website (<https://notices.guam.gov>)
- c. CLTC Facebook Page

III. Approval of Minutes

- a. February 22, 2024 (Resumption Meeting)
ACTION: Motion by Commission D. Herrera, 2nd by E. Garrido
PASSED unanimously
- b. March 21, 2024 (Regular Meeting)
ACTION: Motion by Commission D. Herrera, 2nd by E. Garrido
PASSED unanimously
- c. April 03, 2024 (Resumption Meeting)
ACTION: Motion by Commission D. Herrera, 2nd by E. Garrido
PASSED unanimously

IV. Administrative Director's Report

- a. **Enhancement of CLTC Technology Infrastructure Project:** The CLTC Technology Infrastructure Project upgrade was funded through the Office of Insular Affairs Technical Assistance Program (TAP) Grant Program. By September 30, 2024, CLTC's website design and development is expected to be complete. CLTC will have its own webpage.
- b. **Proposal for the digitization and website data software:** A proposal for software and document scanning for digitization and website data software. RFP setback: originally planned for September, it is now set for October 2024. By September 30, 2025, the project is anticipated to be finished. The system will enable each constituent to view their information by using their login credentials.

Rev. 04/04/2024

- c. **GWA Proposed System Improvement Project:** The project will start in 2025 and aims to modernize the Adacao Water and Sewer Infrastructure. At this point, there was no specified month to start.
- d. **Compliance Inspection for Piti:** Inspection for Piti has been completed; CLTC will review the findings and send out letters to those lessees who are non-compliance. CLTC will communicate with Mayor Alig regarding the constituent's position in the village.
- e. **CLTC Office Space:** CLTC and GSA will collaborate to release an invitation to bid for office space next month. In order for CLTC to know the location of the office space, CLTC expects this to be finished in two months. In preparation for a staffing growth, CLTC sought 5,000 square feet for the office space.
- f. **Public Notice:** Recently, CLTC placed an advertisement in the press asking applicants and lessees to update their contact details. Just eleven constituents asked CLTC to update their information last week. To assess if there will be a better response, CLTC will be contacting each mayor's office and asking them to post the generic notification. Additionally, CLTC is investigating displaying the notice at every Post Office site. The CLTC's Facebook page also featured the Public Notice.
- g. **CLTC Checklist for Lease Award:** Each Board member received a copy of the CLTC draft checklist for Lease Award for evaluation, comments, and suggestions. According to AAD, the purpose of the draft form is to hold everyone responsible and make sure CLTC is adhering to the lease award procedure, making sure that all requirements are fulfilled.
- h. **Retirement Notification – J.T. Burch:** The Inter-Office Memorandum Retirement Notification from Acting Administrative Director John Burch was distributed to the board members by AAD. Date of implementation: September 27, 2024.
- i. **CLTC September 30, 2022 Financial Report:** The board members and AAG were given copies of the FY2022 audit report in case they had any queries or needed clarification on any of its contents.

V. Old Business

- a. **Acting Administrative Director, Joseph B. Cruz Jr. – Detailed:** Specifics according to AAD J Cruz, DOA cited legal provision stating that retroactive payment is prohibited when he submitted his GG1. A copy of Personnel Rules and Regulations 6.009, which deals with compensation after an acting appointment. Positions that do not require the legislature's advice and permission must be in place for at least 30 days and no more than a year, according to item B. The difference in pay will not be paid until the employee has completed 30 calendar days of acting work. Over the course of 30 days, AAD J Cruz served. The board must approve the retroactive pay through May 13, 2024, according to DOA.

ACTION: Motion by Commission D. Herrera to confirm Acting Director Joseph B. Cruz as Acting Administrative Director starting May 13, 2024, until such time Acting Director Joseph B. Cruz is officially replaced.

**Commission E. Garrido seconded the motion.
PASSED unanimously.**

- b. **Global Recycling:** AAD J Cruz asked the board for permission to speak with the AG Office about the property Global is now using, which could raise legal issues due to the credit that is still owed to Mr. Benny Bello of Koku Recycling. Additionally, the location now has environmental issues that could result in additional legal decisions.

ACTION: Motion by Commission E. Garrido to authorize Acting Administrative Director Joseph B. Cruz to work with the Attorney General Office to 1.-clarify the situation that is occurring with the recycling center. 2.To do research for the Radio Barrigada Site, and 3.- to write a memo to the EPA for an in-depth detail analysis of the property of the Global.

**Commission D. Herrera seconded the motion.
PASSED unanimously.**

- c. **Medpharm:** From 2014 until the present, MedPharm has been using the CLTC property on Lot 2, Block 6, Tract 100C, Municipality of Dededo, without the required authority, according to information found by CLTC. DPW completed a site inspection, and the EPA's site inspection report is still pending. In addition to considering any penalties, interest, and other costs that were found to be reasonable, AAD J Cruz is asking the board to take into account the \$5.70 per square meter rate estimate. 15% per square meter is the annual rate under consideration.

ACTION: Motion by Commission E. Garrido to request that the board allow AAD J.B. Cruz to remediate and resolve the issue with Medpharm based on the research that CLTC currently conducted at 15%.per annual.

**Commission D. Herrera seconded the motion.
PASSED unanimously.**

- d. **Tata Communications:** Talk about the License Agreement for Commercial Submerged Lands. With the approval of Public Law 36-108, the land lease was created. Commission Members, Attorney Miller, AAD J Cruz and Tata Communication Representatives Mr. Benson and Attorney Martinez talked on how many cables are in use, how many are not (still pending), and how much each cable costs to land.

ACTION: Motion by Commission E. Garrido to allow the Acting Administrative Director to work with Tata Communications and finalize the lease and the terms of the lease.

**Commission D. Herrera seconded the motion.
PASSED unanimously.**

- e. **Bill 334-37 – Removing Legal Clouds on Existing Leases:** This measure aims to resolve all of the legal ambiguities surrounding our present leasing situation. On September 23, 2024, Bill 224-37 will be addressed in the legislature. AAD J Cruz expressed his concerns that extending an extension of three years to lessees who are not adhering to their lease terms may be excessive. Currently, CLTC provides the lessees sixty days to either comply with the terms of the lease or at least demonstrate some improvement.

ACTION: Motion by Commission D. Herrera in favor of the language in Bill 334-37.

**Commission E. Garrido seconded the motion.
PASSED unanimously.**

- f. **Lot 7161-R1:** The draft sponsor type leasing agreement is discussed for evaluation by the Attorney General, the Board, and the AAD. This has to do with the current Public Law No. 37-125, page 158, section 62, which deals with the Guam Motorsports Association's Lease of Lot 7161-R1 Yigo, Guam. Present the Guam Motorsports Association's John Burch Jr., Hans Ada, and Ryan Castro. The board is asking GM Associates to submit a proposal that includes the following: a disability study, financial statements, sponsors, a usage fee, the length of time (in years), and the size of the site being requested for the raceway and events. Over supporting documentation. The time of the session will depend on when GM Asso. The proposal has been submitted, and CLTC must ensure that it is appropriately announced by adhering to open government law.

VI. New Business

- a. **Residential and Agriculture Lots to be leased:**

ACTION: Motion by Commission D. Herrera to approve the potential agricultural and residential lots to be leased, presented by the Acting Director.

**Commission Member E. Garrido seconded the motion.
PASSED unanimously.**

- b. **Land Registration:**

The board received a copy of the lot listing from AAD J Cruz, arranged according to the most impacted lots. AAD J Cruz asked the board for permission to register the lots.

ACTION: Motion by Commission D. Herrera to approve the unregistered property list and to start the process for registering in the order that was listed.

**Commission Member E. Garrido seconded the motion.
PASSED unanimously**

- c. **Approval of Updated Agriculture and Residential Lease Templates:** In light of the law's modifications on successorship and qualification, the templates must be updated. After being examine by AAG N. Miller, the templates were submitted to the board for approval.

ACTION: Motion by Commission D. Herrera to approve the new updated Agriculture and Residential Lease Templates.

**Commission Member E. Garrido seconded the motion.
PASSED unanimously.**

- d. **Updated Applicant/Lessee Successor Designation Form:** The form was revised to reflect all recent changes to the requirements, including the addition of applicants and lessees as successors. The designated successor's signatures will be needed at the bottom of the form.

ACTION: Motion by Commission D. Herrera to approve the new updated Applicant/Lessee Successor Designation Form.

**Commission Member E. Garrido seconded the motion.
PASSED unanimously.**

VII. Constituent Matters

- a. **Ernie SN Aguon (deceased)**– Son requesting termination of his father's leased and application. Ernie Aguon deceased.

ACTION: Motion by Commission E. Garrido to approve the request Lot 10120-13, Dededo consisting of 5 acres, recorded with DLM Ins. No. 736443 to terminate the application and the lease for the agricultural property and refund the remainder of the \$99.00 for the 99 years. Reimbursement of \$71.00, to include Mr. Aguon's application dated April 8, 1998, at 11:02 am.

**Commission Member D. Herrera seconded the motion
PASSED unanimously.**

- b. **Doris Carriaga Charfauros (deceased)** – Request to terminate Application. Husband requesting to terminate application.

ACTION: Motion by Commission E. Garrido to terminate Doris Carriaga Charfauros application number 0000010 dated December 2, 1915; that we grant the termination of the application.

**Commission Member D. Herrera seconded the motion.
PASSED unanimously.**

- c. **Rosita Elaine Mesa – Settlement of Default on SBA Loan:** Ms. Mesa is a CLTC Loan Guarantee beneficiary. The Divorce Decree granted this to Ms. Mesa. The United States Small Business Administration (SBA) sent CLTC a demand letter for \$68,738.27. The SBA Loan has defaulted.

ACTION: Motion by Commission E. Garrido to allow Acting Administrative Director to research with SBA the circumstances involving the foreclosure and to see what can AAD negotiate in regards to a possible or probable settlement between SBA and CLTC and at the same time reach out to Mrs. Mesa informing her what's is going on with her property.

**Commission Member D. Herrera seconded the motion.
PASSED unanimously.**

- d. **Rita B. Quitugua – Settlement of Default on SBA Loan:** AAD J Cruz reported that Ms. Quitugua is deceased; CLTC staff attempted to contact her name successor, staff have been unsuccessful at this time.

ACTION: Motion by Commission E. Garrido to allow the Acting Administrative Director to investigate with SBA and contact Rita B. Quitugua or her successor to try and come up with a solution towards the foreclosure.

Commission Member D. Herrera seconded the motion.
PASSED unanimously.

- e. **Shawn M. Quintanilla – Settlement of default on SBA Loan:** S.M. Quintanilla is in default on the SBA Loan, in addition the property is being used to operate as a junkyard – unpermitted.

ACTION: Motion by Commission E. Garrido to allow Acting Administrative Director to investigate with SBA and contact Shawn M. Quintanilla or his successor to see if

Commission Member D. Herrera seconded the motion.
PASSED unanimously.

- f. **Annatasha Carlette Flores Castro (Granddaughter): - Rebecca M. Flores (deceased):** Requesting to be the grandmother's successor.

ACTION: Motion by Commission D. Herrera to revert to the initial application Rebecca M. Flores and designate Annatasha C. Flores the legal successor.

Commission Member E. Garrido seconded the motion.
PASSED unanimously.

- g. **Janet Marie Nanguata – Transfer of application rights.**

ACTION: Motion by Commission D. Herrera to revert the application Miklenne Josette Guzman (current applicant) back to Janet Marie Nanguata, original applicant.

Commission Member E. Garrido seconded the motion.
PASSED unanimously.

- h. **Michael Adrian Guzman (Original Applicant)**

ACTION: Motion by Commission D. Herrera to revert the application Jasen A.N. Guzman (current applicant) back to Michael Adrian Guzman (original)

Commission Member E. Garrido seconded the motion.
PASSED unanimously.

VIII. Adjournment:

ACTION: Motion by Commission D. Herrera to adjourn.

**Commission Member E. Garrido seconded the motion.
PASSED unanimously. Time: 6:08 PM**

(*MEETING ENDING – NOTHING FOLLOWS***)**

Madam Chair A. P. Bordallo:  Date: 1-22-25

Concurred by:  Date: 1-22-2025
Acting Administrative Director
Joseph B. Cruz



Lourdes A. Leon Guerrero
Governor

Joshua F. Tenorio
Lieutenant Governor

Commission Members

Arlene P. Bordallo
Chairperson

David B. Herrera
Commissioner

Earl J. Garrido
Commissioner

Jeffrey John P. Ibanez
Commissioner

(Vacant)
Commissioner

Joseph B. Cruz, Jr.
Acting Administrative Director

Rev. 09/30/2024

Kumision Inangokkon Tano' CHamoru *(CHamoru Land Trust Commission)*

P.O. Box 2950 Hagåtña, Guam 96932

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

CHamoru Land Trust Commission Regular Board Meeting **Thursday, October 17, 2024 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 CLTC's Facebook page or Google Meet joining info Video call link: <http://meet.google.com/rek-wdkm-hbr>

MEETING MINUTES

I. Call to Order at 1:15PM

Present: Chairperson A. Bordallo, Commissioner D. Herrera, Commissioner E. Garrido, Commissioner J.J.P. Ibanez, Acting Administrative Director J. Cruz, Atty N. Miller (OAG) and CLTC Staff

II. Approval of Minutes

- a. June 13, 2024 (Regular Meeting)
ACTION: Motion by Commission E. Garrido to approve, 2nd motion by D. Herrera
PASSED unanimously
- b. June 20, 2024, (Regular Meeting)
ACTION: Motion by Commission E. Garrido to approve, 2nd motion by D. Herrera
PASSED unanimously

III. Administrative Director's Report by AAD J.B. Cruz

- a. **Waiting List:** The next 25 people in line will receive a 90-day notice via certified mail. The Commissioners were given copies of the publication that appeared in the Guam Daily Post. Additionally, a notice was put on the CLTC Facebook page, and Mayor Jesse Alig, the President of the Mayor Council, distributed it to the different mayors for posting in their respective mayor's offices.
- b. **Three Demand Pay Letters from SBA:** In order to find out if CLTC was obliged to pay in full or bring payment current, AAD J Cruz spoke with Mr. Bill, an Attorney Advisor for the U.S. Small Business Administration. AAD J Cruz will inquire further for a response.
- c. **Usage of 7055, Yigo Guam:** During a follow-up site inspection on October 11, 2024, CLTC officials observed that the heavy machinery had been dismantled; however, they also discovered new activity on the property, including the staging of trash cars. Tires, metallic waste, and debris cleanup have not been removed. There will be a second notice given. To decide how to proceed, AAG Miller and AAD J Cruz are set to meet tomorrow.
- d. **Status of the Commercial Submerged Land License Agreement with Tata Communication:** The Commercial Submerged Land License Agreement with Tata Communication is currently in the process of being signed by the

necessary corporate parties. Once signed, the agreement will be sent to the Governor, AOG, Chair, and members for signature by AAD J Cruz. CLTC will begin billing the landing costs and current cable fees for Tata Communication as soon as all parties indicated have signed.

- e. **CLTC Staffing Announcement:** The Department of Administration will release announcements for CLTC posts, with the goal of hiring by the end of October 2024.
- f. **CLTC Website:** The new website, which is supported by the Office of Insular Affairs, was presented to the Commissioners by AAD J Cruz. In order to have their own website, CLTC will be moving away from sharing the Department of Land Management's website. The website is being built with minor edits. The public and constituents will have immediate access.

IV. Old Business:

- a. **MedPharm Update:** The Department of Land Management received a work request from CLTC asking them to perform an area certification and retracement. CLTC will be able to identify, develop, and produce the MedPharm invoice after receiving these from DLM. According to AAD J Cruz, CLTC will evaluate the fees between 2014 and 2024. MedPharm expressed interest in a commercial lease to CLTC. CLTC clarified that a competitive bid is the method used for commercial leasing. They will have to vacate the property if they (MedPharm) are not the winning bidder. MedPharm recognized this. CLTC will keep charging the fee as long as MedPharm is present until it is settled. CLTC is awaiting the completion of the retracement by the DLM.
- b. **Amended Bill 179-37:** The Commissioners were given a copy of the amended bill 179-37 to examine. All of the changes made to Resolution No. 2024-001 were additional. The resolution was reviewed, and it was found that the Lot number and size was wrong. The resolution had another problem that was not seen when the first one was raised. To provide the board a chance to examine the modification and off the board's opinions on the bill prior to the Legislature's final vote. Speaker Therese Terlaje and Senator San Agustin were made aware of this issue. Currently under consideration by the Legislature is Bill 179-37, often know as the "Substitute Bill on the Floor"
Error on the Bill – page 03, Section 4. Lot 1022-12. Should be Lot 10122-12.

ACTION: Motion by D. Herrera to table Bill 179-37 to continue discussion on Bill 179-37 on October 28, 2024 Resumption Meeting.

**Commission E. Garrido second the motion
PASSED unanimously.**

- c. **Lot 7161-R1, Public Law 35-125:** Members were notified by AAD J Cruz that Public Law 35-125 ought to be Public Law 37-125. The Commissioners were shown the Guam Motorsports Association Business Plan 2025 by Hans Ada, Jeff and Jay Jones from the Guam Motorsports. The president, Hans Ada, gave the Guam Motorsport Association's proposal for the Yigo Raceway to the board members, AAD J Cruz and Atty N. Miller.

Commission Members D. Herrera and E. Garrido both mentioned that GMA had first asked for drag racing, but at today's meeting, GMA President Hans asked for more space for the site.

ACTION: Motion by Commission E. Garrido to table until the next month Board meeting (November 21, 2024), in the meantime Guam Motorsports Association team will meet with AAD J.B. Cruz and AAG Miller to continue discussion.

**Commission D. Herrera second the motion.
PASSED unanimously.**

V. New Business

- a. **Northern Guam Feral Pig Control Project with Dededo Mayor's Office and Camp Blaz:** The Board was given a copy of the Dededo Mayor's Office. In order to trap and remove nuisance pigs from Dededo and Tamuning, the Dededo Mayor asked CLTC to provide the Department of Defense Readiness and Environmental Protection Integration Program (REPI) temporary access to the CHamoru Land Trust Commission. On behalf of the program, Mr. Teddy Concepcion addressed the board in person.

ACTION: Motion by Commission E. Garrido to allow CLTC Acting Administrative Director to coordinate with the REPI and the Dededo Mayor's Office allowing them temporary access into CLTC properties Lot Number 10090-1 in the municipality of Dededo.

**Commission D. Herrera second the motion
PASSED unanimously.**

- b. **Approval of CLTC new logo:** AAD J Cruz present a copy of 3 sample logos for board approval.

ACTION: Motion by Commission E. Garrido to approve the new CLTC Logo shown below.

**Commission D. Herrera second the motion.
PASSED unanimously.**



- c. **Transcript of Meeting minutes:** In order for CLTC personnel to demonstrate how the transcription complies with Robert's Rules of Order Minutes and 5GCA Government Operations CH8 Open Government Law, AAD J Cruz asked that the Transcript of Meeting minutes be tabled at a subsequent meeting.

ACTION: Motion by E. Garrido to table the discussion of the Transcript of Meeting minutes for November 2024 meeting.

**Commission D. Herrera second the motion.
PASSED unanimously.**

- d. **Access for Removal of GPA Transformer:** According to AAD J Cruz, GPA has a de-energized pad mount transformer at Tamuning's Rotunda Oka Point. In order to remove the old transformers, GPA is asking access from the gate, clearing the vegetation on the current route to the transformer, and enabling heavy machinery to load and unload the transformer.

ACTION: Motion by Commission E. Garrido to approve the request from GPA to access CLTC property to recover their transformer on site assets.

**Commission D. Herrera second the motion.
PASSED unanimously.**

- e. **Tract 10123 Affordable Housing:** Previously, this particular tract was set aside for affordable housing by the CLTC board. AAD J Cruz is asking the Board to give CLTC permission to move forward with the request for proposals (RFP) for building an affordable housing subdivision on Tract 10123. The board will remain updated on the project by AAD J Cruz.

ACTION: Motion by Commission D. Herrera to approve Management to issue an RFP for Tract 10123 for housing development.

**Commission E. Garrido second the motion.
PASSED unanimously.**

- f. **Lot No. 5174-REM-1, Tamuning Lease: Nicole Kelly:** This is to renew the board's support. On January 17, 2019, the board issued Resolution 2019-05, a Declaration of Support for Nicole Camacho Reyes Kelly to purchase portions of Lot 5174-REM-1.

ACTION: Motion by E. Garrido in regards to Resolution Number 2019-05 Declaration of Support for the sale of Portions of Lot 5174-REM-1 to Nicole Camacho Reyes Kelly be put on hold until next regular board meeting allowing CLTC AAD to do further research.

**Commission D. Herrera second the motion.
PASSED unanimously.**

VI. Constituent Matters

- a. **Antonio Castro Camacho (Agriculture Applicant):** Lot 10125-R3, Dededo. Antonio Bauer Camacho, successor to Antonio Castro Camacho's (deceased) agriculture application. Requesting Antonio Castro Camacho's agriculture application to son Antonio Bauer Camacho

ACTION: Motion by J. Ibanez granting Mr. Antonio Bauer Camacho the son of Antonio Castro Camacho, for him to be the successor of this Agriculture application.

Commission D. Herrera second the motion.
PASSED unanimously.

- b. **Antonio Castro Camacho (Residential Lessee)** Lot 9, Block 1, Tract 14119, Mangilao. Requesting transfer of residential lease to Mary Lou Camacho, named successor to Antonio Castro Camacho (deceased).

ACTION: Motion by Commission J. Ibanez to table until the board receives additional information from CLTC AAD and staff regarding Lot 9, Block 1, Tract 14119 Mangilao the property due to some concerns in terms of the access, any encroachment of the property.

Commission E. Garrido second the motion.
PASSED unanimously.

- VII. **RECESSED:**
Motion by Commission D. Herrera to recess and return on Monday, October 28, 2024 at 1:00PM, CLTC Conference Room.

Commission E. Garrido second the motion.
PASSED unanimously. Time 5:24 PM

(*** MEETING ENDED – NOTHING FOLLOWS ***)

Chairperson Arlene P. Bordallo



Date 1-22-25

Concurred by:


Acting Administrative Director
Joseph B. Cruz

Date 1/22/2025



Lourdes A. Leon Guerrero
Governor

Joshua F. Tenorio
Lieutenant Governor

Commission Members

Arlene P. Bordallo
Chairperson

David B. Herrera
Commissioner

Earl J. Garrido
Commissioner

Jeffrey John P. Ibanez
Commissioner

(Vacant)
Commissioner

Joseph B. Cruz Jr.
Acting Administrative Director

Kumision Inangokkon Tano' CHamoru

(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guåhan 96932

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

CHamoru Land Trust Commission Resumption Board Meeting **Monday, October 28, 2024 at 1:00 PM** **(Thursday, October 17, 2024 Regular Board Meeting)**

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 CLTC's Facebook page or Google Meet joining info Video
call link: <http://meet.google.com/rek-wdkm-hbr>

MEETING MINUTES

I. Call to Order at 1:02PM

Present: Chairperson A. Bordallo, Commissioner D. Herrera, Commissioner E. Garrido, Commissioner J.J.P. Ibanez, Acting Administrative Director J. Cruz, Atty. N. Miller (OAG) and CLTC Staff

II. Approval of Minutes – None

III. Administrative Director's Report: - None

IV. Old Business:

a. Bill 179-37:

The board recessed October 17, 2024 to continue the discussion on Bill 179-37. A draft letter was sent to the board for their review; make any changes to the letter. A copy of a statement sent to Commissioner Garrido in relation to the bill was also sent to the board for their review.

Continued discussion between the board members, Atty N. Miller and AAD J Cruz regarding the draft letter's interpretation and the board's position or role in decision making of the bill, and Resolution No. 2024-001 if null and void.

ACTION: Motion by Commission D. Herrera to table Bill 179-37 (COR) for The November 21, 2024 meeting to allow AAD and CLTC staff obtains all the documents that created the GICC Golf Course from back in 98 for the Board to review

Commission E. Garrido second the motion.
PASSED unanimously.

AAD J.B. Cruz and CLTC staff will provide the board copies of documents CLTC has available on file for their review regarding the gold course.

V. New Business: None

VI. Constituent Matters - None

VII. Adjourned:

Motion by Commission D. Herrera to adjourn.

Commission E. Garrido second the motion; Commission J.J.P Ibanez also aye.

Motion to adjourned.

PASSED unanimously. 2:12 PM

(*MEETING ENDED – NOTHING FOLLOWS***)**

Chairperson, Arlene P. Bordallo 

Date 1-28-25

Concurred by: 
Acting Administrative Director
Joseph B. Cruz

Date 1/20/2025



Lourdes A. Leon Guerrero
Governor

Joshua F. Tenorio
Lieutenant Governor

Commission Members

Arlene P. Bordallo
Chairperson

David B. Herrera
Commissioner

Earl J. Garrido
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CHamoru Land Trust Commission Regular Board Meeting **Thursday, November 21, 2024 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 CLTC's Facebook page or Google Meet joining info Video call link : <https://meet.google.com/wwi-rxau-cyc>

MEETING MINUTES

I. Call to Order at 1:12PM

Present: Chairperson A. Bordallo, Commissioner D. Herrera, Commissioner E. Garrido, Commissioner J.J.P. Ibanez, Acting Administrative Director J. Cruz, CLTC Staff, and Atty N. Miller (OAG)

II. Certification – Public Notice Requirements

- Guam Daily Post (11/14/2024 and 11/19/2024)
- Guam Public Notice Website (<https://notices.guam.gov>)
- CLTC Facebook Page

III. Approval of Minutes

- August 15, 2024 (Regular Board Meeting)
ACTION: Motion by Commission J.J.P. to approve the minutes subject to corrections as mentioned by Commission E. Garrido., 2nd motion by E. Garrido
PASSED unanimously

IV. Administrative Director's Report

- CLTC Website:** There is now a functioning operation website for CLTC. The website will be regularly updated to reflect CLTC's achievements and events. Every general piece of information is accessible.
- Lease Award:** 25 candidates who are next in line for a lease award received certified letters from CLTC after they were publicized. 14 applications have replied, and CLTC is awaiting the submission of the required paperwork from the applicants to check their eligibility. The deadline for the 11 who have not replied is January 15, 2025, to meet the 90-day threshold. If they don't comply, CLTC will move on with the application process and the applicant will need to reapply.
- Public Law 37-131:** PL 37-131 deals with cloud leases. Prior to the law's passage, CLTC had already begun carrying out compliance checks. In Yigo, CLTC finished the compliance check; all CLTC property in the Piti municipality and is presently being developed in the Humatac municipality. AAD J Cruz will provide an update CLTC's procedure at the upcoming board meeting.

- d. **USDA Funding for Water and Waste:** On Wednesday, November 27, 2024, AAD J Cruz will meet with RCAC members. RCAC has promised to be able to assist CLTC with the application for water infrastructure, wastewater, and water.
- e. **Personnel Matters:** The Department of Administration (DOA) is anticipated to release the CLTC openings for Land Agent I and Land Agent Supervisor the following week. This week, the CLTC Records Management Officer began working for CLTC.
- f. **Public Hearing:** Speaker Therese Terlaje has set a public hearing for Bill No. 379-37(COR), Bill No. 380-37(COR), and Bill No. 381-37(COR) for Tuesday, November 26, 2024 at 2:00 PM.

Relocating, buying, or realigning the Bull Cart Trail is the subject of all three legislation. The board was given copies of the bills to examine.

V. Old Business

- a. **Lot 10122-15 (Global Recycling/Koku Recycling):** Commission members, Attorney Miller, and AAD J Cruz talked about the IOU, the Global Recycling Lease Agreement, and the CHamoru Land Trust for the range of activities completed and the services Koku Recycling provided in the past.

ACTION: Motion by Commission J.J.P. Ibanez to have AAD and the CLTC staff to pull together in the file on the property – Global Recycling and Koku Recycling, organize it and provide copies to the Commission members, and have Attorney Miller provide an in-depth review of the findings and then provide the Commission his findings to the Commission to review and make a decision.

**Commission D. Herrera second the motion.
PASSED unanimously.**

- b. **Bill 179-37:** Talk about the Guam International Country Club's (GICC) breach of the lease; the amount still owed to CLTC; and the state of the golf course as of right now. In their testimonials, a number of Dededo locals opposed the solar farm that would replace the golf course, arguing that it would jeopardize the aquifer, locals, and endangered wildlife.

ACTION: Motion #1:
Motioned by J.J. P. Ibanez to pull Resolution 2024-001 (null and void) have CLTC staff draft a letter for signature by the Chair A. Bordallo and submit to Speaker Therese Terlaje indicating that CHamoru Land Trust Commission does not support Bill 179-37.

**Commission D. Herrera second the motion.
Motion carried with 3 votes in favour
Commission Member E. Garrido – Nay**

Motion #2:

Motioned by J. Ibanez for Office of the Attorney General to prepare a letter to Yohei Koike regarding the GICC Lease Agreement and CLTC to send a copy to Speaker Therese Terlaje.

**Member D. Herrera second the motion.
PASSED unanimously.**

- c. **Lot No. 5174-REM-1, Tamuning Lease: - Nicole Kelly:** Commission Members, AAD J Cruz, Atty N. Miller and Ms. Nicole Kelly discussed the easement, property taxes and lease agreement on the property.

Motion by J.J. P. Ibanez to table the discussion on Lot No. 5174-REM-1, Tamuning, for continued discussion at the board meeting on January 2025.

**Member E. Garrido second the motion.
PASSED unanimously.**

- d. **Lot 7161-R1:** Commission Members, AOG, and AAD J Cruz met with Guam Motorsport members John Burch Jr., Hans Ada, and Ryan Castro to discuss the draft agreement; the size of the racetrack in Yigo, Guam; the activities and kinds of events that GMA is proposing; and the monthly fee amount that CLTC will receive.

VI. Adjournment:


ACTION: Motion by Chairperson A.P. Bordallo to recess the discussion and continue on December 02, 2024 at 1:00pm.

**Member J.J.P. Ibanez second the motion.
PASSED unanimously. Time: 6:33 PM**

(**** MEETING ENDED – NOTHING FOLLOWS****)

Madam Chair A. P. Bordallo: 

Date: 1-22-25

Concurred by: 
Acting Administrative Director
Joseph B. Cruz

Date: 1/22/2025



Lourdes A. Leon Guerrero
Governor

Joshua F. Tenorio
Lieutenant Governor

Commission Members

Arlene P. Bordallo
Chairperson

David B. Herrera
Commissioner

Earl J. Garrido
Commissioner

Jeffrey John P. Ibanez
Commissioner

(Vacant)
Commissioner

Joseph B. Cruz Jr.
Acting Administrative Director

Kumision Inangokkon Tano' CHamoru

(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guam 96932

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

CHamoru Land Trust Commission Resumption Board Meeting **Monday, December 02, 2024 at 1:00PM** **(Thursday, November 21, 2024 Regular Board Meeting)**

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 CLTC's Facebook page or Google Meet joining info Video call
link: <https://meet.google.com/wwi-rxau-cyc>

MEETING MINUTES

I. Call to Order at 1:14PM

Present: Chairperson A. Bordallo, Commissioner D. Herrera, Commissioner E. Garrido, Commissioner J.J.P. Ibanez, Acting Administrative Director J. Cruz, CLTC Staff, and Atty N. Miller (OAG)

II. Approval of Minutes – No Minutes to approve

III. Administrative Director's Report – None

IV. Old Business:

- a. **Lot 7161-R1:** Hans Ada and John Burch Jr. met with AAD J Cruz and CLTC Commission Members to discuss the proposed lease agreement for the Yigo Racetrack through negotiations. Terms and conditions to address and include in the real property lease agreement focused mostly on monthly rates, racetrack maintenance, utility cost, GMA Business Financial Strategies and sponsorships.

ACTION: Motion by Commission D. Herrera to have Commissioner Ibanez's proposed terms and conditions to be included into the real property lease agreement between the CHamoru Land Trust Commission and the Guam Motorsports Association.

Commission E. Garrido second the motion.
PASSED: unanimously.

- b. **Transcript of Meeting Minutes:** Robert's Rules of Order were discussed in relation to the format currently used by CLTC for board meeting minutes transcription and its modification in accordance with them.

ACTION: Motion by J.J. P. Ibanez going back to the last board minutes which is September 19, 2024 and moving forward that we incorporate into the summary itself that will at least keep us in compliance with the law.

Commission D. Herrera second the motion.
PASSED: unanimously.

- c. **Agricultural and Residential:** AAD updated the Commission. The CLTC has already started the compliance inspections. CLTC staff has finished the whole Piti municipality, including Tract 9210. The Notice of Remedial Letter, which will be delivered to Attorney Miller tomorrow, is being completed while they work on Humatac. This item will be on the agenda for discussion at the meeting on January 16, 2025.

V. **Adjournment:**


ACTION: Motion by Commission D. Herrera to recess until December 10, 2024 at 1:00 PM.

Commission E. Garrido second the motion.

PASSED: unanimously. Time: 3:01 PM

(***MEETING ENDED – NOTHING FOLLOWS***)

Madam Chair A. P. Bordallo:  Date: 1-22-25

Concurred by:  Date: 1/22/2025
Acting Administrative Director
Joseph B. Cruz



Lourdes A. Leon Guerrero
Governor

Joshua F. Tenorio
Lieutenant Governor

Commission Members

Arlene P. Bordallo
Chairperson

David B. Herrera
Commissioner

Earl J. Garrido
Commissioner

Jeffrey John P. Ibanez
Commissioner

(Vacant)
Commissioner

Joseph B. Cruz Jr.
Acting Administrative Director

Kumision Inangokkon Tano' CHamoru

(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guam 96932

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

CHamoru Land Trust Commission Resumption Board Meeting Tuesday, December 10, 2024 at 1:00PM (Thursday, November 21, 2024 Regular Board Meeting)

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 CLTC's Facebook page or Google Meet joining info Video call
link: <https://meet.google.com/bwi-rxau-cyc>

MEETING MINUTES

I. Call to Order at 12:59 PM

Present: Chairperson A. Bordallo, Commissioner D. Herrera, Commissioner E. Garrido, Commissioner J.J.P. Ibanez, Acting Administrative Director J. Cruz, CLTC Staff, and Atty N. Miller (OAG)

II. Approval of Minutes – No Minutes to approve

III. Administrative Director's Report – None

IV. Old Business:

- a. **Lot 7161-R1:** Together with Hans Ada and John Burch Jr. from the Guam Motorsport Association, Mr. Oscar Calvo testified in support of the reopening of Yigo Raceway. Today's primary focus was the planned lease deal between CLTC and GMA. Hans Ada forwarded his revised leasing agreement proposal to the Commission members. The Yigo Raceway's proposed leasing agreement is still being negotiated. Area size, rental charge rates, racetrack maintenance, utility prices, GMA Business Financial Strategies, and sponsorships were the main topics covered in the real estate lease agreement's terms and conditions.

Commission Member J.J.P. Ibanez suggested that CLTC establish a subcommittee in order to conclude the leasing agreement with GMA and present it to the Commission members for approval.

ACTION: Motion by Commission D. Herrera to create a subcommittee to include Commission member J.J.P. Ibanez, Guam Motorsports Association, AAD J Cruz and Attorney Miller, and CLTC Staff support

Commission J.J.P. Ibanez second the motion.

PASSED: Unanimously

As they continued their conversation on Lot 7161-R1, the Commission Members, GMA and AAD J Cruz looked over the map showing the location of the area that GMA is proposing for the Raceway and other events they suggested, and both sides shared their thoughts on the area.

ACTION: Motion by Commission E. Garrido is to go out to determine the approximate area of the blue outline on the map (map of area presented on the screen), with in attendance of AAD J Cruz, Legal counsel if available, one or two officials from the Guam Raceway, and Commission Member J.J. P. Ibanez, CLTC Staff P. Castro.

Commission D. Herrera second the motion.

Commission J.J.P. Ibanez - Nay

Chair A.P. Bordallo - Aye

PASSED: 3 Aye votes, 1 Nay

Motion to Table Lot 7161-R1:

ACTION: Motion by Commission E. Garrido based on the recommendation of the AAD, Commission E. Garrido tabled the discussion for January 16, 2025 Regular Board Meeting.

Commission J.J.P. Ibanez second the motion.

PASSED: Unanimously

V. Adjournment:

ACTION: Motion by Commission D. Herrera to adjourn until January 16, 2025 at 1:00 PM.

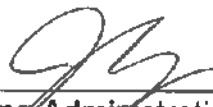
Commission J.J.P. Ibanez second the motion.

PASSED: unanimously. Time: 4:24 PM

(***MEETING ENDED – NOTHING FOLLOWS***)

Madam Chair A. P. Bordallo: 

Date: 1-22-25

Concurred by: 
Acting Administrative Director
Joseph B. Cruz

Date: 1/22/2025



Administrative Director's Report



Executive Session

Pursuant to 5GCA, Section 8111(a)

- A. Nomination of Mr. Roy Gamboa to serve as CLTC Administrative Director

§ 75A102. Commission: Composition, Chairman, Compensation.

(a) There is within the government of Guam the Chamorro Land Trust Commission. The Commission shall be composed of five members to be appointed by *I Maga'hāga/Maga'lāhi* with the confirmation of *I Liheslatura*. Commission members shall be appointed within sixty (60) days after the enactment of this Chapter. All members shall have been residents of Guam at least three (3) years prior to their appointment and at least three of the members shall be native Chamorro. Members shall serve terms of three (3) years, provided, however, that of the members first appointed, one shall be appointed for a term of one (1) year and two shall be appointed for terms of two (2) years. The members of the Commission shall be paid at the rate of Fifty Dollars (\$50) for each day's attendance at a meeting of the Commission, provided, however, that such compensation shall not exceed One Hundred dollars (\$100) per month. *I Maga'hāga/Maga'lāhi* shall appoint the Chairman of the Commission from among the members thereof. The Commission shall have its first meeting within twenty (20) days after confirmation of its members.

(b) The Commission may employ such clerical and other assistants who shall be classified employees as may be necessary to effectively execute its responsibilities. In addition, the Commission shall employ and fix the compensation for an Administrative Director who shall serve in a full-time capacity and who shall exercise such powers and authority as may be delegated to him by the Commission. The Director shall be a native Chamorro. Furthermore, the Commission may employ and fix the salary of professional consultants.

(c) The Commission shall meet regularly on the third Thursday of every month at 1 p.m. or more often as determined by the Chairperson of the Commission. At its first meeting the Commission shall select a Vice Chairperson who shall conduct the meetings in the absence of the Chairman. In the absence of both the Chairperson and the Vice-Chairperson from a meeting, a quorum of the members shall select an Acting Chairperson to conduct the meeting until the Vice-Chairperson or Chairperson is in attendance. In the absence of a quorum, Minutes shall be prepared indicating the lack of a quorum, the date, and the members in attendance. Any appointed member of the Commission who fails to attend three (3) consecutive regular meetings, without being excused pursuant to a motion passed by the Commission, shall automatically be disqualified to continue serving in his or her position and the appointing authority shall then be required to appoint a replacement for said member. The Executive Director shall transmit to *I Maga'hāga/Maga'lāhi* and *I Liheslatura* notice of three (3) unexcused absences of any member.

2024 NOTE: References to "Governor" replaced with *I Maga'hāga/Maga'lāhi* pursuant to 5 GCA § 1510. References to the "Guam Legislature/Legislature" replaced with *I Liheslaturan Guåhan/ Liheslatura* pursuant to 2 GCA § 1101.

2021 NOTE: Reference to "Territory" in subsection (a) removed pursuant to 1 GCA § 420.

The references to "native Chamorro" in subsections (a) and (b) were not replaced, as they refer to the commission members and director, rather than to the participants in the program.

§ 75A103. Administration.

(a) The Commission shall adopt rules, regulations, and policies in accordance with Article 3, Chapter 9 of Title 5 of the Guam Code Annotated, Government Operations. The Commission may accept grants, contributions, and appropriations and may make such expenditures, loans and other disbursements as are authorized by this Chapter. These disbursements shall be allowed and paid out in accordance with the direction of the Commission upon presentation to the Administrative Director of itemized vouchers therefor signed by the Commission certifying officer.* The Administrative Director shall give bond in the sum of Five Hundred Thousand Dollars (\$500,000) for the faithful performance of his duties. These funds created by § 75A112 of this Chapter shall be maintained separate and apart from any other government fund and shall be in the custody of the Commission certifying officer. The Commission shall make an annual finance and progress report to *I Liheslatura* upon the first date of each regular session thereof and such special reports as *I Liheslatura* may from time to time require.



Old Business—None



New Business

- A. Guam International Country Club
- B. Lot 10122-15—Designation for Commercial Use
- C. Lot 527-R1, Malessa—Guam National Guard
- D. Lih Pao Investment LLC—Application for Re-alignment of Bull Cart Trail—Lot 5143, Lot 5144-3NEW, Tamuning, Guam
- E. Lot 10171, South Ukudo, Dededo—GPA Systems Improvements
- F. Public Law 37-131
- G. Employee Grievance—Step 1. Informal Grievance.
- H. Robert's Rules of Order—Time Limit



Kumision Inangokkon Tano' CHamoru

(CHamoru Land Trust Commission)

P.O. Box 2950 Hagatña, Guam 96932

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

December 17, 2024

Mr. Yohei Koike
General Manager
Guam International Country Club
495 Battulo Road, Dededo GU 96929

**SUBJECT: Guam International Country Club – Non-Compliance with
Lease Terms and Conditions**

Dear Mr. Koike,

On November 21, 2024, at the CHamoru Land Trust Commission (CLTC) regularly scheduled board meeting, the CLTC Board reviewed the Commercial Lease Terms and Conditions of the Guam International Country Club (GICC) and heard a report that GICC had denied entry of the Department of Agriculture when a site inspection was scheduled to be conducted. As a result the CLTC Board decided by motion which was approved that the Guam International Country Club had violated the following Lease Terms and Conditions:

No. 4: LESSEE, with the approval of the Governor and the Legislature, may make additional improvements to the premises but only if such improvements are related to the initial purpose approved by the lease.

No. 17: The LESSOR shall have the right to itself and to the agents and representatives of the Government, in which said leased premises are situated, to enter and cross any portion of said leased land for the purpose of performing any public or official duties; provided, however, in the exercise of such rights, the LESSOR shall not unreasonably interfere with LESSEE'S use and enjoyment of the premises.

This letter serves as a **NOTICE** of the Guam International Country Clubs Commercial Lease Term and Conditions violation of the leased property, Lot 10122-12, Municipality of Dededo. Please be advised that the Commercial Lease between CLTC and the GICC can be terminated due to Non-Compliance.

The Non-Compliance issue will be placed on the agenda for the regularly scheduled meeting for January 2025. Advanced notice will be provided to ensure that Representatives from GICC will be present to answer any questions by the board.

Archie P. Bordallo
Chairperson

Joshua H. Tenorio
Commissioner

Commission Members

Archie P. Bordallo
Chairperson

David B. Herrera
Commissioner

Earl J. Garrido
Commissioner

Jeffrey John P. Ibanez
Commissioner

(Vacant)
Commissioner

Joseph B. Cruz Jr.
Acting Administrative Director

Rev. 09/30/2024

If you have any questions, please do not hesitate to contact Mr. Joey Cruz at (671) 300-3296.

Senseraamente,


Arlene P. Bordallo
Chairperson

11:52 AM

01/16/25

Accrual Basis

CLTC - Operations Fund
Customer Open Balance
February 1, 2020 through January 9, 2025

Type	Date	Num	Memo	Due Date	Open Balance	Amount
Guam International Country Club						
Invoice	07/01/2021	1214		07/01/2021	5,776.76	24,044.08
Invoice	08/01/2021	1228		08/01/2021	24,044.08	24,044.08
Invoice	09/01/2021	1243		09/01/2021	24,044.08	24,044.08
Invoice	10/01/2021	1255		10/01/2021	24,044.08	24,044.08
Invoice	11/01/2021	1269		11/01/2021	24,044.08	24,044.08
Invoice	12/01/2021	1282		12/01/2021	24,044.08	24,044.08
Invoice	01/01/2022	1295		01/01/2022	24,044.08	24,044.08
Invoice	02/01/2022	1309		02/01/2022	24,044.08	24,044.08
Invoice	03/01/2022	1322		03/01/2022	24,044.08	24,044.08
Invoice	04/01/2022	1338		04/01/2022	24,044.08	24,044.08
Invoice	05/01/2022	1352		05/01/2022	24,044.08	24,044.08
Invoice	06/01/2022	1360		06/01/2022	24,044.08	24,044.08
Invoice	07/01/2022	1381		07/01/2022	24,044.08	24,044.08
Invoice	08/01/2022	1382		08/01/2022	24,044.08	24,044.08
Invoice	09/01/2022	1406		09/01/2022	24,044.08	24,044.08
Invoice	10/01/2022	1420		10/01/2022	24,044.08	24,044.08
Invoice	11/01/2022	1434		11/01/2022	24,044.08	24,044.08
Invoice	12/01/2022	1447		12/01/2022	24,044.08	24,044.08
Total Guam International Country Club					414,526.12	432,793.44
TOTAL					414,526.12	432,793.44

CHAMORRO LAND TRUST COMMISSION
Board of Commissioners Meeting
Staff Report

Guam International Country Club (GICC)

1. FACTS:

- a. **Location:** Lot No. 10122-12, Municipality of Dededo
- b. **Lot Size / Lease Type:** 829,124+/- sqm (less 28,328+/- sqm, GPA & GWA to use) / Commercial Lease
- c. **Lease Instrument Number:** 863522
- d. **Field Description:** Municipal Golf Facility
- e. **Complaint/Issue:** Noncompliant of Lease Terms and Conditions 4 & 17

2. DETAILS:

- a. On November 21, 2024 the CLTC board was informed of the issues surrounding the Site Inspection requested by Ms. Volsteadt from the Department of Agriculture. Also, the CLTC board discussed GICCs Commercial Lease Terms and Conditions.
- b. On December 16, 2024 a site inspection was conducted by CLTC Staff the condition of the leased property was status quo.

3. Actions:

- a. On November 21, 2024 the CLTC board through motion which was approved determined that the Guam International Country Club had Violated Lease Terms and Conditions 4 and 17.
- b. On December 19, 2024 CLTC sent a letter signed by Chairwoman Board on December 17, 2024 to Mr. Yohei Koike via email. The subject of the letter is "Guam International Country Club – Non-Compliance with Lease Terms and Conditions

4. Summary

The Guam International County Club is in compliance with their payment plan that was approved by the previous board. To date GICC has a receivable balance of \$390,482.04. Although, the condition of the leased property continues to be a concern due to the over grown grass and vegetation and the abandon looking like warehouse which is not conducive to the purpose of the lease property which is to construct and manage a municipal golf facility. Furthermore are about four what potential maybe moorehens that have made the ponds their habitat.

CLTC - Operations Fund
Customer QuickReport
 February 1, 2020 through January 15, 2025

Date	Num	Invoice Amount	PAYMENT BREAKDOWN		Date of Partial/ Full Payment	Check No./Voucher No.
			Partial/Full Payment	Outstanding Balance		
Balance Forward		\$ 48,088.16	48,088.16	0.00	2/4/2020/ 2/7/2020	2220041079/ 8954/ 2220042271/ 8965
02/01/2020	955	24,044.08	24,044.08	0.00	2/25/2020, 4/21/2023	2220048077/ 9067, 2224001797/ 2174
03/01/2020	971	24,044.08	24,044.08	0.00	4/21/2023	2224001797/ 2174
04/01/2020	987	24,044.08	24,044.08	0.00	4/21/2023	2224001797/ 2174
05/01/2020	1000	24,044.08	24,044.08	0.00	4/21/2023, 4/26/2023	2224001797/ 2174, 2224003356/ 2178
06/01/2020	1018	24,044.08	24,044.08	0.00	4/26/2023, 6/7/2023, 7/3/2023	2224003356/ 2178, 2224012408/ 2285, 2224020969/ 2333
07/01/2020	1031	24,044.08	24,044.08	0.00	7/3/2023, 8/10/2023, 9/7/2023	2224035695/ 2396, 2224044861/ 2476
08/01/2020	1045	24,044.08	24,044.08	0.00	9/7/2023, 10/12/2023	2224044861/ 2476, 2224055066/ 2539
09/01/2020	1071	24,044.08	24,044.08	0.00	10/12/2023, 11/3/2023, 12/5/2023	2224055066/ 2539, 2224061656/ 2599, 2224069817/ 657
10/01/2020	1072	24,044.08	24,044.08	0.00	12/5/2023, 1/4/2024, 2/1/2024	2224069817/ 657, 2224077284/ 714, 2224085659/ 689
11/01/2020	1093	24,044.08	24,044.08	0.00	2/1/2024, 3/1/2024	2224085659/ 689, 2224093690/ 827
12/01/2020	1107	24,044.08	24,044.08	0.00	3/1/2024, 4/5/2024, 5/10/2024	2224093690/ 827, 2224105016/ 882, 2225008208/ 932
01/01/2021	1123	24,044.08	24,044.08	0.00	5/10/2024, 6/11/2024	2225008208/ 932, 2225017769/ 963
02/01/2021	1137	24,044.08	24,044.08	0.00	6/11/2024, 6/28/2024, 7/29/2024	2225017769/ 963, 2225024494/ 711, 2225034574/ 586
03/01/2021	1151	24,044.08	24,044.08	0.00	7/29/2024, 8/30/2024, 10/3/2024	2225034574/ 586, 2225045792/ 653, 2225055989/ 411
04/01/2021	1169	24,044.08	24,044.08	0.00	10/3/2024, 11/4/2024	2225055989/ 411, 2225065484/ 674
05/01/2021	1182	24,044.08	24,044.08	0.00	11/4/2024	2225065484/ 674, 2225076273/ 6273
06/01/2021	1201	24,044.08	24,044.08	0.00	11/4/2024, 12/11/2024	2225076273/ 6273, 2225080985/ 3680
07/01/2021	1214	24,044.08	18,267.32	5,776.76	12/11/2024, 12/27/2024	
08/01/2021	1228	24,044.08		24,044.08		
09/01/2021	1243	24,044.08		24,044.08		
10/01/2021	1255	24,044.08		24,044.08		
11/01/2021	1269	24,044.08		24,044.08		
12/01/2021	1282	24,044.08		24,044.08		
01/01/2022	1295	24,044.08		24,044.08		
02/01/2022	1309	24,044.08		24,044.08		
03/01/2022	1322	24,044.08		24,044.08		
04/01/2022	1338	24,044.08		24,044.08		
05/01/2022	1352	24,044.08		24,044.08		
06/01/2022	1380	24,044.08		24,044.08		
07/01/2022	1381	24,044.08		24,044.08		
08/01/2022	1382	24,044.08		24,044.08		
09/01/2022	1406	24,044.08		24,044.08		
10/01/2022	1420	24,044.08		24,044.08		
11/01/2022	1434	24,044.08		24,044.08		
12/01/2022	1447	24,044.08		24,044.08		
01/01/2023	1460	24,044.08	24,044.08	0.00		
02/01/2023	1467	24,044.08	24,044.08	0.00		
03/01/2023	1480	24,044.08	24,044.08	0.00	4/21/2023	2224001797/ 2174
04/01/2023	1481	24,044.08	24,044.08	0.00		
05/01/2023	1508	24,044.08	24,044.08	0.00	4/26/2023	2224003356/ 2178
06/01/2023	1523	24,044.08	24,044.08	0.00	6/7/2023	2224012408/ 2285
07/01/2023	1524	24,044.08	24,044.08	0.00	7/3/2023	2224020969/ 2333
08/01/2023	1551	24,044.08	24,044.08	0.00	8/10/2023	2224035695/ 2396
09/01/2023	1553	24,044.08	24,044.08	0.00	9/7/2023	2224044861/ 2476
10/01/2023	1574	24,044.08	24,044.08	0.00	10/12/2023	2224055066/ 2539
11/01/2023	1575	24,044.08	24,044.08	0.00	11/3/2023	2224061656/ 2599
12/01/2023	???	24,044.08	24,044.08	0.00	12/5/2023	2224069817/ 657
01/01/2024	1577	24,044.08	24,044.08	0.00	1/4/2024	2224077284/ 714
02/01/2024	1578	26,448.50	26,448.50	0.00	2/1/2024	2224085659/ 689
03/01/2024	1579	26,448.50	26,448.50	0.00	3/1/2024	2224093690/ 827
04/01/2024	1580	26,448.50	26,448.50	0.00	4/5/2024	2224105016/ 882
05/01/2024	1581	26,448.50	26,448.50	0.00	5/10/2024	2225008208/ 932
06/01/2024	1582	26,448.50	26,448.50	0.00	6/11/2024	2225017769/ 963
07/01/2024	1583	26,448.50	26,448.50	0.00	6/28/2024	2225024494/ 711
08/01/2024	1584	26,448.50	26,448.50	0.00	7/29/2024	2225034574/ 586
09/01/2024	1585	26,448.50	26,448.50	0.00	8/30/2024	2225045792/ 653
10/01/2024	1586	26,448.50	26,448.50	0.00	10/3/2024	2225055989/ 411

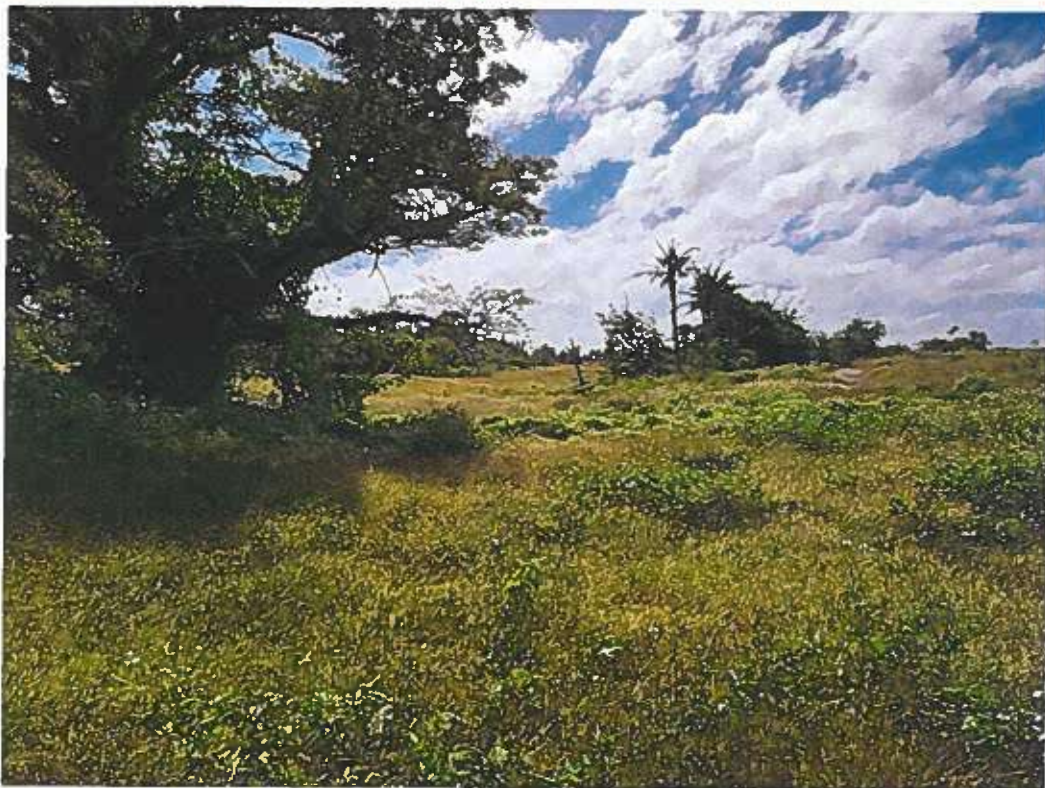
GUAM INTERNATIONAL COUNTY CLUB – LOT 10122-12-R9, DEDEDO
COMPILED BY: GLENN EAY, 12/16/2024



GUAM INTERNATIONAL COUNTY CLUB – LOT 10122-12-R9, DEDEDO
COMPILED BY: GLENN EAY, 12/16/2024



GUAM INTERNATIONAL COUNTY CLUB – LOT 10122-12-R9, DEDEDO
COMPILED BY: GLENN EAY, 12/16/2024



GUAM INTERNATIONAL COUNTY CLUB – LOT 10122-12-R9, DEDEDO
COMPILED BY: GLENN EAY, 12/16/2024



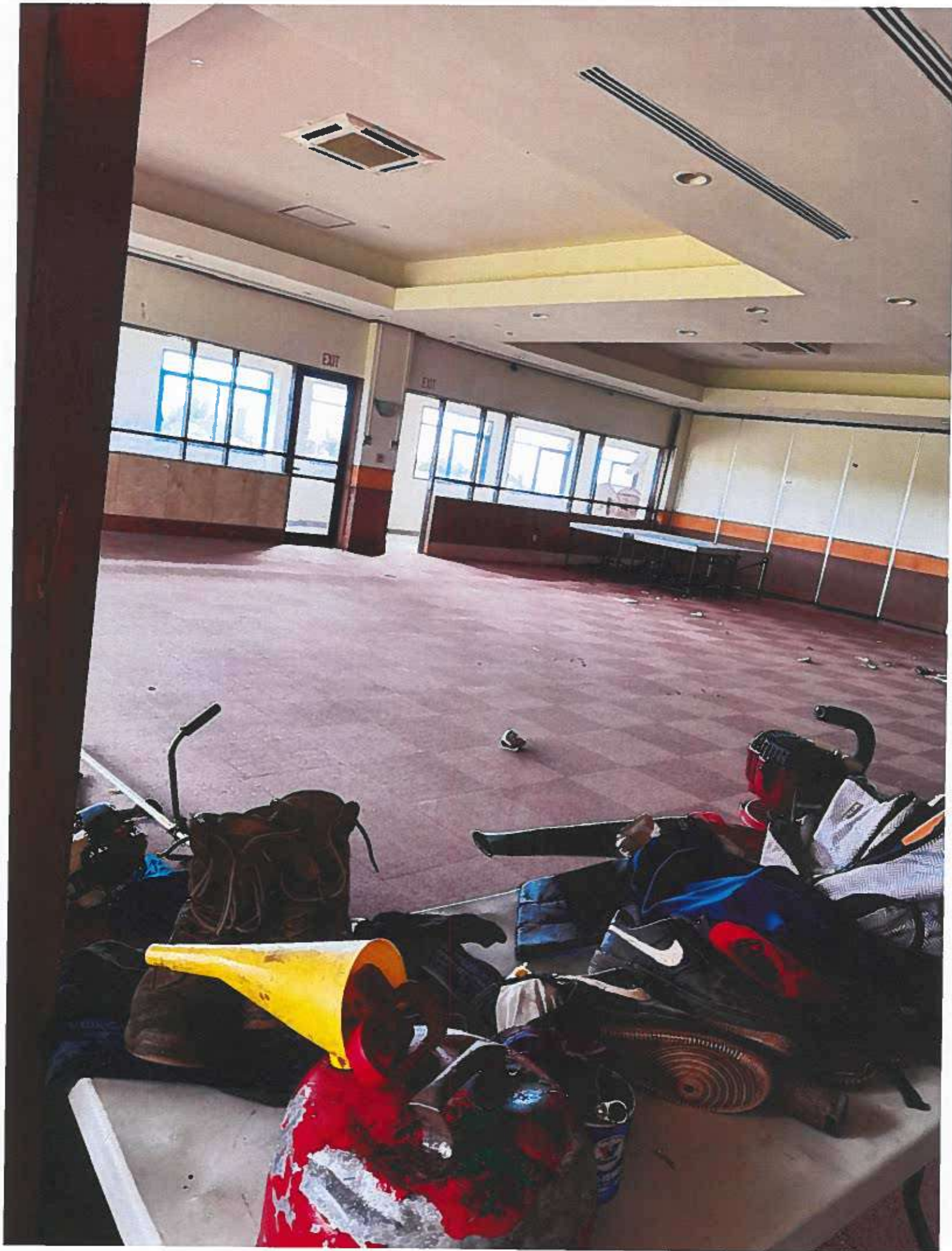
GUAM INTERNATIONAL COUNTY CLUB -- LOT 10122-12-R9, DEDEDO
COMPILED BY: GLENN EAY, 12/16/2024



GUAM INTERNATIONAL COUNTY CLUB – LOT 10122-12-R9, DEDEDO
COMPILED BY: GLENN EAY, 12/16/2024













DEPARTMENTS OF THE ARMY AND THE AIR FORCE
GUAM NATIONAL GUARD
430 ARMY DRIVE
BARRIGADA, GUAM 96913-4421

November 6, 2024

Mr. Joey Cruz
Chamorro Land Trust Commission
733 ITC Building, 590 S. Manne Corp Drive
Tamuning, GU 96913-0000

Dear Mr. Cruz:

The Guam National Guard is requesting the Chamorro Land Trust Commission's consideration in support of transfer/lease of Lot 527-R1 at Malessso, Guam as depicted in the attached map. The subject site will be used as a local training area for the Guam National Guard in accordance with Chapter 75 (CLT Act), Title 21 (Real Property) of the Guam Code Annotated.

The Guam National Guard (GUNG) requires a local training area to enhance and maintain its proficiency for land defense of Guam, Commonwealth of the Northern Mariana Islands, and other areas of responsibility and ensure its overall combat readiness in support of our nation's defense. Specifically, the GUNG needs an area to accomplish the following training requirements and activities:

- Dismounted personnel maneuvers areas for up to company size light infantry units
- Cantonment areas to support units such as restrooms, bleachers, parking, and all weather access road.
- Bivouac areas for up to battalion size units with motorized and trailer mounted equipment
- Storage of non-sensitive training aids in a fenced area.
- Pre-positioned concrete overhead and pads for bivouac sites
- Facilities for training simulation devices
- No live fire ranges will be built in the property

The Guam National Guard proposes to develop the area to support both military training and to make the area available for use by the community and the Territory of Guam. Priority of use will be given to the Guam National Guard during their monthly weekend drills and Annual Training exercises. The concept on this proposal will be based on the following:

- The GUNG will shoulder all costs of developing the area for its training requirements including cadastral surveys to define the property boundaries.
- The local training area will be made available to the public or other law enforcement and response agencies with proper coordination with GUNG.

- Priority of use of the property is given to the GUNG.
- GUNG will be responsible to secure all environmental assessments and approval required for its training activities at no cost to the Government of Guam.

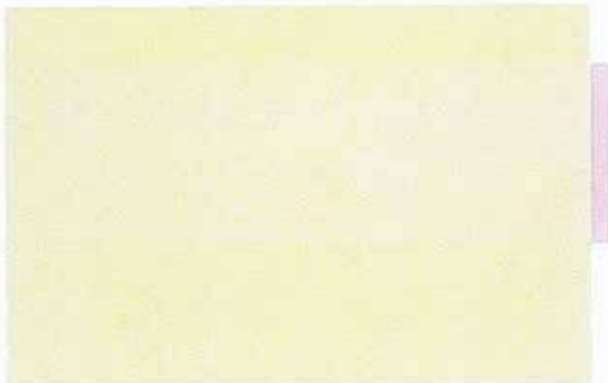
We request for your support in facilitating this matter. Point of contact is MAJ Peter J. Guerrero, Deputy G3 (Operations and Training) at (671) 344-1062 or email peterjesse.b.guerrero.mil@army.mil or Ms Alma S. McDonald at (671) 344-1122 or email alma.s.mcdonald.civ@army.mil.

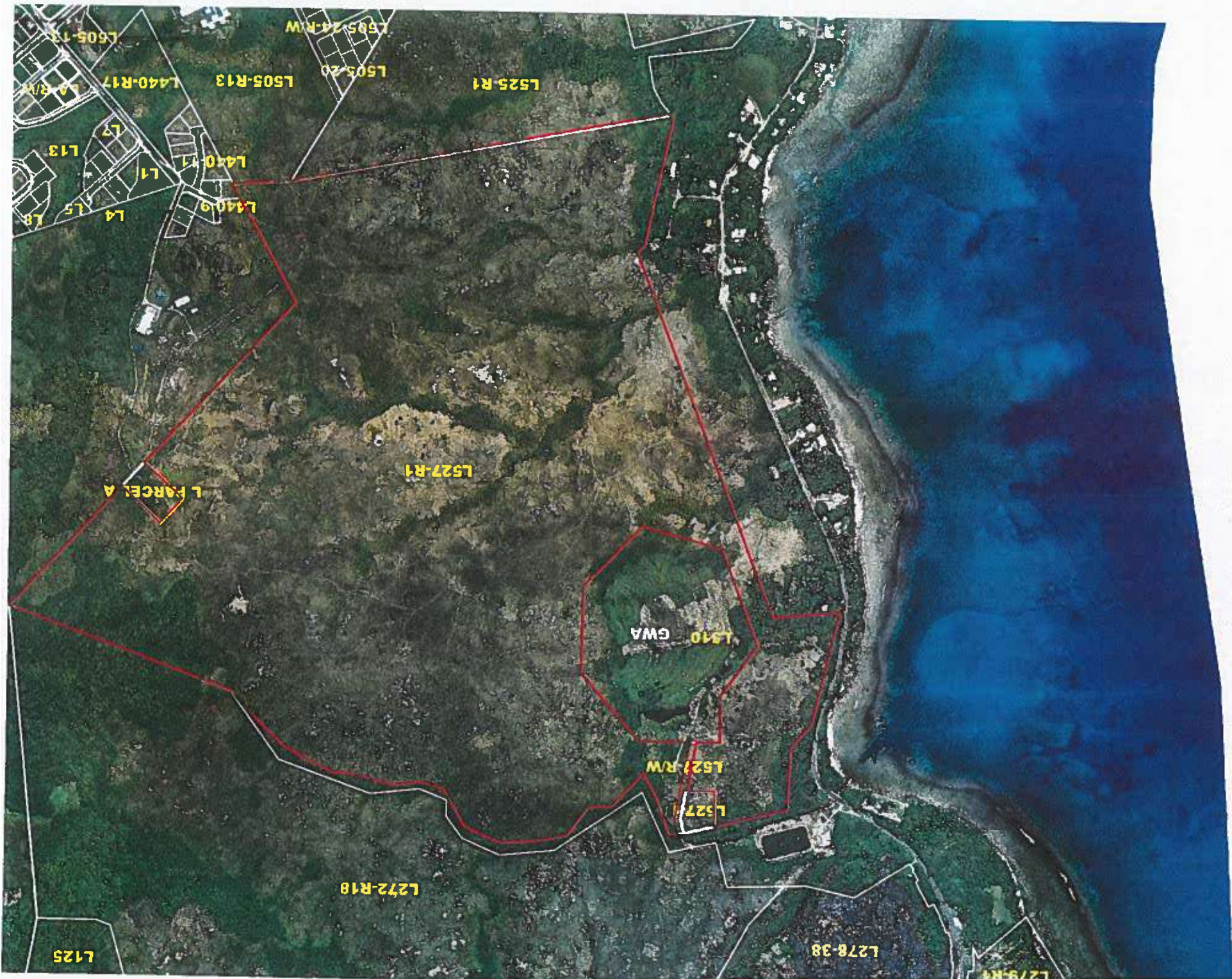
Sincerely,



MICHAEL W. CRUZ
Brigadier General (GU), Guam National Guard
The Adjutant General

Enclosure
Map of Lot 527-R1, Malessso, Guam





12/5/2024
3:12 p.m.
E. CHALGUPA

RECEIVED



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! I 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, Tamuning; 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
Tamuning, 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 Choi

Blue Pacific Realty
353 Chalan San Antonio, Suite 202, Photo Town Plaza
Tamuning, GU 96913
ATTN: Tamio S Clark

Escrow Department
888 North Marine Corps Drive, Suite 200
TAMUNING, GU 96913
ATTN: Sara Pangellnan

Sara G. Pangellnan

Authorized Signature

**Pacific American
Title**
Insurance & Escrow Company



COMMITMENT FOR TITLE INSURANCE

Issued by



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.

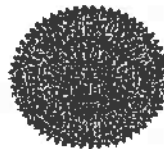
The Company will provide a sample of the policy form upon request.

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.

Sara G. Pangellnan

Sara Pangellnan

stewart
title guaranty company



Matt Morris

Matt Morris
President and CEO

Denise Carraux

Denise Carraux
Secretary

Serial No. C-9912-90270-1

File No.: 90270

SCHEDULE A

1. **Effective Date:** August 2, 2024 at 8:00AM
2. **Policy or Policies To Be Issued:**
ALTA Owners Policy (06/17/06)
Proposed Insured: RHEA PARTNERS, LLC Policy Amount: \$72,000,000.00
3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**
FEE SIMPLE
4. **Title to the estate or interest in said land is at the Effective Date hereof vested in:**
LIH PAO INVESTMENT LLC, a Guam limited liability company
5. **The land referred to in this Commitment is described as follows:**

PARCEL NO. I: 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 Yoshio 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. 88228 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. 724892, 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

I. The following are requirement to be complied with:

1. 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 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 aforesaid.
2. 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.
3. Furnish a certified copy of the resolution adopted by the Board of Directors of LIH PAO INVESTMENT LLC, a Guam limited liability company authorizing the execution of the proposed transaction. In the event 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:

4. Furnish 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 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.
5. 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).

SCHEDULE B II EXCEPTIONS

- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.
1. 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 Insured acquires for value of record the estate or interest of mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS:

2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien, or right to a lien, for services, labor or material hereto or hereafter furnished, imposed by law and not shown as existing liens by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. 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

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. 36126, in the Department of Land Management, Government of Guam. RE: A portion of Lot Nos. 5143 and 5144, Dededo
- 10 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.
- 11 Notice of Action dated 09/14/2009 and recorded on 09/24/2009 under Instrument No. 796466, 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 Ypao Luxury Condominium)

Guam 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.
- 12 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., mortgagor to First Commercial Bank, Ltd., mortgagee, which states it secures a debt in the principal amount of \$30,000,000.00, plus interest.
- 13 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 Lih Pao Investment, L.L.C., a Guam Limited Liability Company, (Borrower) and Pao-Tien Wu and Hung-Ying Wu, (Guarantors).

AFFECTING PARCEL NO. I:

- 15 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.
- 16 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
- 17 Any and all matters as shown on the map dated 08/18/2003 and recorded on 08/18/2003 under Instrument No. 879788, in the Department of Land Management, Government of Guam.
- 18 Navigation servitudes and all other statutory, regulatory and littoral claims, rights and powers of the United States of America, the Territory of Guam, 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 lands. 21 G.C.A. 1202; 21 G.C.A. 9202; Guam 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:

- 19 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, Lih 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 \$6,542.56, under Account No. #1460000736, 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:

- 22 Territorial Real Estate Taxes for the year 2023 was paid 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 Chi-Wa Lin Land
2010 BN#35888 \$1,667.92

AFFECTING PARCEL NO. III & IV:

- 24 License Agreement dated 05/30/1991 and recorded on 06/26/1991 under Instrument No. 456395, 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, licensee. RE: Lot No. 5144-R3-R4, Dededo, Guam.

End...

CONDITIONS AND STIPULATIONS

1. 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, lien, 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 liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
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.alta.org/>.*

**GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT**

826277

OFFICE OF THE RECORDER			
RECORDING DATE: SEPTEMBER 09 2011		INSTRUMENT NUMBER: 826277	
NO. PAGE: 5			
FILE TIME A.M. P.M. 4:50		FILING FEES 44,140	
		RECEIPT NO: 30220	
Appointed Deputy Recorders for Ex-Officio Recorder: Maria L. Ngata Victoria C. Torres Andrew D. Santos Amy T. Bautista Jane T. Yamasaki Joel Antenor Cruz Lisa G. Mangat		Signature of Recorder 	
MARK (X) TYPE OF INSTRUMENT RECORDED			
<input checked="" type="checkbox"/> DEED	<input type="checkbox"/> AFFIDAVIT		
<input type="checkbox"/> MORTGAGE	<input type="checkbox"/> RELEASE		
<input type="checkbox"/> ASSIGNMENT	<input type="checkbox"/> AMENDMENT		
<input type="checkbox"/> ADDENDUM	<input type="checkbox"/> ASSUMPTION		
<input type="checkbox"/> DECREE	<input type="checkbox"/> MAP		
<input type="checkbox"/> ORDERS	<input type="checkbox"/> JUDGEMENT		
<input type="checkbox"/> POWER OF ATTORNEY	<input type="checkbox"/> REVOCATION		
<input type="checkbox"/> AGREEMENT	<input type="checkbox"/> TERMINATION		
MARK (X) TYPE OF INSTRUMENT RECORDED			
<input type="checkbox"/> LEASE	<input type="checkbox"/> CLAIMS		
<input type="checkbox"/> CONTRACT	<input type="checkbox"/> CANCELLATION		
<input type="checkbox"/> CERTIFICATE	<input type="checkbox"/> NOTICE		
<input type="checkbox"/> DECLARATION	<input type="checkbox"/> BILL OF SALE		
<input type="checkbox"/> EASEMENT	<input type="checkbox"/> WITHDRAWAL		
OTHERS:			
ABSTRACT OF TITLE SUMMARY			
ABSTRACT BY:	DATE	NEW CERTIFICATE OF TITLE NO.	CANCELLED CERTIFICATE OF TITLE NO.
COMMENTS			
DATA ENTRY INFORMATION SECTION			
PROPERTY LISTING NO.		MUNICIPALITY:	
LOT NUMBER	UNIT OF MEASUREMENT		
BLOCK NUMBER	SQUARE METERS		
TRACT NUMBER	SQUARE FEET		
ESTATE NO.			
L.M. NO.			
SEPIA NO.			
DATA ENTRY BY:		SCANNED BY:	

826277

FOR
RECORDATION
AT THE
DEPARTMENT
OF
LAND
MANAGEMENT

Island of Guam, Government of Guam
Department of Land Management Officer of the Recorder

File for Record is Instrument No. 826277

On the Year 11 Month 09 Day 09 Time 4:50

Recording Fee 44,140 Receipt No. 30220

Deputy Recorder Jan Yamashita

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 GRANTEE, 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. **DAIS-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 ± square meters; Last Certificate of Title No. 95275 issued to Toyo Real Estate Company (Guam), Inc., a Guam corporation.

PARCEL NO. II: 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 Tokyn Micronesian Development Corporation, organized and existing under and by virtue of the laws of the Territory of Guam, represented by Yoshio Tanaka and Noburu Gotoh.

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#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 9,203 ± square meters; Last Certificate of Title No. 74697 issued to Tokyn Micronesian Development Corporation, organized and existing under and by virtue of the laws of the Territory of Guam, represented by Yoshio Tanaka and Noburu Gotoh.

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 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, easements, 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.

826277

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 9th day of September, 2011.

GRANTOR:

PLUS YPAO, INC., a Guam corporation

By: Kayo Wada
KAYO WADA,
Duly Authorized Representative

GRANTEE:

LIH PAO INVESTMENT LLC, a Guam
limited liability company

By: Hung-Yin Wu
HUNG-YIN WU,
Duly Authorized Representative

GUAM, U.S.A.)
)
CITY OF Tamuning)

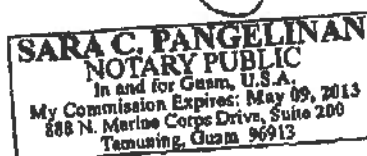
ss:

ON THIS 9th day of SEPTEMBER, 2011, before me, a Notary Public, in and for GUAM, U.S.A., personally appeared Kayo Wada, known to me to be the Duly Authorized Representative of PLUS YPAO INC., the corporation therein named and he/she acknowledged to me he/she executed the within instrument on behalf of said corporation.

WITNESS my hand and official seal

Sara C. Pangelinan
Notary Public

Seal




826277

Taiwan))
City of Keelung))
American Institute in Taiwan))
Keelung Branch Office))

ON THIS 6th day of SEPTEMBER, 2011, before me, special Notary (PL96-8) of the Consular Section, American Institute in Keelung, Taiwan, personally appeared HUNG-YING WU, known to or identified to me to be the Duly Authorized Representative of LIH PAO INVESTMENT LLC, the limited liability company therein named and which name is subscribed to the foregoing document and acknowledged to me that he/she executed the same as its free and voluntary act and deed for the uses and purposes therein contained on behalf of said limited liability company.

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


John G. Hartman
Special Notary (PL 96-8)
(official signature and seal of notary)

**GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT**

842473

OFFICE OF THE RECORDER				
RECORDING DATE: OCTOBER 03 2012		842473		NO. PAGE: <div style="font-size: 2em; text-align: center;">4.</div>
<div style="display: flex; justify-content: space-between;"> <div> FILE TIME <div style="display: flex;"> <div style="border: 1px solid black; padding: 2px;">A.M.</div> <div style="border: 1px solid black; padding: 2px;">P.M.</div> </div> </div> <div> FILING FEES <div style="font-size: 1.5em;">13,070</div> </div> </div>		RECEIPT NO: <div style="font-size: 1.5em;">34563</div>		
Appointed Deputy Recorders for Ex-Officio Recorder <i>Lisa G. Mangar; Lisa P. Cruz, Jane T. Yamasaki; Victoria C. Torres; Amy T. Baulieu; Joel Antenor Cruz;</i>		Signature of Recorder <div style="font-size: 1.5em; text-align: center;">Lisa Mangar</div>		
MARK (X) TYPE OF INSTRUMENT RECORDED				
DEED	AFFIDAVIT			
MORTGAGE	RELEASE			
ASSIGNMENT	AMENDMENT			
ADDENDUM	ASSUMPTION			
DECREE	MAP			
ORDERS	JUDGEMENT			
POWER OF ATTORNEY	REVOCATION			
AGREEMENT	TERMINATION			
MARK (X) TYPE OF INSTRUMENT RECORDED				
LEASE	CLAIMS			
CONTRACT	CANCELLATION			
CERTIFICATE	NOTICE			
DECLARATION	BILL OF SALE			
EASEMENT	WITHDRAWAL			
OTHERS:				
ABSTRACT OF TITLE SUMMARY				
ABSTRACT BY:	DATE	NEW CERTIFICATE OF TITLE NO.	CANCELLED CERTIFICATE OF TITLE NO.	
COMMENTS				
DATA ENTRY INFORMATION SECTION				
PROPERTY LISTING NO.				
MUNICIPALITY:				
LOT NUMBER	UNIT OF MEASUREMENT			
BLOCK NUMBER	SQUARE METERS			
TRACT NUMBER	SQUARE FEET			
ESTATE NO.				
LM. NO.				
SEPIA NO.				
DATA ENTRY BY:				
SCANNED BY:				

842473

FOR)
 RECORDATION)
 DEPARTMENT)
 OF)
 LAND)
 MANAGEMENT)

Island of Guam, Government of Guam
 Department of Land Management

842473

File for record is Instrument No.

For the Year 12, Month 10, Day 03, Time 4:05.Recording Fee \$13,070 Receipt No 34563

Deputy Recorder

Jana Mangar**WARRANTY DEED****TO ALL TO WHOM THESE PRESENTS MAY COME, GREETING:**

THAT ON THIS 3rd day of October, 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 Guam 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.

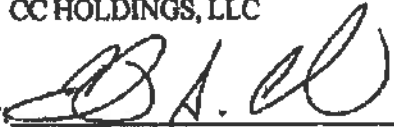
Pursuant to Section 13124 of the Government Code of Guam, as added by Public Law 18-40, the following statements are made:

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

By: 
 EDUARDO A. CALVO
 Its Authorized Representative

GRANTEE:

LIH PAO INVESTMENT, LLC

By: 
 CHUN-CHIEH WANG
 Its Authorized Representative

ACKNOWLEDGMENT

GUAM

)

) ss:

City of Hagatna

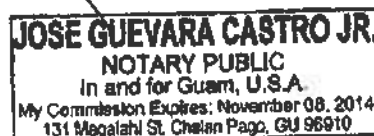
)

October, 2012

On this 3rd day of ~~September~~, 2012, before me, a Notary Public in and for the Territory of Guam, personally appeared EDUARDO A. CALVO, a duly authorized representative for CC HOLINGS, 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.

)SEAL(



GUAM

)

) ss:

City of Hagatna

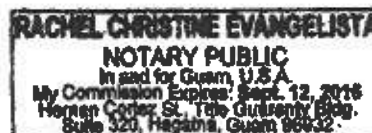
25th

)

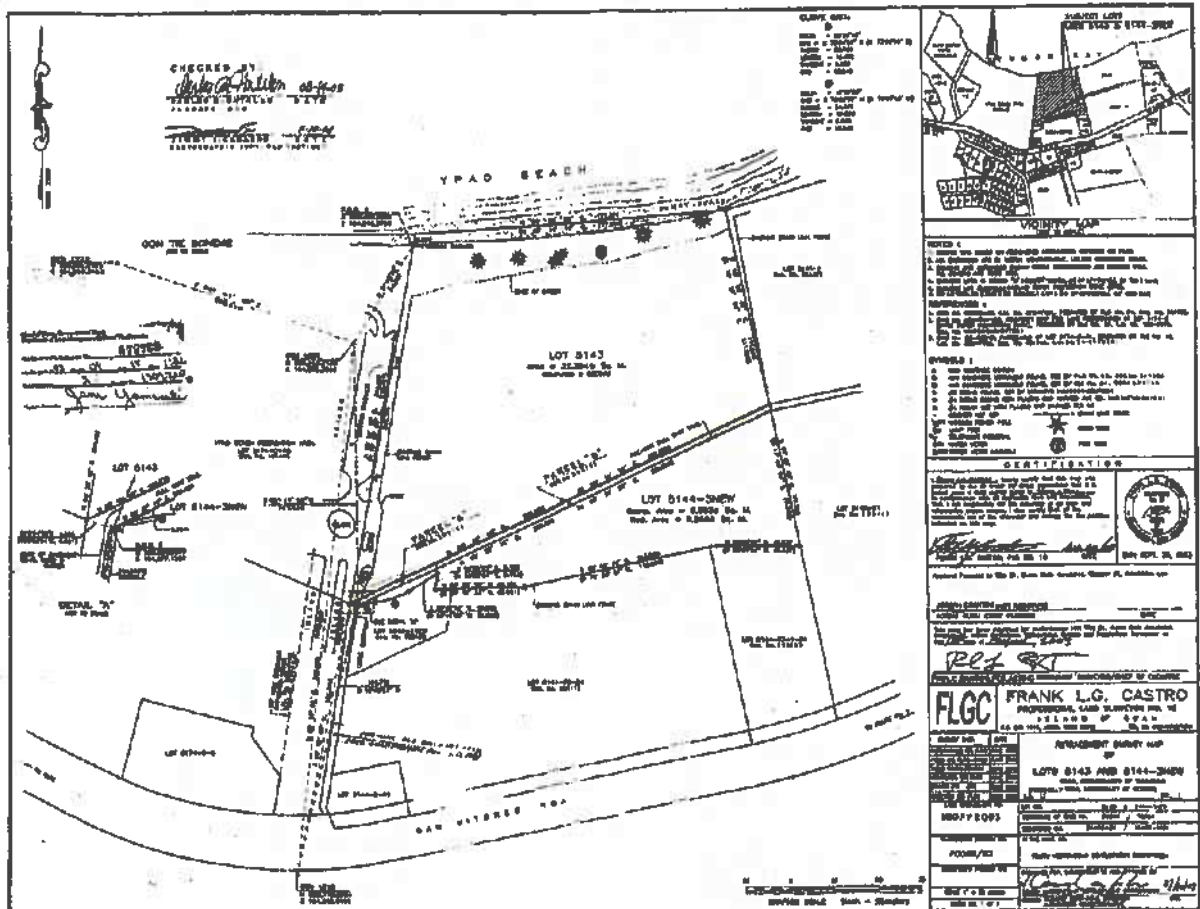
On this 3rd day of ~~September~~, 2012, before me, a Notary Public in and for the Territory of Guam, personally appeared CHUN-CHIEH WANG, a duly authorized representative for LIH PAO INVESTMENT, LLC, known to me to be the person whose name is subscribed to the forgoing Warranty Deed and acknowledged 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.

)SEAL(



Abstract







**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.

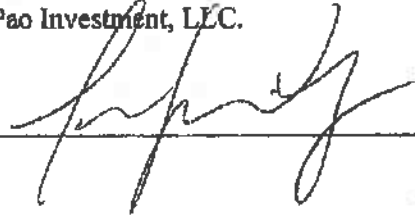
IT IS FURTHER RESOLVED, that this unanimous consent, may also be executed by facsimile ("fax") or e-mail and in any number of counterparts, and each fax, e-mail or counterpart shall be deemed to be an original consent, but all such faxes, e-mails and counterparts together shall constitute but one (1)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

The undersigned, being all of the member of the Corporation, consent to and ratify the foregoing actions on this 15 day of July, 2024.

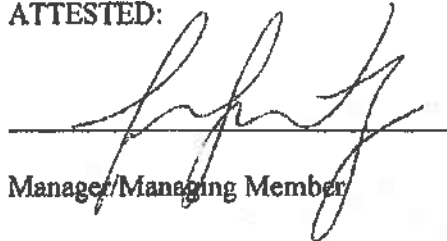
Members

Lih Pao Investment, LLC.

By



ATTESTED:



Manager/Managing Member

RHEA PARTNERS, LLC

674 Harmon Loop Road Suite 216 Deddo Guam 96929
Tel #: 671-639-1111 / 671-797-0131

November 25, 2024

To Whom It May Concern,


This letter serves as formal authorization for Mr. Jae Ji 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.

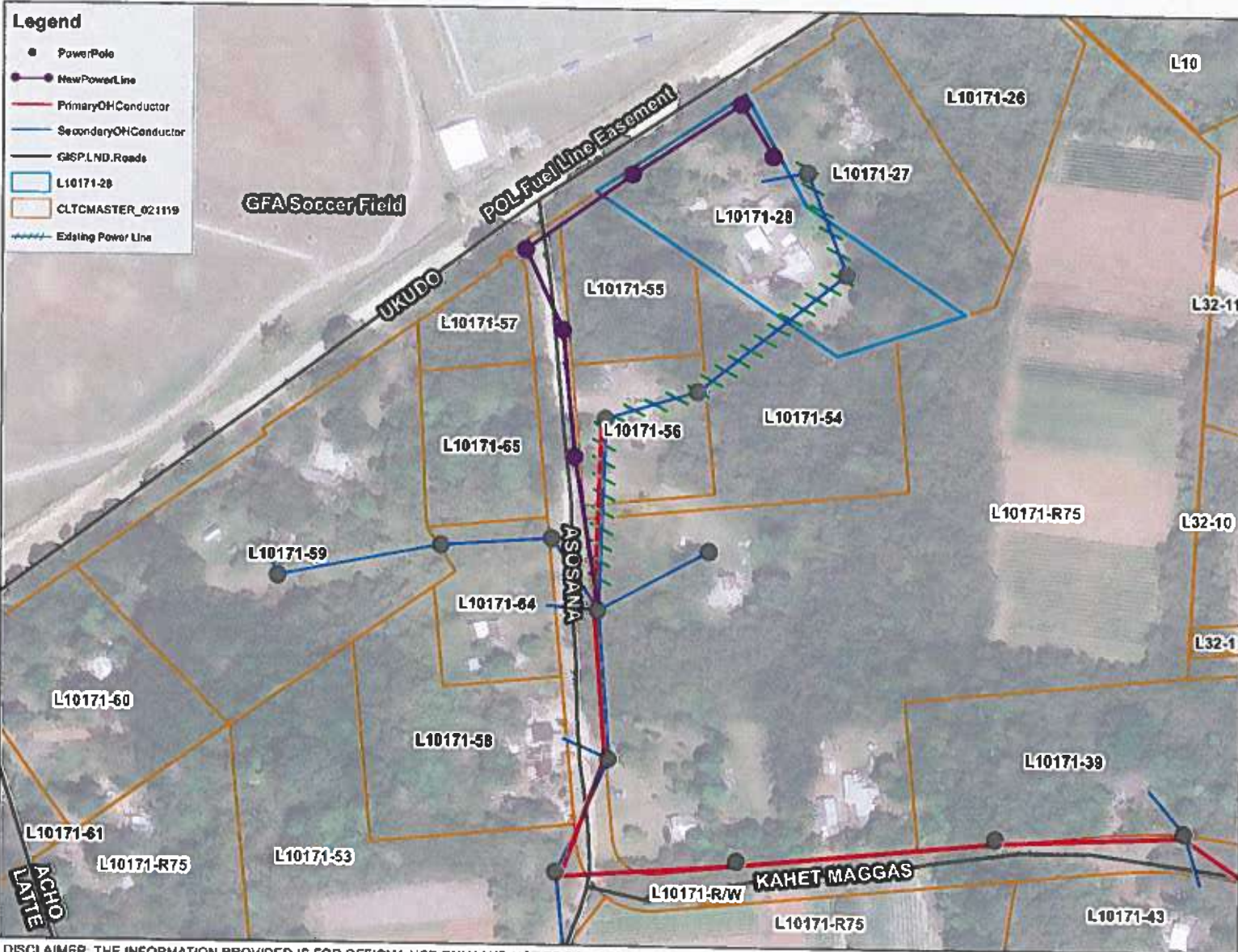
Sincerely,

Sincerely,


Terry Kim
President
Rhea Partners, LLC



Lot 10171-28 Dededo



DISCLAIMER: THE INFORMATION PROVIDED IS FOR OFFICIAL USE ONLY AND NOT TO BE USED FOR DESIGN OR ANALYSIS. ALL LOCATIONS AND DISTANCES ARE APPROXIMATE.



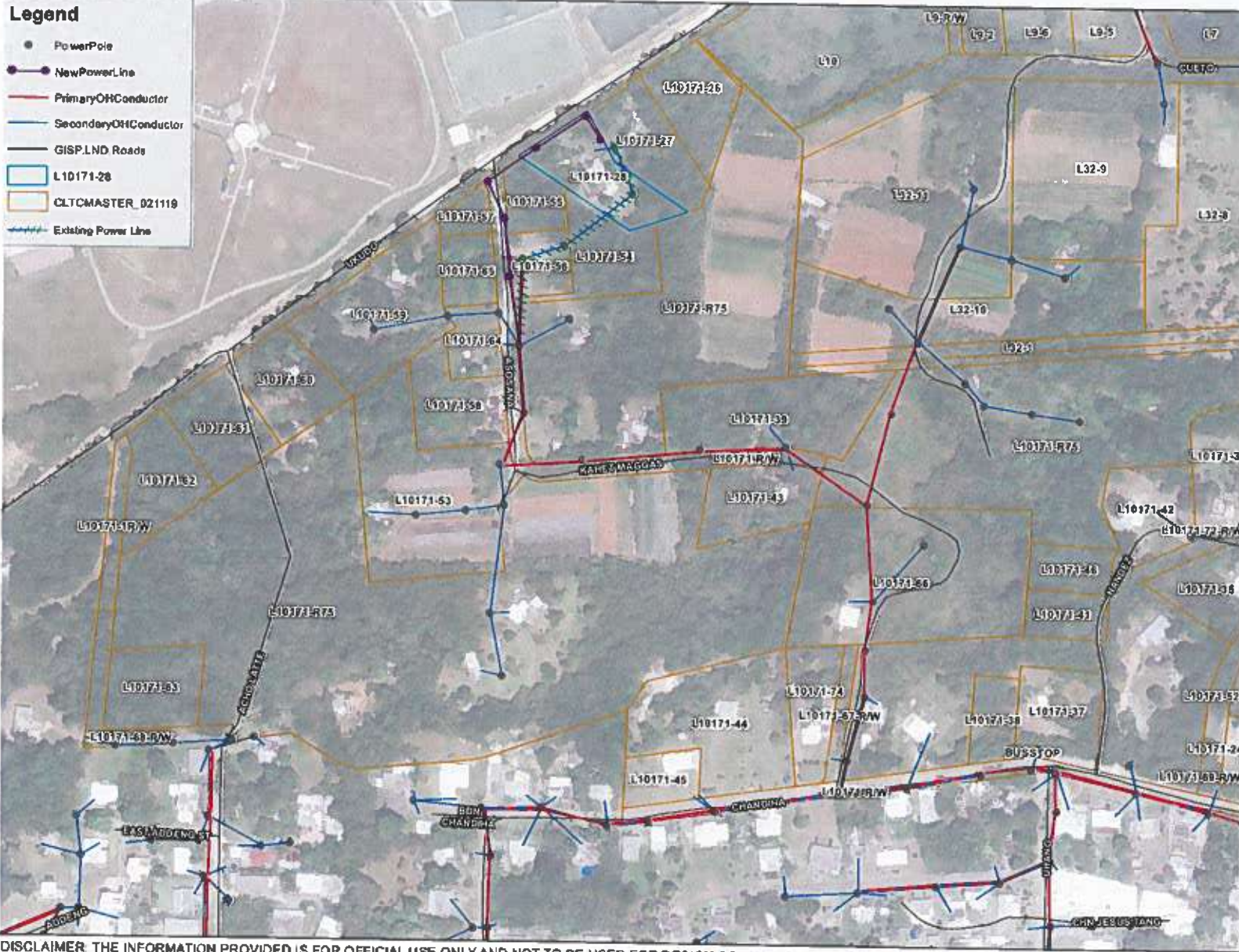
Guam Power Authority
Division: Engineering
Section: Real Estate-GIS
Prepared by: rsantos
1 in = 100 ft



Date: 1/7/2025 9:25:33 AM

Legend

- Power Pole
- New Power Line
- Primary OH Conductor
- Secondary OH Conductor
- GIS PLND Roads
- L10171-28
- CLTCMASTER_021119
- Existing Power Line



DISCLAIMER: THE INFORMATION PROVIDED IS FOR OFFICIAL USE ONLY AND NOT TO BE USED FOR DESIGN OR ANALYSIS. ALL LOCATIONS AND DISTANCES ARE APPROXIMATE.



Guam Power Authority
Division: Engineering
Section: Real Estate-GIS
Prepared by: rtsantos
1 in = 234 ft



Date: 12/9/2024 10:00:51 AI

For filing with the Registrar)
of land titles pursuant to the)
Land Title Registration Act.)
Requested by Guam Power)
Authority. After filing.)
deliver copies to Guam)
Power Authority P.O.)
Box 2977 Hagatña,)
Guam 96932.)

Island of Guam, Government of Guam
Department of Land Management Officer of the Recorder

File for Record is Instrument No. **856049**
On the Year 13 Month 09 Day 06 Time 8:29
Recording Fee **DE-OFFICIO** Receipt No. _____
Lisa O. Mangar

(Space above this line for Recorder's use only.)

**GRANT OF RIGHT-OF-WAY
FOR THE ERECTION AND MAINTENANCE OF POWER
LINES, POLES, WIRES, CABLES AND
UNDERGROUND CONDUITS**

CHAMORRO LAND TRUST COMMISSION whose
address is P.O. Box 2950, Hagatna, Guam 96932 hereinafter called the
"Owner", hereby grants **GUAM POWER AUTHORITY**, hereinafter called the
"Authority", its successors and assigns, the right to erect, construct, re-construct, replace,
remove, maintain and use a line of poles, towers or underground conduits with such wires
and cables, as the Authority shall from time to time suspend therefrom or run therethrough
for power and communication purposes, and all necessary and proper foundation, down-
guys, footings, crossarms and other appliances and fixtures for use in connection with said
poles, wire and cables, together with a right-of-way, on, along and in all of the hereinafter
described strip of those certain lands which are situated in the Municipality of Dededo,
Guam, and more particularly described as follows:

A strip of land (as shown on Exhibit "A" attached hereto) extending
partially across Lot No. R2, Tract 11406NEW, Municipality of Dededo,
Guam as delineated in that certain sketch (or map) and marked Exhibit "A"
attached hereto and is made a part hereof.

Owner further grants to the Authority, the right of ingress to and egress from
said strip over and across said lands by means of roads and lanes thereon, if such there be,
otherwise by such route or routes as shall occasion the least practicable damage and
inconvenience to Owner.

Owner shall have the right to use said strip for purpose not inconsistent with
Authority's full enjoyment of the rights hereby granted, provided that Owner shall not erect
or construct any building or other structure, or drill or operate any well within said strip.
Authority shall have the further right, from time to time, to trim and to cut down and clear

away any and all trees and brush now or hereafter on said strip and shall have the further right from time to time to trim and to cut down and clear away any trees on either side of said strip which now or hereafter in the opinion of Authority may be a hazard to said poles, wires, cables, or conduits, by reason of the danger of falling thereon or interfering therewith, provided, however, that all trees which Authority is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of Owner, but all tops, brush and refuse wood shall be removed by Authority.

Authority shall also have the right to mark the location of said strip by suitable markers set in the ground or on said poles, towers, wires or cables, but said markers set in the ground shall be placed in fences or other locations which will not interfere with any reasonable use Owner shall make of said strip.


Authority shall repair any damage it shall do to Owner's private roads or lanes on said lands, and shall indemnify Owner against any loss and damage which shall be caused by the exercise of said ingress and egress, or by any wrongful or negligent act or omission of Authority or of its agents or employees in the course of their employment.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, Owner has executed these presents this 23rd day of Aug., 2013.

OWNER:

CHAMORRO LAND TRUST COMMISSION


By: DAVID V. CAMACHO
Acting Director
Department of Land Management

ACKNOWLEDGEMENT

In and for Guam,)
)ss
City of Hagatna)

On this 23rd day of August, 2013, before me, a Notary Public in and for Guam, personally appeared David V. Camacho, known to me to be the Acting Director of DEPARTMENT OF LAND MANAGEMENT whose name is subscribed to the foregoing Grant of Right of Way for the Erection and Maintenance of Power Lines, Poles, Wires, Cables and Underground Conduits and acknowledged to me that he executed the same.

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



Notary Public



ANTONIO S. GUMATAOTAO
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: Dec. 28, 2014
P.O. Box 2977 Hagatna, GU 96932-2977

NOTE:

Real Estate Division, Department of Revenue and Taxation (b) (P.L. 7-140), Government Code of Guam, exempts from Real Property Taxes all property to which...the Government of Guam has the right of possession which is being used for public roads or easements.

For filing with the Registrar)
of land titles pursuant to the)
Land Title Registration Act.)
Requested by Guam Power)
Authority. After filing,)
deliver copies to Guam)
Power Authority P.O.)
Box 2977 Hagatña,)
Guam 96932.)

(Space above this line for Recorder's use only.)

**GRANT OF RIGHT-OF-WAY
FOR THE ERECTION AND MAINTENANCE OF POWER
LINES, POLES, WIRES, CABLES AND
UNDERGROUND CONDUITS**

CHAMORRO LAND TRUST COMMISSION whose
address is P.O. Box 2950, Hagatna, Guam 96932 hereinafter called the
"Owner", hereby grants **GUAM POWER AUTHORITY**, hereinafter called the
"Authority", its successors and assigns, the right to construct, re-construct, replace, remove,
maintain and use a line of poles, towers or underground conduits with such wires and cables,
as the Authority shall from time to time run therethrough for power and communication
purposes, and all necessary and proper foundation, footings, and other appliances and
fixtures for use in connection with said conduits, wire and cables, together with a right-of-
way, on, along and in all of the hereinafter described strip of those certain lands which are
situated in the Municipality of Dededo, Guam, and more particularly described as
follows:

A strip of land (as shown on Exhibit "A" attached hereto) extending
partially across Lot No. 10171-55 Municipality of Dededo Guam
as delineated in that certain sketch (or map) and marked Exhibit "A"
attached hereto and is made a part hereof.

Owner further grants to the Authority, the right of ingress to and egress from
said strip over and across said lands by means of roads and lanes thereon, if such there be,
otherwise by such route or routes as shall occasion the least practicable damage and
inconvenience to Owner.

Owner shall have the right to use said strip for purpose not inconsistent with
Authority's full enjoyment of the rights hereby granted, provided that Owner shall not erect
or construct any building or other structure, or drill or operate any well within said strip.
Authority shall have the further right, from time to time, to trim and to cut down and clear
away any and all trees and brush now or hereafter on said strip and shall have the further

right from time to time to trim and to cut down and clear away any trees on either side of said strip which now or hereafter in the opinion of Authority may be a hazard to said wires, cables, or conduits, by reason of the danger of falling thereon or interfering therewith, provided, however, that all trees which Authority is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of Owner, but all tops, brush and refuse wood shall be removed by Authority.

Authority shall also have the right to mark the location of said strip by suitable markers set in the ground or on said poles, towers, wires or cables, but said markers set in the ground shall be placed in fences or other locations which will not interfere with any reasonable use Owner shall make of said strip.

Authority shall repair any damage it shall do to Owner's private roads or lanes on said lands, and shall indemnify Owner against any loss and damage which shall be caused by the exercise of said ingress and egress, or by any wrongful or negligent act or omission of Authority or of its agents or employees in the course of their employment.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, Owner has executed these presents this _____ day of _____, 2025.

Owner:

CHAMORRO LAND TRUST COMMISSION

By: _____
JOEY CRUZ
Acting Administrator

A C K N O W L E D G E M E N T

In and for Guam,)
)ss
City of Hagatna)

On this _____ day of _____, 2025, before me, a Notary Public in and for Guam, personally appeared _____, known to me to be the Acting Administrator of **CHAMORRO LAND TRUST COMMISSION** whose name is subscribed to the forgoing **Grant of Right of Way for the Erection and Maintenance of Power Lines, Poles, Wires, Cables and Underground Conduits** and acknowledged to me that he executed the same.

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




Notary Public

) SEAL (

NOTE:

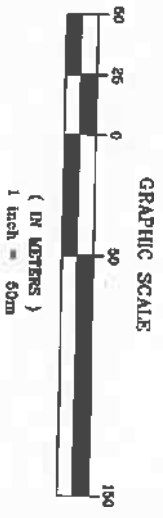
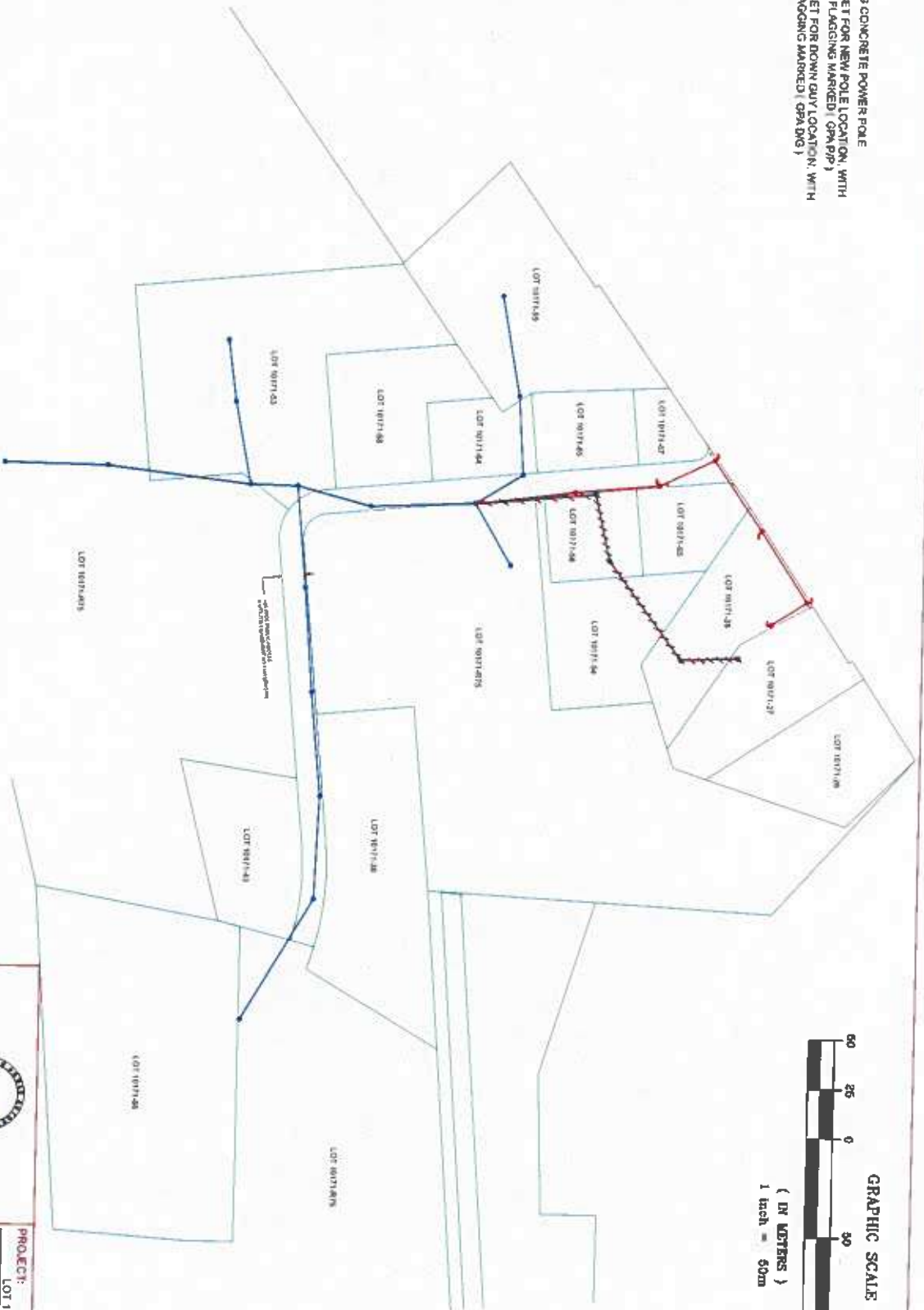
Real Estate Division, Department of Revenue and Taxation (b) (P.L. 7-140), Government Code of Guam, exempts from Real Property Taxes all property to which...the Government of Guam has the right of possession which is being used for public roads or easements.

SYMBOLS:

-  EXISTING CONCRETE POWER POLE
-  REBAR SET FOR NEW POLE LOCATION, WITH YELLOW FLAGGING MARKED (OPM/PP)
-  REBAR SET FOR DOWN GUY LOCATION, WITH BLUE FLAGGING MARKED (OPM/DG)



1983 GRID



REFERENCES:

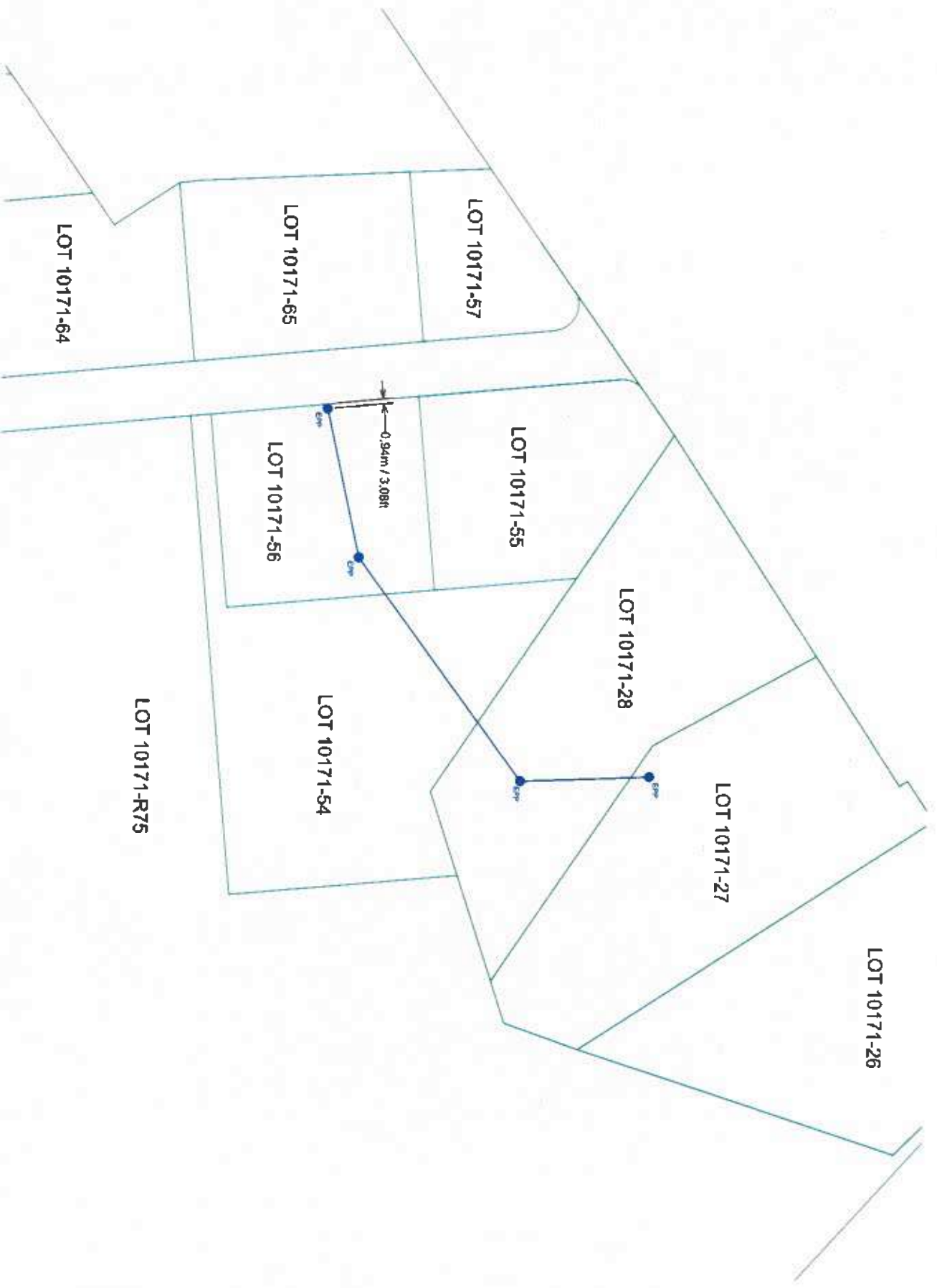
1. AGRICULTURAL SUBDIVISION MASTER PLAN OF LOT 10171, PREPARED BY DEPARTMENT OF LAND MANAGEMENT SURVEY DIVISION, DDCNO. 880010.



GUAM POWER AUTHORITY
P.O. BOX 2977 AGANA, GUAM 96910-2977

PROJECT:
LOT 10171, ASOSAMA LANE,
HARMON LOOP ROAD, DEDEDO

REVIEWED BY: JBA
W.O. NUMBER: WO # 515921
DRAWN BY: LJA
SCALE: 1" = 50m
DATE: NOVEMBER 26, 2024



📧 Reply all | 🗑 Delete | 🗑 Junk | ⋮



Re: Theft of Service - 384 South Ukudo, Dededo



Josi Aguon

Mon 11/18/2024, 10:42 AM

Arleen Sahagon; John Benavente; Jennifer Sablan; Jeffrey Fejeran; Vince Sablan; Eli; 📧

📧 Reply all | ⌵

Inbox

Hafa Adai Ar,

Mr. John Duenas and Aaron Gonzales are the lead engineers to develop the rerouting of the distribution line to ensure accessibility and continued service to the residence at the rear.

At this time in coordination with the Real Estate Supervisor, the lead engineers, and our survey crew we were able to dispatch the survey crew and stake-out the new locations based on the design. However, since the poles will be occupying CLTC property a GPA easement will need to be obtained. Once the preliminary design is finalized we will submit it to JR Gumataotao, RE Supervisor who is currently in contact with CLTC. A copy will also be provided to you.

Although we are in the process of designing to reroute the lines, the project itself may take a couple of months due to the requirements we must follow. Therefore, I am in agreement that tree trimming should be performed.

Rest assured, though, we are doing everything we can to expedite the project.

If you have any concerns please feel free to contact me.

Josi Aguon

From: Arleen Sahagon

Sent: Friday, November 15, 2024 6:25:44 PM

To: John Benavente; Jennifer Sablan

Cc: Jeffrey Fejeran; Josi Aguon; Vince Sablan; Elizabeth Mendiola

Subject: Theft of Service - 384 South Ukudo, Dededo

Hafa Adai Mr. Benavente and Mrs. Sablan,

On November 13, 2024, Revenue Protection Utility Investigator was contacted by a GPD Officer reporting a possible illegal connection. RPS conducted a Theft of Service investigation at #384 South Ukudo (Behind the Sports Complex, along the pipeline) in Dededo yesterday. This the 4th reported theft of service at this location; a Chamorro Land Trust property. We found that the perpetrators attached #12 wire directly onto the secondary service wire on the wooden pole located at the rear of the tin/wooden structure. The secondary line extends to the back of the structure and services another residence along the pipeline road. The location was occupied at the time of our investigation. The opposite end of the wire led into a window. A radio was blaring indicating power was in use. No other power source was found at the location.



RPS first visited the location to respond to Meter Shop's finding of a jumpered meter socket on March 21, 2023. There was no assigned meter on site. On June 11, 2024, RPS returned again to respond to a reported theft of service. We found an illegal connection from the the secondary service into a breaker box. Perpetrators nailed pieces of wood to the wooden pole, as a ladder, to access the secondary line. Another illegal connection was reported and found on October 29, 2024 with the connection made on the secondary line at the front of the house at an area covered with overgrown trees. RPS also sent an email to T&D to trim the trees surrounding the secondary lines after the October 29th discovery however the trimming request was not yet addressed when we returned for another theft of service investigation on the 14th of November. The perpetrators accessed the secondary line by scaling a container and climbing on the branches of the tree to make the illegal connection.

RPS has reached out to Customer Services Supervisor Beth Mendiola to identify the true owner of the property, since the last know account holder, Vicente D Cruz is deceased. GPD officers made an arrest at the location on November 13th and will be questioning that individual for the 4 theft of service cases. The residence continues to house occupants and it is likely they will attempt to steal power again.

With the 3rd confirmed finding, we inquired with the Engineering department for assistance in addressing the situation with the wooden poles at the location. The wooden pole that the perpetrators accessed, at the rear, appeared to be rotting out and could pose a serious safety issue. They have since contacted the Chamorro Land Trust office to assist in redirecting the secondary line to continue service to the other residence on the pipeline road.

It appears that the occupants do not have the authorization to apply for services at the location or repay GPA for the \$64,000 calculated back billings for the 3 cases. Backbilling for the November 14th discovery is still pending so that amount will likely increase. Engineering has also reached out to the Chamorro Land Trust to find out who the true owner of the property is since the original owner is deceased and to discuss other easement options. We noted that one of the secondary lines was also disconnected on the pole that had the illegal connection. We confirmed with the neighboring residence that they had experienced some fluctuation and power loss.

To further deter theft of GPA services at this location, we recommend that the wooden poles be changed out to concrete poles and the service to the other residence be redirected from behind the tampered location. Engineering's Customer Services Supervisor and the has been assisting with this project. In the meantime, trimming the trees under (and over) the secondary line in the front of the house should be completed to allow for the secondary wire to be visible and not obstructed.

Your support is greatly appreciated in this situation. If you have any further questions, please don't hesitate to call me.

Thank you very much.

Arleen Sahagon
Internal Auditor.

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Re: Lot 10171, South Ukudo, Dededo

**Arleen Sahagon**

Tue 12/3/2024, 4:27 PM

Josi Aguon; Vince Sablan; John Duenas; Antonio Gumataotao JR; John Benavente; .

[Reply all](#) | [...](#)

Inbox

[Show all 5 attachments \(25 MB\)](#) [Download all](#)

Action Items



Hi Everyone,

As mentioned to Josi earlier today, I responded to another theft of utility service at the same location. Same scheme as in November; perpetrator used a makeshift hook - made of a sickle blade tied and taped to a 1 - 1/2" metal rod and #12 red wire to attach to GPA's secondary wire on the pole. The opposite end of the red wire led into the tin-wooden structure through the rooftop, connecting to extension cords leading into the house. Window a/c units were operating and occupants told the GPD officers that they have power in the house. Power was shut off when Meter Shop crew removed the illegal connection on the secondary wire. I've attached some of the photos taken today for review.

The following are the dates of the previous RPS visits and confirmed theft of service findings:

March 21, 2023 - Jumper in exposed meter socket. Reference GPD Case# 23 - 07770

June 11, 2024 - Direct hook up on secondary wire into an exposed breaker box. Reference GPD Case # 24-13640

October 29, 2024 - Direct hook up on secondary wire (mid span). Reference GPD Case# 24 - 25569

November 14 - 2024 - Direct hook up on secondary wire on GPA secondary wire. Reference GPD Case # 24 - 26919

December 3, 2024 - Direct hook up on secondary wire. Reference GPD Case# 24 - 28668

This visit marks the 5th time RPS investigated and confirmed a theft of service - illegal hook-up to GPA secondary wire at this location. Meter Shop crew used a hot stick to remove the connection as there was no access to the wooden pole with a bucket truck. The place is littered with trash and damaged / abandoned vehicles. Water was also running, which may indicate that theft of water service may be occurring as well.

PLEASE NOTE: GPD Officers responding to our call warns that the location is unsafe; occupants are known to have weapons and are unruly to unknown visitors. Please exercise caution when at the location and in



I highly recommend that service to this location not be restored until the theft cases are addressed by the occupants and the true property owner is determined as the referenced GPA customer, Vicente D Cruz is deceased. I agree to the new design to service the other property owners to deter further theft of service incidents at this location. The schemes used are very dangerous and could be fatal to the perpetrator, occupants, and unknown visitors. The GPD officers on site spoke with the occupants but they did not provide us with the names of the individuals.

Let me know if you need any other information regarding today's investigation.

Thank you very much.

Arleen

From: Josi Aguon

Sent: Tuesday, November 26, 2024 10:38:09 AM

To: Antonio Gumataotao JR

Cc: Shon Muna; Williander Espangel; Perry Paul; Levi Adonay; Aaron Gonzales; John Duenas; Lyle Manibusan; Arleen Sahagon; Vince Sablan

Subject: Re: Lot 10171, South Ukudo, Dededo

Hi JR,

Attached is the preliminary design for the area behind the sports complex.

The proposed GPA easement is based and falls within CLTC's Master Plan. Once CLTC confirms they are in agreement we can move forward with the stakeout and finalize everything.

If there is anything else needed let me know so that we can push this through before a tampering case occurs again that may endanger lives.

Josi

From: Levi Adonay

Sent: Tuesday, November 26, 2024 9:57:15 AM

To: Aaron Gonzales; Josi Aguon; John Duenas

Cc: Shon Muna; Williander Espangel; Perry Paul

Subject: Re: Lot 10171, South Ukudo, Dededo

Master plan easement sketch attached



Levi J. Adonay | Engineering Technician II

Engineering Division/Customer Service

GUAM POWER AUTHORITY | POWER TO SERVE

P.O. Box 2977 Hagatna, GU 96932-2977

671.648.3010 | ljadonay@gpagwa.com

www.guampowerauthority.com



To: Josi Aguon; Levi Adonay; John Duenas
Cc: Shon Muna; Williander Espangel; Perry Paul
Subject: Re: Lot 10171, South Ukudo, Dededo

Yes Boss Josi will do!

Thank you @Levi Adonay!

Kind regards,



Aaron Gabriel N. Gonzales
Engineer I
GUAM POWER AUTHORITY
(671) 648-3000 Ext. 3214
aggonzales@gpagwa.com
www.guampowerauthority.com

From: Josi Aguon
Sent: Wednesday, November 20, 2024 10:34:54 AM
To: Levi Adonay; John Duenas; Aaron Gonzales
Cc: Shon Muna; Williander Espangel; Perry Paul
Subject: Re: Lot 10171, South Ukudo, Dededo

Aaron,
please see the attachment and start design process.
Lets meet with survey...
Josi

From: Levi Adonay
Sent: Wednesday, November 20, 2024 10:24:18 AM
To: John Duenas; Aaron Gonzales; Josi Aguon
Cc: Shon Muna; Williander Espangel; Perry Paul
Subject: Lot 10171, South Ukudo, Dededo

See attached pdf and dwg for the as-built



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Governor

Joshua F. Tenorio
Lieutenant Governor

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Arlene P. Bordallo
Chairperson

David B. Herrera
Commissioner

Earl J. Garrido
Commissioner

Jeffrey John P. Ibanez
Commissioner

(Vacant)
Commissioner

Joseph B. Cruz Jr.
Acting Administrative Director

Kumision Inangokkon Tano' CHamoru **(CHamoru Land Trust Commission)**

P.O. Box 2950 Hagåtña, Guam 96932

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

DATE

LESSEE
ADDRESS

SUBJECT: NOTICE TO REMEDIATE AGRICULTURE LEASE

Buenas yan Háfa Adail

A compliance inspection has been conducted and completed on your CHamoru Land Trust leased property, Lot 170A-1, Municipality of Piti. The inspection has determined that you are currently non-compliant with your lease terms. The lease terms that you have violated are marked with an X below.

Please be advised that you will be given one (1) year to rectify your violations. If you do not resolve your lease violations, your non-compliance will be presented to the CLTC board and may result in a lease termination.

- _____ Lessee shall commence to use and/or cultivate this property as a farm within one (1) year of the date of this Lease.
- _____ Lessee shall, after the first year of the lease, use and/or cultivate at least two-thirds (2/3) of this tract of land at all times.
- _____ Lessee shall be required to have all utilities properly installed and metered as necessitated by the utility and be responsible for paying all charges and connection fees.
- _____ Lessee shall conform with all Territorial Zoning and Building laws, subdivision, environmental or administrative laws or policies.
- _____ Should Lessee possess an agricultural tract of Chamorro Land Trust Property and desire to build a home on that agricultural tract, Lessee shall make prior arrangements with Lessor to surrender this residential premises upon completion of the construction of the residence on the agricultural tract.
- _____ Lessee shall obtain the express written consent of the lessor before he erects, reconstructs, demolishes, alters, or improves any building, necessary accessory building, or other improvements on the property.

- _____ Should Lessee be occupying property which is designated as Chamorro Land Trust Property at the time that Lessee obtained this underlying Lease, Lessee shall, within one year of the date of this Lease, vacate the tract of Chamorro Land Trust Property which he was occupying at the time he entered into this Lease, and not enter upon any other CHamoru Land Trust Property to establish a residence, or for farming purposes, without the expressed written consent of the CHamoru Land Trust Commission.
- _____ Lessee shall use the Premises as his residence, which shall only have a single-family dwelling constructed upon it. Failure to obtain the express written consent of the Lessor for the erection of any structures on the property shall be deemed a default of this Lease and subject the lease to termination at the discretion of the Lessor.
- _____ Lessee covenants not to commit waste upon the Premises and, upon the expiration of the term of this Lease, to deliver peaceful possession of the Premises to Lessor.
- _____ Lessee is conducting commercial and/or industrial activities on the premises.
- _____ Lessee shall not sublet or assign this Lease or any part hereof.
- _____ Lessee has outstanding lease rent payments of \$_____.
- _____ Lessee has outstanding Real Property Taxes of \$_____.
- _____ Lessee has no fire insurance coverage for structures on Premises.
- _____ Lessee has more than one single-family dwelling on Premises.
- _____ Lessee is subleasing Premises.

Please be advised that Public Law 37-131 will afford you one (1) year to comply with your lease terms and conditions. If, in the event, you resolve all your non-compliance issues, you may request a re-inspection of your leased property. Once compliance has been achieved, a new lease will be executed for the remainder of your original lease.

If you do not request a re-inspection, CLTC will conduct one six months from the date of this letter. If your non-compliance continues, your case will be forwarded to the CLTC board for further action that may result in the termination of your lease.

As a CLTC lessee of Trust property, you must continually comply with your lease terms and conditions.

If you do not intend to bring your property and lease into compliance with Guam Law and the Commission's regulations, please sign the attached Notice to Voluntarily Terminate Lease Award. In this way, you will have no further obligations to CLTC. Please note that if you do not bring your property and lease into compliance within one (1) year from the date of this letter, CLTC will present your non-compliance and recommend termination of your lease.

If you should have any concerns, please do not hesitate to contact me at (671) 300-3296.

Senseramente,

Joseph B. Cruz, Jr.
Acting Administrative Director

Notice to Terminate Lease Award Voluntarily

I, _____ (Lessee) whose address is

_____ request the

CHamrou Land Trust Commission (CLTC) to terminate my lease with CLTC.

Due to my inability to comply with the lease terms at this time. I will waive any.

and all liabilities and will not pursue any claims against CLTC regarding the

Lease that I am requesting to Terminate.

Lessee

Date

NOTICE TO LESSEE BY SIGNING THIS "NOTICE TO TERMINATE LEASE AWARD VOLUNTARILY," YOU ARE REQUESTING CLTC TO TERMINATE YOUR CLTC LAND LEASE IMMEDIATELY. SIGNING THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES. WE URGE YOU TO CONSULT WITH AN ATTORNEY BEFORE SIGNING.



Lourdes A. Leon Guerrero
Governor

Joshua F. Tenorio
Lieutenant Governor

Commission Members

Arlene P. Bordallo
Chairwoman

David B. Herrera
Commissioner

Earl J. Garrido
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(Vacant)
Commissioner

(Vacant)
Commissioner

John T. Burch
Acting Administrative Director

Kumision Inangokkon Tano' CHamoru **(CHamoru Land Trust Commission)**

P.O. Box 2950 Hagåtña, Guåhan 96932

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

Date

Lessee Name

Address

SUBJECT: NOTICE TO REMEDIATE RESIDENTIAL LEASE

Buenas yan Háfa Adai!

A compliance inspection has been conducted and completed on your CHamoru Land Trust leased property, Lot ///, Block ///, Tract ///, Municipality of ///. The inspection has determined that you are currently non-compliant with your lease terms. The lease terms that you have violated are marked with an X below.

Please be advised that you will be given one (1) year to rectify your violations. If you do not resolve your lease violations, your non-compliance will be presented to the CLTC board and may result in a lease termination.

- ☐ Lessee has not occupied the Premises on a full-time basis.
- ☐ Lessee has not properly installed and metered all utilities.
- ☐ Lessee has not conformed with all Territorial Zoning and Building laws, subdivision, environmental or administrative laws or policies.
(If a Lessee should violate this lease term, a site inspection request will be sent to the respective regulatory agency)
- ☐ Lessee has an Agriculture lease with a Residential dwelling and has not surrendered his/her Residential lease.
- ☐ Lessee has not received written approval to build, alter, or other improvements to the property.
- ☐ Lessee has outstanding lease rent payments of \$_____.
- ☐ Lessee has outstanding Real Property Taxes of \$_____.
- ☐ Lessee has no fire insurance coverage for structures on Premises.
- ☐ Lessee has more than one single-family dwelling on Premises.
- ☐ Lessee is subleasing Premises.

- _____ Should Lessee be occupying property which is designated as Chamorro Land Trust Property at the time that Lessee obtained this underlying Lease, Lessee shall, within one year of the date of this Lease, vacate the tract of Chamorro Land Trust Property which he was occupying at the time he entered into this Lease, and not enter upon any other CHamoru Land Trust Property to establish a residence, or for farming purposes, without the expressed written consent of the CHamoru Land Trust Commission.
- _____ Lessee shall use the Premises as his residence, which shall only have a single-family dwelling constructed upon it. Failure to obtain the express written consent of the Lessor for the erection of any structures on the property shall be deemed a default of this Lease and subject the lease to termination at the discretion of the Lessor.
- _____ Lessee covenants not to commit waste upon the Premises and, upon the expiration of the term of this Lease, to deliver peaceful possession of the Premises to Lessor.
- _____ Lessee is conducting commercial and/or industrial activities on the premises.
- _____ Lessee shall not sublet or assign this Lease or any part hereof.
- _____ Lessee is conducting commercial and/or industrial activities on the premises.

Please be advised that Public Law 37-131 will afford you one (1) year to comply with your lease terms and conditions. If, in the event, you resolve all your non-compliance issues, you may request a re-inspection of your leased property. Once compliance has been achieved, a new lease will be executed for the remainder years of your original lease.

If you should not request a re-inspection, CLTC will conduct one six months from the date of this letter. If your non-compliance should continue, your case will be forwarded to the CLTC board for further action that may result in the termination of your lease.

As a CLTC lessee of Trust property, you must continually comply with your lease terms and conditions.

If you at this time do not intent to bring your property and your lease into compliance with Guam Law and the Commission's regulations please sign the attached Notice to Voluntarily Terminate Lease Award. In this way you will have no further obligations to CLTC. Please note that if you do not bring your property and lease into compliance within in one (1) year from the date of this letter CLTC will present your non-compliance and recommend termination of your lease.

If you should have any concerns, please do not hesitate to contact me at (671) 300-3296.

Senseramente,

Joseph B. Cruz, Jr.
Acting Administrative Director

DRAFT

Notice to Voluntarily Terminate Lease Award

I, _____ (Lessee) whose address is
_____ request the
CHamrou Land Trust Commission (CLTC) to terminate my lease with CLTC
due to my inability to comply with the lease terms at this time. I will waive any
and all liabilities and will not pursue any claims against CLTC regarding the
lease that I am requesting to Terminate.

Lessee

Date

**NOTICE TO LESSEE BY SIGNING THIS "NOTICE TO VOLUNTARILY
TERMINATE LEASE AWARD" YOU ARE REQUESTING CLTC TO
IMMEDIATELY TERMINATE YOUR CLTC LAND LEASE. SIGNING THIS
DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES. WE URGE YOU
TO CONSULT WITH AN ATTORNEY PRIOR TO SIGNING.**

CHamoru Land Trust Commission – Inspection Report

LOT DESCRIPTION:

MUNICIPALITY:

DATE OF INSPECTION:

LAND AGENT(S):

COMMISSION APPROVED PLAN:

- ☐ Planned Development – Single Family
☐ Planned Development – Multi-Family
☐ Planned Development – Agricultural

- ☐ Planned Development – Commercial
☐ Parks
☐ Government

LAND USE OBSERVATIONS:

- ☐ Single Family Residential
☐ Multi-Family Residential / Total Units:
☐ Renting from Lessee/Occupant
☐ Farming
☐ Ranching
☐ Grazing
☐ Other, specify:

- ☐ Commercial / Type:
☐ Government, Local
☐ Government, Federal
☐ Industrial
☐ Undeveloped

NAME OF LESSEE/OCCUPANT:

CONTACT INFO:

NAME OF AUTHORIZED OCCUPANT:

CONTACT INFO:

NAME OF SQUATTER:

CONTACT INFO:

- ☐ Valid GU Driver's License:
☐ Guam ID:
☐ Other form of

FORM(S) OF ID TO BE PICTURED AND PLACED IN FILE FOR REFERENCE

PHYSICAL ADDRESS:

MAILING ADDRESS:

LUP # (if any)

Name of LUP Holder:

Percentage of Parcel Used:

UTILITIES SERVICED (IF ANY AVAILABLE):

- ☐ Water ☐ Power ☐ Septic/Cesspool ☐ Sewer
☐ Trash Pickup ☐ Telephone ☐ Cable

STRUCTURE(S):

- ☐ Concrete ☐ Semi-concrete ☐ Wood/Tin ☐ Container ☐ Canopy
☐ Pallets
☐ Approximate size of "housing unit":

FARMING:

- ☐ Agriculture ☐ Horticulture ☐ Aquaculture ☐ Hydroponic ☐ Ornamental
- | | | |
|--|--|--|
| <input type="checkbox"/> Achote x _____ | <input type="checkbox"/> Atemoya x _____ | <input type="checkbox"/> Avocado x _____ |
| <input type="checkbox"/> Banana x _____ | <input type="checkbox"/> Beans x _____ | <input type="checkbox"/> Beetlenut x _____ |
| <input type="checkbox"/> Breadfruit x 6 | <input type="checkbox"/> Citrus x _____ | <input type="checkbox"/> Calamansi x _____ |
| <input type="checkbox"/> Chico x _____ | <input type="checkbox"/> Coconut x 10 | <input type="checkbox"/> Curry Tree x _____ |
| <input type="checkbox"/> Cucumber x _____ | <input type="checkbox"/> Eggplants x _____ | <input type="checkbox"/> Gov's Plum x _____ |
| <input type="checkbox"/> Guava x _____ | <input type="checkbox"/> Gooseberry x _____ | <input type="checkbox"/> Grapefruit x _____ |
| <input type="checkbox"/> Jackfruit x _____ | <input type="checkbox"/> Local Apple x _____ | <input type="checkbox"/> Lemon Tree x _____ |
| <input type="checkbox"/> Lemnchina x _____ | <input type="checkbox"/> Marongai x 2 | <input type="checkbox"/> Mancinita x _____ |
| <input type="checkbox"/> Mango x 8 | <input type="checkbox"/> Melons x _____ | <input type="checkbox"/> Mulberry x 2 |
| <input type="checkbox"/> Noni x _____ | <input type="checkbox"/> Pandaneus x _____ | <input type="checkbox"/> Papaya |
| <input type="checkbox"/> Okra | <input type="checkbox"/> Pickle x _____ | <input type="checkbox"/> Potatoes x _____ |
| <input type="checkbox"/> Pepper (Donne) x 20 pots/containers | <input type="checkbox"/> Starfruit x _____ | <input type="checkbox"/> Seeded Breadfruit x _____ |
| <input type="checkbox"/> Pumpkin x _____ | <input type="checkbox"/> Tamarin x _____ | <input type="checkbox"/> Soursop x _____ |
| <input type="checkbox"/> Seeded Plum (Sineguellas) x _____ | <input type="checkbox"/> Tubers x _____ | <input type="checkbox"/> Sweetsop (Ates) x 3 |
| <input type="checkbox"/> Star Apple (Bilimbines) x _____ | <input type="checkbox"/> Poultry x _____ | <input type="checkbox"/> Sweet Potato/Yam x _____ |
| <input type="checkbox"/> Suriman Cherry x _____ | | <input type="checkbox"/> Tomatoes x _____ |
| <input type="checkbox"/> Tangerine x _____ | | <input type="checkbox"/> Wingbeans |
| <input type="checkbox"/> Taro (Dagu) x _____ | | <input type="checkbox"/> Piggery x _____ |
| <input type="checkbox"/> Duck x _____ | | |
| <input type="checkbox"/> Other (specify): _____ | | |

AGRICULTURE LEASE VIOLATIONS

- ☐ Failure to utilize/cultivate the property as a farm within one (1) year of the date of the lease.
- ☐ Failure to cultivate at least two-thirds (2/3) of the land at all times after the first year of the lease.
- ☐ Failure to properly install and metered all utilities.
- ☐ Failure to comply with all territorial zoning and building laws, subdivision, environmental, or administrative laws or policies.
- ☐ The Lessee didn't make prior arrangements with CLTC to surrender residential premises upon completion of the construction of the residence on the agricultural tract.
- ☐ Failure to obtain written consent from the CLTC before the constructions/reconstructions, demolitions, alterations, or other improvements on the property.
- ☐ Lessee vacated the CLTC property with underlying lease (within one (1) year), however, failed to obtain a written consent from CLTC prior to moving to the new designated property.
- ☐ Failure to obtain CLTC's written consent prior to building any structures as Lessee shall only use the premises as a residence and may construct only a single-family dwelling.

RESIDENTIAL LEASE VIOLATIONS

- ☐ Failure to occupy the premises on a full-time basis.
- ☐ Failure to properly install and metered all utilities.
- ☐ Failure to conform with all territorial zoning and building laws, subdivision, environmental, or administrative laws or policies.
- ☐ Lessee has an Agriculture lease with a residential dwelling and has not surrendered his/her Residential lease.
- ☐ Lessee has not received written approval to build, alter, or other improvements to the property.
- ☐ Lessee has outstanding lease rent payments of \$ _____.
- ☐ Lessee has outstanding Real Property Taxes of \$ _____.
- ☐ Lessee has no fire insurance coverage for structures on premises.

- | | |
|--|--|
| <input type="checkbox"/> Lessee has outstanding lease rent payments of \$_____. | <input type="checkbox"/> Failure to obtain CLTC's written consent prior to building any structures as Lessee shall only use the premises as a residence and may construct only a single-family dwelling. |
| <input type="checkbox"/> Lessee has outstanding Real Property Taxes of \$_____. | <input type="checkbox"/> Failure to maintain cleanliness on the premises, breaching the contract. |
| <input type="checkbox"/> Lessee has no fire insurance coverage for structures on premises. | <input type="checkbox"/> Conducting commercial and/or industrial activities on the premises, breaching the contract. |
| <input type="checkbox"/> Lessee has more than one single-family dwelling on premises. | <input type="checkbox"/> Subleasing or assigning the lease or any part of the premises. |
| <input type="checkbox"/> Lessee is subleasing premises. | <input type="checkbox"/> Others |
| <input type="checkbox"/> Others | |

LAND AGENT COMMENTS:

LOCATION SKETCH AND/OR HOUSE DESCRIPTION:

Compliance Process With PL 37-131

Step 1: The Record's Management Officer or CLTC Staff with custody of the CLTC Database will prepare a lease listing in an Excel spreadsheet for each respective tract or parcel of property. The format of the spreadsheet will include column titles of lessee name, application date and time, leased property description, lease signing date, all issues contrary to the Act, Law, or Regulations, date of compliance inspection, date of Notice to Remediate Letter served or mailed, date of follow-up inspection, date Notice of Compliance was served or mailed, and remarks.

Step 2: The Record's Management Officer will pull each lessee file in cohorts of 25 if the tract or parcel should consist of more than 25 lessees, forward the Lease List (Spreadsheet), and files to the Land Administration Division.

Step 3: The assigned Land Administration staff will review files to determine whether the lease award was related to an issue contrary to the Act, law, or regulations. All problems will be inputted into the Lease Listing Spreadsheet. The files that have completed the review will be forwarded to the compliance section.

Step 4: The Compliance Section will schedule and conduct a compliance inspection. The lessee will be contacted two days before the scheduled inspection date and time. If the last known contact information is not current, CLTC will post a notification on the CLTC website and CLTC's Facebook page.

Step 5: After the site inspection, the Compliance Section Staff will input information from the inspection report into the lease listing spreadsheet.

Step 6: The file and lease listing spreadsheet will be forwarded to the Land Administration Staff upon completion.

Step 7: The Land Administration staff will prepare a Notice to Remediate Letter, which will be forwarded to the Administrative Director for review and signature. The Administrative Director's review and signature turnaround time will be 3 days.

Step 8: Once the letter has been reviewed and signed, the file and the letter will be forwarded back to the Land Administration so that staff can contact the lessee to serve the Notice personally; if staff is unable to contact the lessee after three attempts, a letter will be sent to the lessee via certified USPS mail service.

Step 9: If the lessee should remediate all noncompliance issues before the one (1) year period, the lessee may request a follow-up inspection. If the lessee does not request, a follow-up inspection will be conducted between the 8th and 10th periods.

Step 10: Once the follow-up inspection is completed:

- a. If in compliance a Notice of Compliance will be issued via the same process of the issuance of the Notice to Remediate and lessee will be scheduled to be presented at the next board meeting for the issuance of a new lease.

- b. If not in compliance a staff report will be prepared and schedule to be heard by the CLTC board at the next board meeting for termination of lease and application.

Step 11: The details board's decision will be inputted into the spreadsheet and filed



EMPLOYEE MANAGEMENT RELATIONS

EMPLOYEE-MANAGEMENT RELATIONS

The Employee-Management Relations Branch is responsible for planning, coordinating and administering employee-management relation activities consisting of:

The Employee Grievance and Adverse Action Procedures; Performance Rating Appeal Procedures; Leave Sharing Program; Incentive Awards Program, PEMRA Rules and Regulations (P.L. 9-240), and Unfair Labor Practice (ULP) charges for the government of Guam. Providing training to employees on the Employee Grievance and Adverse Action Procedures and Performance Appraisal System. Coordinate hearings on grievances and performance appeals filed by employees and advises Board members of their role, pursuant to program procedures.

Orientating labor relation matters to new employees of the government of Guam.

Information for Public Hearing: Executive Order and Proposed Amendment to Holiday Pay Rule

Please click on the document to view and download:

[Executive Order 2012-14](#)

[Proposed Amendment of Rule 7.700B](#)

[Proposed Amendment-Holiday Pay Memo](#)

EMR RELATED DOCUMENTS & RESOURCES:

[FR 62 NO 189 09 30 97](#)

[FR VOL 69 NO 71 04 13 04](#)

FR VOL 70 NO 2 01 04 05

Grievance Procedures

Leave Application Form – amended 8-09

Leave Application Form DOA Circular 2009-023

Leave Sharing-Amended Forms 2012

Outside Employment Request Form

CHAPTER 12

GRIEVANCE PROCEDURES

STATEMENT OF POLICY

It shall be the policy of the government of Guam to: promote favorable relations between management and its employees by resolving complaints expeditiously; preventing similar complaints; assuring fair and equitable treatment of all employees; and promoting harmonious working relationships among all levels of employees.

This chapter outlines the responsibilities and procedures to be followed by employees in the presentation of an informal or formal grievance. All levels of management shall carefully and promptly respond to an employee's grievance and shall be guided by these procedures.

12.000 APPLICABILITY

The regulations in this Chapter shall apply to all permanent classified employees.

12.100 DEFINITION

A grievance is any question or complaint filed by a permanent employee alleging that there has been a misinterpretation, misapplication or violation of a personnel statute, rule, regulation, or written policy which directly affects the employee in the performance of his official duties; or that he has received prejudicial, unfair, arbitrary, capricious treatment in his working conditions, or work relationships.

CSC Insert: The time frames provided in this chapter will serve as a guide and may be extended or shortened based on concurrence of the parties involved.

12.200 COVERAGE

Grievances may include but are not limited to, such matters as employee-supervisor relationships, duty assignments not related to job classification, shift and job locations assignments, hours worked, working facilities and conditions, policies for granting leave and other related matters.

12.300 EXCLUSIONS

12.301 General Exclusions

The following actions are not covered by these grievance procedures:

- A. Disqualification of an applicant
- B. Disqualification of an eligible
- C. Examination ratings
- D. Removal during original probationary period
- E. Appeals from classification determinations
- F. Appeals of adverse personnel actions
- G. Allegations or complaints of discrimination
- H. Appeals of performance evaluations

12.302 Grievance Procedures for Employee Organizations

These procedures are also not applicable when the employee is in a unit covered by an exclusive recognition, as an employee organization, which has negotiated grievance procedures for that unit. When negotiated procedures exist, they shall be the exclusive procedures available to public employees in the unit for settlement of individual or group grievances.

12.303 Equal Employment Opportunity Discrimination Complaint

When an aggrieved employee submits a written allegation of discrimination on grounds of race, color, religion, sex, national origin, marital status, age, disability, or political affiliation in connection with a matter which is subject to the government's grievance procedures, as well as the EEO discrimination complaint procedures, that allegation shall be processed under the EEO discrimination complaint procedures.

12.400 GENERAL PROVISIONS FOR USE OF GRIEVANCE PROCEDURES

12.401 Freedom from Reprisal or Interference

- A. An employee and his representative shall be free to use the grievance system without restraint, interference, coercion, discrimination, or reprisal.
- B. An employee, whether acting in an official capacity for the agency, or on any other basis, must not interfere with, or attempt to interfere with, another employee's exercise of his rights under this grievance system. To be fully effective, the spirit as well as the letter of this noninterference requirement must be enforced. It is not enough for an official to abstain from overt threats or interference. He should refrain from making any statement or taking any action which has the appearance or even the flavor of a threat, interference or intimidation.

12.402 Employee's Status During Grievance Procedures

An employee's status during each procedural level shall be status quo.

12.403 Right to Seek Advice

All levels of management will provide an opportunity for an employee to communicate with and seek advice from:

- A. his servicing personnel office;
- B. the equal employment opportunity administrator or agency equal employment opportunity counselor; or
- C. a supervisory or management official of higher rank than the employee's immediate supervisor.

12.404 Representation

- A. An employee has the right to present a grievance without representation.

B. An employee has the right to present a grievance with representation.

1. An employee has the right to be accompanied, represented, and advised by a representative of his choice at any stage of the grievance proceedings.

2. An employee may change his representative, but to do so, he must notify his supervisor and appointing authority of the change in writing.

3. A person chosen by the employee must be willing to represent him.

12.405 Official Time for Presentation of the Grievance

A. An employee must be given a reasonable amount of official time to present his grievance if he is otherwise in an active duty status.

B. An employee's representative, if he is an employee of the government of Guam and is otherwise in an active duty status, must be given a reasonable amount of official time to present the grievance.

C. There is no requirement that the official time for the presentation include time for investigation or preparation, or that it include travel expense or per diem travel allowance or consultation with private attorney.

12.406 Termination of Grievance

A. An employee who has filed a grievance may terminate the grievance at any time.

B. Failure on the part of the employee to proceed to a higher step of the grievance procedures within the time period specified, will terminate the grievance.

12.407 Management's Responsibility for Timely Action and Settlement at the Lowest Possible Level

A. It shall be the responsibility of management to settle

grievances fairly and promptly at, or near the organizational level where the grievance was brought to their attention by the employee.

- B. Failure by management to render a decision to the employee within the allotted time at any step constitutes denial, and the employee may then proceed to the next step of the grievance procedures.

12.500 STEP 1 - INFORMAL GRIEVANCE PROCEDURES

12.501 Management Responsibility

An employee's grievance may, or may not be objectively justified. What is important is that the grievance is real to the employee. When the grievance is well-founded, management has both a duty and a need to eliminate the cause. When the grievance is not well-founded, it is equally important to reach an understanding based on the full facts. Therefore, the informal procedure should assure consideration of every employee's grievance with a degree of promptness, sympathy, understanding, fairness, competence, and authority which convinces the employee that he has been treated fairly.

12.502 Settlement at the Lowest Possible Level of Management

The informal procedures should be as simple as possible consonant with bona fide consideration of grievances. It should encourage settlement of matters at the lowest possible administrative level in the shortest possible time and should not, therefore, require any written explanation from the employee. However, the employee may present his grievance under the informal procedures, either orally or in writing, and he should not be prevented from submitting a written explanation if he desires.

12.503 Supervisor's Responsibility

- A. Normal day-to-day discussions between employees and supervisors regarding working conditions and related employment matters are the most constructive and expeditious means of developing and enhancing favorable and effective work relationships.

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- B. Each employee of the government of Guam has the right to present matters to his supervisor, and each supervisor has the obligation to act promptly and fairly upon them, seeking the advice and assistance of others when necessary.

12.504 Employee's Responsibility

- A. Each employee is expected to make a concerted effort to achieve informal settlement of his grievance. He should bring his grievance to the attention of management promptly.
- B. Tolling Period - In counting the number of days for each step, if the last day of the period falls on a weekend, the filing time or receipt time falls on the next working day.

12.505 Using the Informal Grievance Procedure - Step 1

A. Initiation by Employee

In keeping with the personal nature of matters covered by grievance procedures, grievances can be initiated only by employees, singly or jointly; they may not be initiated by employee organizations. Employee organizations may be permitted to present a grievance on behalf of an employee, or a group of employees when requested to do so by the employee or employees.

B. Time Limit

- 1. An employee may present a grievance to his supervisor concerning a continuing practice or condition at any time. Grievances concerning a particular act or occurrence, must be presented within 15 calendar days of that action or occurrence.
- 2. The immediate supervisor shall render a decision within 10 calendar days of the presentation of the grievance.

C. Form of the Grievance

An employee may present a grievance under the informal procedure either orally or in writing.

D. Non-rejection Provision

A grievance may not be rejected in the informal procedure for any reason. If the grievance is not timely or consists of a matter not covered under the grievance system, the employee should be so advised, but he must be allowed to submit his grievance under the formal procedures if he insists.

E. Mandatory Use of the Informal Procedure

An employee must complete the informal procedure before the agency may accept from him a grievance concerning the same matter under the formal procedure.

12.600 STEP 2 - FORMAL GRIEVANCE PROCEDURES - NEXT ADMINISTRATIVE LEVEL

12.601 Presentation of the Grievance - Step 2

- A. An employee or department head is entitled to present a grievance under the formal procedure if:
1. he has completed the informal procedures; and
 2. the grievance is not satisfactorily resolved at the informal level; or
 3. the immediate supervisor failed to render a decision within 10 calendar days of the presentation of the grievance at the informal level.
- B. The grievance presented in Step 2 must:
1. be in writing on a form prescribed by the Department of Administration;

-
2. contain sufficient detail to identify and clarify the basis for the grievance;
 3. specify the personal relief request by the employee or the department head; and
 4. be submitted to the department/agency official who is the next higher supervisor than the immediate supervisor within five calendar days after the receipt of the answer in Step 1, or after the answer was due.

12.602 Responsibility of Next Higher Supervisor

- A. The next higher supervisor must determine whether the grievance is timely, is covered by the grievance procedures, and has been processed through the informal procedure.
- B. The next higher supervisor shall make a positive attempt to resolve the grievance. He shall render a decision, in writing, to the employee within five calendar days of receipt of the written grievance.

12.700 STEP 3 - FORMAL GRIEVANCE PROCEDURES - DEPARTMENT HEAD

12.701 Presentation of the Grievance - Step 3

An employee is entitled to present a grievance under Step 3, if:

- A. he has completed Step 2 of the procedures;
- B. the grievance is not satisfactorily resolved at the Step 2 level;
- C. he has specified the personal relief requested by the employee; and
- D. he has submitted to the Department/Agency head within five calendar days after receipt of the answer in Step 2, or after the answer was due.

12.702 Department/Agency Grievance Committee

A. Appointment of Committee

Within three calendar days of receipt of the written grievance from the employee, the department/agency head shall appoint a Grievance Committee to investigate the circumstances of the grievance and to make a recommendation as to its disposition.

B. Committee Membership

The Committee shall consist of four members who are permanent government employees, two members from the employee's peer group, and two members who are permanent employees at the managerial level.

C. Responsibility of Committee

The Committee must determine whether the grievance is timely, is covered by the grievance procedures, and has been processed through the informal procedure.

D. Committee Inquiry

Normally, the Committee shall be expected to convene and initiate a grievance inquiry appropriate to the nature and scope of the issues involved in the grievance. The inquiry will typically include the securing of documentary evidence and personal interviews in a effort to fully understand the issues and obtain the maximum information available pertinent to the issues.

E. Grievance File

When the Committee begins a grievance inquiry, the Committee Chairperson (elected by the members of the Committee), shall establish an employee grievance file. This is an independent file, separate and distinct from the personnel folder. The grievance file is the official record of the grievance and must contain all documents pertaining to the grievance including:

1. statements of witnesses;

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2. records or copies of records; and
 3. reports of personal interviews.

F. Open Record

The grievance file is an open record. It is open for review by the employee and his representative, and must not contain any document that is not available to employees. Information to which the committee is exposed, which cannot be made available to the employee in the form it was received, must be included in the file in a form which the employee can review or it must not be used.

G. Committee Report

The Committee shall complete its investigation within 15 calendar days of the date the Committee was appointed, and shall submit a written report of its findings and recommendations to the department/agency head within two calendar days following the completion of its investigation.

H. Department/Agency Head Written Decision

The department/agency head shall render a written decision to the employee within five calendar days of receipt of the written report from the Committee.

12.800 STEP 4 - FORMAL GRIEVANCE PROCEDURE - GRIEVANCE REVIEW BOARD

12.801 Presentation of the Grievance - Step 4

- A. An employee is entitled to present a grievance under Step 4, if:
 1. he has completed Step 3 of these procedures;
 2. the grievance is not satisfactorily resolved at the Step 3 level; or

-
3. the department/agency head failed to render a decision within 25 calendar days of the submission of the grievance, in writing, at the Step 3 level.

B. The grievance presented in Step 4, must:

1. be in writing on a form prescribed by the Director of Administration;
2. contain sufficient detail to identify and clarify the basis for the grievance;
3. specify the personal relief requested by the employee; and
4. be submitted to the Director of Administration within five calendar days after receipt of the answer in Step 3, or after the answer was due.

12.802 Grievance Review Board

A. Appointment of Review Board

Within 10 calendar days of receipt of the written grievance from the employee, the Director of Administration shall appoint a Grievance Review Board, which has the responsibility and authority to resolve the grievance.

B. Review Board Membership

The Grievance Review Board shall consist of five members, of which two shall be the peers of the employee. The Chairperson of the Board shall be elected by the members and shall preside over meetings and hearings conducted during the course of its investigation.

C. Review Board Investigations

The board shall conduct its meetings and hearings during working hours and personnel called to attend the hearings shall do so without loss of salary. Hearings shall be informal and technical rules of evidence shall not apply. Proceedings of the investigation shall be recorded in

summary form and shall contain all pertinent facts brought out during the investigation.

D. Review Board Decision and Report

The Board shall conclude its investigation within 20 calendar days of the date the Board was appointed, and shall render its written decision to the employee and department/agency head on that twentieth day or sooner.

Management has a limited right to appeal a decision made by the Grievance Review Board where the decision is contrary to law.

E. Grievance File

The Board shall maintain an employee grievance file which shall contain all documents or information pertinent to the grievance.

12.900 STEP 5 - APPEAL TO THE CIVIL SERVICE COMMISSION

12.901 Presentation of the Grievance - Step 5

- A. An employee or department head is entitled to present a grievance appeal under Step 5, if:
1. he has completed Step 4 of these procedures;
 2. the grievance is not satisfactorily resolved at the Step 4 level;
 3. the Grievance Review Board failed to render a decision within 30 calendar days of the submission of the grievance at the Step 4 level;
 4. there has been a violation of the Government Code or Personnel Rules and Regulations;
 5. the procedural rights of the employee filing the complaint as outlined have been disregarded;

-
6. the decision of the supervisor, appointing authority and the Agency Committee, or the Grievance Review Board has been unjust, inequitable or not in accord with the facts; and
 7. the appointing authority fails to act on the Grievance Review Board's decision.

B. The grievance presented in Step 5, must:

1. be in writing on a form prescribed by the Civil Service Commission;
2. contain sufficient details to identify and clarify the basis of the grievance;
3. include copies of the grievance forms submitted in Steps 2, 3, and 4;
4. specify the personal relief requested by the employee or the department head; and
5. be submitted to the Civil Service Commission within five calendar days after receipt of the answer in Step 4, or after the answer was due.

12.902 Civil Service Commission

Commission Investigations

- A. The Civil Service Commission shall review the official grievance file and all relevant written representations.
- B. The Commission may, in its discretion, afford the parties an opportunity to appear personally and present oral arguments and representations.

DEPARTMENT OF ADMINISTRATION
AGANA, GUAM
NEXT ADMINISTRATIVE LEVEL GRIEVANCE FORM
STEP 2

Employee Name: _____

Name of Supervisor: _____

Position Title: _____

Name of Higher Supervisor: _____

Work Location: _____

STATEMENT OF GRIEVANCE AND OUTCOME OF INFORMAL DISCUSSION WITH IMMEDIATE SUPERVISOR. (STEP 1):

SPECIFIC POLICY OR REGULATION ALLEGED TO HAVE BEEN VIOLATED (CITE SOURCE):

DATE: _____ SIGNATURE: _____

REMEDY SOUGHT (BE SPECIFIC):

DATE: _____ SIGNATURE: _____

UPON COMPLETION OF THIS SECTION, GRIEVANT SHALL PRESENT ORIGINAL AND COPIES #2, #3 AND #4 TO THE SUPERVISOR AT THE NEXT ADMINISTRATIVE LEVEL. COPY #5 SHOULD BE RETAINED BY GRIEVANT.

IMMEDIATE SUPERVISOR'S RESPONSE:

DATE: _____ SIGNATURE: _____

UPON COMPLETION OF THIS SECTION, THE SUPERVISOR AT THE NEXT ADMINISTRATIVE LEVEL SHALL RETAIN ORIGINAL, PRESENT COPY #2 TO GRIEVANT, COPY #3 TO THE GRIEVANT'S IMMEDIATE SUPERVISOR, AND FORWARD COPY #4 TO DEPARTMENT/AGENCY HEAD.

DEPARTMENT OF ADMINISTRATION
AGANA, GUAM

DEPARTMENT HEAD GRIEVANCE FORM -
STEP 3

APPEAL TO DEPARTMENT/AGENCY HEAD - ALL PORTIONS OF THIS SECTION MUST BE COMPLETED BY
THE GRIEVANT (COPY #2) OF COMPLETED GRIEVANCE FORM - STEP 2 MUST BE ATTACHED:

REASON FOR APPEAL

REMEDY SOUGHT (BE SPECIFIC)

DATE: _____ SIGNATURE: _____

UPON COMPLETION OF THIS SECTION, GRIEVANT SHALL PRESENT ORIGINAL AND COPIES #2, #3, #4
AND #5 TO THE DEPARTMENT HEAD. COPY #6 SHOULD BE RETAINED BY GRIEVANT.

DECISION OF DEPARTMENT/AGENCY HEAD

DATE: _____ SIGNATURE: _____

UPON COMPLETION OF THIS SECTION, DEPARTMENT/AGENCY HEAD SHALL RETAIN ORIGINAL AND
FORWARD COPY #2 TO GRIEVANT, COPY #3 TO GRIEVANT'S IMMEDIATE SUPERVISOR, COPY #4 TO
THE SUPERVISOR AT THE NEXT ADMINISTRATIVE LEVEL, AND COPY #5 TO THE DEPARTMENTAL
GRIEVANCE COMMITTEE.

DEPARTMENT OF ADMINISTRATION
AGANA, GUAM

**GRIEVANCE REVIEW BOARD GRIEVANCE FORM -
STEP 4**

REQUEST FOR COMMITTEE OF REVIEW. THIS SECTION MUST BE COMPLETED BY THE GRIEVANT. THE COPIES OF COMPLETED GRIEVANCE FORMS IN STEP 2 AND STEP 3 MUST BE ATTACHED.

I HEREBY REQUEST THAT THE GRIEVANCE REVIEW BOARD BE CONVENED TO CONSIDER THE GRIEVANCE OUTLINED ON THE ATTACHMENTS.

MY REPRESENTATIVE IS (OPTIONAL): _____

DATE: _____ SIGNATURE: _____

UPON COMPLETION OF THIS SECTION, GRIEVANT SHALL PRESENT ORIGINAL, COPIES #2 AND #3 AND ALL ATTACHMENTS TO THE DIRECTOR OF ADMINISTRATION. COPY #4 SHOULD BE RETAINED BY GRIEVANT.

REPORT OF GRIEVANCE REVIEW BOARD:

SIGNED COPIES OF THE REPORT OF THE GRIEVANCE REVIEW BOARD SHALL BE ATTACHED TO GRIEVANCE FORMS. ORIGINAL SHALL BE PLACED IN THE GRIEVANCE FILE. COPY #2 TO THE GRIEVANT, AND COPY #3 SHALL BE FORWARDED TO THE DEPARTMENT/AGENCY HEAD.

DATE OF FORMATION OF GRIEVANCE REVIEW BOARD: _____

DATE OF SUBMISSION OF REPORT OF GRIEVANCE
REVIEW BOARD: _____

DEPARTMENT OF ADMINISTRATION
AGANA, GUAM

**CIVIL SERVICE COMMISSION GRIEVANCE FORM -
STEP 5**

APPEAL TO THE CIVIL SERVICE COMMISSION:

IF THIS SECTION IS COMPLETED BY THE GRIEVANT, COPIES OF THE COMPLETED GRIEVANCE FORMS IN STEPS 2, 3, AND 4 AND THE REPORT OF THE GRIEVANCE REVIEW BOARD MUST BE ATTACHED.

I HEREBY REQUEST THAT THE GRIEVANCE OUTLINED ON THE ATTACHMENTS BE REVIEWED BY THE CIVIL SERVICE COMMISSION.

DATE: _____ SIGNATURE: _____

UPON COMPLETION OF THIS SECTION, GRIEVANT OR DEPARTMENT/AGENCY HEADS SHALL PRESENT ORIGINAL, COPY #2 AND COPY #3 AND ALL ATTACHMENTS TO THE CIVIL SERVICE COMMISSION. COPY #4 SHOULD BE RETAINED BY GRIEVANT OR DEPARTMENT/AGENCY HEAD. THE DIRECTOR OF ADMINISTRATION SHALL FORWARD THE GRIEVANCE FILE TO THE CIVIL SERVICE COMMISSION UPON REQUEST BY GRIEVANT OR DEPARTMENT HEAD.

CIVIL SERVICE COMMISSION REPLY:

DATE: _____ SIGNATURE: _____

UPON COMPLETION OF THIS SECTION, COPY #2 WILL BE PRESENTED TO GRIEVANT AND COPY #3 TO THE DEPARTMENT/AGENCY HEAD. THE ORIGINAL AND ALL ATTACHMENTS SHALL BE PLACED IN THE GRIEVANCE FILE. THE FILE IS PLACED IN A PERMANENT FILE WITH THE CIVIL SERVICE COMMISSION.

What are Robert's Rules of Order Speaking Time Limits?

Robert's Rules of Order Speaking Time Limits

Robert's Rules of Order serves as a guideline for conducting meetings. It outlines general rules for keeping meetings on track, including speaking time limits for debating a motion.

According to Robert's Rules of Order speaking time limits, each member is allowed to speak for no longer than ten minutes per turn. If the organisation has adopted different time limits, then the member must follow them. Members are not allowed to give their speaking time to another member.

Purpose of speaking time limits

Speaking time limits are intended to keep meeting discussions focused and maximise participation. They ensure that order is maintained and the proceedings run on schedule.

Time limits also promote fairness by preventing a single member from monopolising the available discussion time. This way, dominant personalities cannot overshadow quieter members.

By limiting how long a member can have the floor, speakers are encouraged to use concise language and stick to the point. This improves the focus on the agenda items, ultimately boosting meeting productivity.

How to implement limits

Adopt Robert's Rules

Ensure that your company formally adopts Robert's Rules of Order as its parliamentary authority. This means including the rules in the company byelaws and adopting them as meeting etiquette to guide all business proceedings.

Designate someone to be in charge

Assign someone to act as the timekeeper. This person is responsible for monitoring speaking times and enforcing time limits during meetings. They are appointed by the presiding officer or chairperson.

Use timekeeping tools

Timekeeping tools include stopwatches, timers and digital clocks. They allow the timekeeper to perform their duties with efficiency and accuracy. Ensure that these tools are in a prominent location in the meeting room, visible to the speaker and other members.

Exceptions to the speaking time limits

Robert's Rules of Order outlines specific motions to overturn speaking time limits temporarily:

- **Limit or extend debate:** If a member believes that speaking time limits should be adjusted for a particular topic, they can use this motion to change them. It requires a second and two-thirds vote to pass.
- **Suspend the rules:** Members can move to suspend the rules temporarily if they wish to make an exception for a specific topic or speaker. It has to be seconded and needs a two-thirds vote to adopt.
- **Consider informally:** When adopted, this motion allows the deliberative body to act as a committee. As a result, debating restrictions are removed and members can consider the pending motion informally. It requires a majority vote to pass.
- **Previous question (close debate):** This motion is used when a member thinks that the debate has run its course and wishes to put the pending question to a vote. It requires a second and two-thirds vote to adopt.

Handling violations of the limits

- If a member approaches their time limit, the chair should give a polite warning to wrap up.
- If they exceed their time limit, the chair should use the gavel or an agreed-upon signal to remind them that their time is up.
- If a member repeatedly violates the time limits, the chair can give a firmer warning or impose speaking restrictions for the remainder of the meeting.

Another member can raise a point of order that the speaker has exceeded their time limit. The chair has the authority to rule for or against the point raised and take the necessary actions.



Constituent Matters

CHamoru Land Trust Commission

Land Agent Staff Report

STEVEN P. ACFALLE **RESIDENTIAL APPLICANT**

I. REQUEST

- Revert agriculture application to residential application
- Maria P. Actalle, mother of Steven Acfalle, is requesting to be the successor to the residential application

II. ISSUE(S)

- The request to change the application type from residential to agriculture is not under the Title 21 Chapter 75A.
- Steven Acfalle is an applicant named Maria P. Acfalle, mother of Steven Acfalle, successor on January 2, 1997, but she was not in the line of succession per Title 21 Chapter 75A §75A109.
- Per Title 21 Chapter 75A §75109 and 18 GAR Chapter 6A §6A112, the Commission shall designate a successor if the applicant or lessee dies.

III. FACTS

1. Applicant's Date and Time: December 2, 1995 8:37 A.M.
2. Applicant's Application Number: 0000045
3. Application Type: Residential
4. Takeover Applicant's Date of Submission: N/A
5. Lot Description: N/A
6. Survey Map: N/A
7. Priority: 1
8. Preoccupier: N/A
9. Land Use Permit (LUP): N/A
10. Mayor's Certification: N/A
11. Recorded Lease: N/A
12. Unrecorded Lease: N/A
13. Lease Fee Paid: N/A
14. Is this a Registered Property? N/A
15. Residing on Private Property: N/A
16. Residing on Guam Ancestral Lands Property: N/A
17. Part of Null and Void Listing: N/A
18. Part of 2018 Ratified Listing: N/A
19. Part of 1995 Listing: N/A
20. Part of OPA Audit Listing: N/A

CHamoru Land Trust Commission

Land Agent Staff Report

IV. CHRONOLOGY

1. January 23, 1997: Residential Lease Award for Lot 17, Block 11, Tract 319, in the municipality of Agat, signed by Acting Administrative Director, Lydia Cruz
2. January 27, 2008: Request to change application type from residential to agriculture, approved by Administrative Director J. Borja
3. February 15, 2008: Approval of application for power, water, telephone, building, and clearing permits approved by AD J. Borja
4. March 14, 2008: Decline of Municipality Award for Lot 17, Block 11, Tract 319, Agat, for an agriculture lease on a portion of Lot 5401 North, Mangilao
5. March 14, 2008: Notice of Intent to Award for a portion of lot 5401 NORTH, Mangilao approved by AD J. Borja
6. October 16, 2024: Letter from CLTC for 90-day notice to update contact information and submit additional eligibility documents
7. November 19, 2024: Met with Maria P. Acfalle, mother of Steven Acfalle. The death certificate for Steven Acfalle was submitted
8. November 22, 2024: Certified Mail was returned to CLTC

V. SUMMARY

Steven Acfalle is a December 2, 1995, applicant who named his mother, Maria P. Acfalle, successor to his application. At the time, Mr. Acfalle named Maria P. Acfalle; she was not in the line of succession. Public Law 37-74, which passed on March 6, 2024, allows an applicant to name a successor and allows to name a parent as a successor.

Steven Acfalle is deceased; Maria P. Acfalle is requesting to be the named successor to the residential application.

On March 14, 2008, Steven Acfalle requested to change the application type from residential to agriculture, which was approved administratively, not by the board. The law doesn't state that action can be taken; therefore, the application shall be reverted to residential.