



Lourdes A. Leon Guerrero
I Maga'Haga
Governor of Guam

Joshua F. Tenorio
I Segundo Maga'Lahi
Lt. Governor of Guam

Commission Members

Earl J. Garrido
Acting Chairperson

Joseph F. Artero-Cameron
Commissioner

Fabienne Cruz Respicio
Commissioner

Jeremy J. Rojas
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 • Email: cltc.admin@cltc.guam.gov

CHamoru Land Trust Commission Regular Board Meeting **Thursday, January 15, 2026 at 1:00PM**

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

AGENDA

- I. **Call to Order** – Certification of Quorum Present
- II. **Certification** – Public Notice Requirements
 - A. Guam Daily Post (January 8, 2026 and January 13, 2026)
 - B. Guam Public Notice Website (<https://notices.guam.gov>)
- III. **Chairman's Remarks**
- IV. **Approval of Minutes:** December 18, 2025 (Regular Board Meeting)
- V. **Administrative Director's Report**
- VI. **Old Business**
 - A. Global Recycling Center
- VII. **New Business**
 - A. Constituent Matters
 1. James Sablan Cruz
 2. Rodney Tenorio Perez
 3. Monica Dolores Baza
 4. Bertha Yustinich
 5. Chrispin B. Hernandez
 - B. Subsection 75A122 Commercial Leases and Licenses
 - C. Subsection 75A109 Successors to Lessees and Applicants (a)(5)
- VIII. **Public Comment(s)**
- IX. **Next Meeting** – Thursday, February 19, 2026 at 1:00PM, CLTC Conference Room, Suite 223, ITC Building, Tamuning, Guam 96913
- X. **Adjournment**



**CHamoru Land Trust Commission
Board Meeting Packet
January 15, 2026**



Kumision Inangokkon Tano' Chamoru

(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guåhan 96932

Phone: 671-300-3296/7 Fax: 671-300-3319

BOARD OF COMMISSIONERS MEETING **ATTENDANCE SHEET**

Lourdes A. Leon Guerrero
I Muga Haga
Governor of Guam

Joshua F. Tenorio
I Segundo Muga' Lahi
Lt. Governor of Guam

Date: Thursday, January 15, 2026

Time: 1:10 pm

Adjournment: 3:05 pm

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

NAME:	TITLE:	SIGNATURE:
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Commission Members

Earl J. Garrido
Acting Chairperson

Joseph F. Artero-Cameron
Commissioner

Fabienne Cruz Respicio
Commissioner

Jeremy J. Rojas
Commissioner

Vacant
Commissioner

Joseph B. Cruz Jr.
Acting Administrative Director

BOARD OF COMMISSIONERS:

NAME	TITLE	Present	Absent	SIGNATURE
1. Earl J. Garrido	Acting Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Fabienne C. Respicio	Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Jeremy J. Rojas	Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Joseph F. Artero-Cameron	Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Present Absent

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

CLTC STAFF (Print and Sign):

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

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



Chairman's Remarks




Certification—Public Notice Requirements

CLTC Board of Commissioner Regular Meeting

CLTC Board of Commissioner Regular Meeting

MEETING

 **Posted on:** 01/08/2026 06:00 AM

 **Posted by:** Dexter Tan


 **Department(s):**
CHAMORU LAND TRUST COMMISSION (/notices?
department_id=23)

 **Division(s):**
CHAMORU LAND TRUST COMMISSION (/notices?division_id=174)

 **Notice Topic(s):** BOARD MEETING (/notices?topic_id=76)

 **Types of Notice:** MEETING (/notices?type_id=5)

 **For Audience(s):** PUBLIC (/notices?public=1)

 **Share this notice**



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Applicants (a)(5)

VIII. **Public Comment(s)**

IX. **Next Meeting** – Thursday, February 19, 2026 at 1:00PM,
CLTC Conference Room,
Suite 223, ITC Building, Tamuning, Guam

96913

X. **Adjournment**

FOR RENT/SECTION 8 OK**206 Chalan Islan Guahan, Pacific Latte Estate, YIGO**

- NEXT TO SIMON SANCHEZ HIGH SCHOOL
- 5BDRM/2Bath/Single Dwelling Family Home, Semi-Furnished, Carport/Fully Fenced w/Gate

158 Chalan Papangpang, Wusstig Road, DEDEDO

- 4 BDRM/2Bath & 3 BDRM/2Bath Semi-Furnished
- Carport/Fully Fenced w/Gate /Utilities Included

CALL 671-637-8084 or 671-686-4944 for more info

**RESEARCH CORPORATION OF THE UNIVERSITY OF GUAM****BOARD OF DIRECTORS REGULAR MEETING**

Thursday, January 15, 2026, at 3:00 pm • Held via Registered Zoom Conference
Registered Zoom link available at: <https://www.uog.edu/rcuog/>

AGENDA

- | | | |
|--|------------|--|
| 1.0 CALL TO ORDER | | |
| 2.0 MEETING MINUTES | | |
| Action 2.1 Regular Meeting Minutes of June 19, 2025 | Action 4.5 | to Establishing an RCUOG Training & Professional Development Fund Resolution No. 26-04 Relative to Approving the Mutual Termination of the Lease Agreement and Public Private Partnership for the Guam Aquaculture Development and Training Center |
| 3.0 CHAIRPERSON'S REMARKS | | |
| 4.0 NEW BUSINESS | | |
| Information 4.1 Interim Executive Director's Report to the Board | | |
| Action 4.2 Resolution No. 26-01 Relative to Approving the FY 2025 Reserve Expenditure Plan | Action 4.6 | Resolution No. 26-05 Relative to Approving the Application for 501(c)(3) status and Separate EIN |
| Action 4.3 Resolution No. 26-02 Relative to Approving the FY 2027 Operations Budget | 5.0 | ADJOURNMENT |
| Action 4.4 Resolution No. 26-03 Relative | | |

For more information, contact Michael Conner, RCUOG Interim Executive Director
connerm@triton.uog.edu | (671) 735-0250

**PUBLIC NOTICE
ANNOUNCEMENT**

The Guam Visitors Bureau will hold a Regular Meeting of the Board of Directors on **Thursday, January 15, 2026, at 1:30 p.m.** in GVB's main conference room and by Teleconference - via Zoom. Anyone desiring to join the virtual meeting may enter the following link in a browser: <https://us02web.zoom.us/j/89090779984?pwd=aeG0j0PvOMoNDxc4fVc0fQluBHngK1> Meeting ID: 890 9077 9984, Passcode: visitguam. For meeting details, please visit https://go.opengovguam.com/meetings_list/gvb. The Board of Directors herein notifies the public that it will discuss the following:

2nd NOTICE: AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. MINUTES OF THE PREVIOUS MEETING (12/11/25)
- IV. EXECUTIVE SESSION
 - Confidential regulatory matter, anticipated personnel litigation
- V. ACTION BY THE BOARD
- VI. CHAIRMAN'S REPORT
- VII. MANAGEMENT REPORT
- VIII. 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 12/16/25
 - H. Korea
 - Committee Meeting Minutes dated 12/16/25
 - I. Taiwan
 - Committee Meeting Minutes dated 1/5/26
 - J. North America, Pacific, Philippines & New Markets
 - Committee Meeting Minutes dated 1/5/26
 - K. Membership
 - L. Recovery Committee
- IX. OLD CORPORATION BUSINESS
- X. OTHER BUSINESS
 - Election of Chairpersons for Committees
 - Taiwan Marketing Committee
 - Sports & Events
 - Research
- XI. AGENDA ITEMS FOR THE NEXT MEETING
- XII. ANNOUNCEMENTS
 - Upcoming Board Meetings: 2/26/26, 3/26/26
- 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 | SETBISION BISITAN GUAHAN
401 Pale San Vitores Road | Tamuning, Guam 96913 | (671) 646-5278 | (671) 646-6661 fax
guamvisitorsbureau.com | visitguam.com | info@visitguam.com

**Kumision Inangokkon Tano' CHAMORU
(CHAMORU Land Trust Commission)****Regular Board Meeting • Thursday, January 15, 2026 at 1:00PM**

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

AGENDA

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- III. Chairman's Remarks
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- X. Adjournment

Individuals requiring special accommodations, auxiliary aids or services, may call the CLTC Office at (671)300-3296 or email cltc.admin@cltc.guam.gov for more information

This ad is paid for by CLTC Funds.

AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

75 - CARPENTER WITH 1 YEAR EXP. \$18.34 PER HR. *
Construct, erect, install, or repair structures and fixtures made of wood such as concrete forms or chutes for pouring concrete. Study specifications in blueprints, sketches, or building plans to prepare project layout and determine dimensions and materials required. Measure and mark cutting lines on materials, using a ruler, pencil, chalk, and marking gauge. Shape or cut materials to specific measurements, using hand tools, machines, or power saws. Verify trueness of structure, using plumb bob and level.

24 - CEMENT MASON WITH 1 YEAR EXP. \$17.51 PER HR. *
Must apply knowledge of concrete and mortar products and mixtures to desired consistency. Smooth and finish surfaces of poured concrete such as floors, walls, roofs, sidewalks, roads or curbs using a variety of hand and power tools. Align forms for sidewalks, curbs, or gutters; patch voids; and use saws to cut expansion joints. Mix mortar or grout and pour or spread on marble slabs, stone, when laying blocks, or setting tiles.

50 - ELECTRICIAN WITH 2 YEARS EXP. \$21.02 PER HR. *
Install, maintain, and repair electrical raceway, conduit, wiring, equipment (panel boards, switchgears and etc.), lighting fixtures and devices.

45 - HEAVY EQUIPMENT MECHANIC WITH 2 YEARS EXP. \$21.77 PER HR. *
Diagnose, adjust, repair, or overhaul diesel mobile mechanical, hydraulic, and pneumatic equipment, such as cranes, bulldozers, graders, and conveyors, used in construction.

25 - HEAVY EQUIPMENT OPERATOR WITH 1 YEAR EXP. \$18.97 PER HR. *
Operate multiple types of power construction equipment, such as motor graders, excavators/backhoes, crane, concrete pump, bulldozers, scrapers, compressors, pumps, derricks, shovels tractors, or front-end loaders to excavate, move, and grade earth, erect structures, or pour concrete or other hard surface pavement. May repair and maintain equipment making emergency adjustments or assisting with major repairs as necessary.

43 - PLUMBER WITH 2 YEARS EXP. \$19.48 PER HR. *
Assemble, install, or repair various pipes and fittings for cold/hot water line and sewer line, plumbing fixtures (i.e., water closet, lavatory, and etc.), and plumbing equipment (i.e. water heater, pumps and etc.) according to specifications or plumbing codes.

27 - REINFORCING METAL WORKER WITH 1 YEAR EXP. \$16.98 PER HR. *
Position and secure steel bars or mesh in concrete forms in order to reinforce concrete. Use a variety of fasteners, rod-bending machines, blowtorches, and hand tools.

30 - SHEET METAL WORKER WITH 1 YEAR EXP. \$20.44 PER HR. *
Fabricate, assemble, install and repair sheet metal products and equipment, such as HVAC ducts, control boxes, and sheet metal roofing. Work may involve any of the following: setting up and operating fabricating machines to cut, bend and straightening sheet metal; shaping metal over anvils, blocks, or forms using hammer; operating soldering and welding equipment to join sheet metal parts; or inspecting, assembling, and smoothing seams and joints of burred surfaces. Includes sheet metal duct installers who install prefabricated sheet metal ducts used for heating, air conditioning, or other purposes.

29 - WELDER WITH 1 YEAR EXP. \$20.30 PER HR. *
Use hand-welding, flame-cutting, hand soldering, or brazing equipment to weld or join metal components or to fill holes, indentations, or seams of fabricated metal products.

Benefits: Roundtrip airfare for off-island hire; Food and lodging at \$138.46 per week; local transportation from employer's designated lodging facility to/from jobsite. Employer/employee paid commercial medical insurance provided.

Successful applicant must be able to obtain military base access. Off-island hires must complete a health screening prior to working in Guam. Employees are required to take and pass a substance abuse test after hire.

***Special wage rate:** Work to be performed on DPRI-funded projects and projects covered by Davis Bacon, Service Contracts Act, and/or Executive Order 14206 will be paid no less than the indicated wage rate, but may be paid more where special rates apply.

The job offer meets all EEO requirements, and initiates a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review matter.

Apply in person at American Job Center
414 W. Soledad Avenue, Suite 300 GCIC Building Hagatna, Guam
Or apply online at www.hireguam.com; Enter Keyword : 2026-029



Approval of Minutes



Lourdes A. Leon Guerrero
I Maga'Haga
Governor of Guam

Joshua F. Tenorio
I Segundo Maga'Lahi
Lt. Governor of Guam

Commission Members

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CHamoru Land Trust Commission Regular Board Meeting **Thursday, December 18, 2025, from 1:06 PM to 3:00 PM (Recess)** **Resumption Meeting January 9, 2026, at 1:08 to 1:21 PM**

CHamoru Land Trust Conference Room, 590 S. Marine Corps 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 in to the GovGuam Live-YouTube or Google Meet and join into Video call link:

<https://meet.google.com/Xgx-jkys-saf>

MEETING MINUTES

Public Notice: *The Guam Daily POST* on December 11, 2025, and December 16, 2025

PRESENT:

Commissioners

Earl J. Garrido, Acting Chairperson
Fabienne C. Respicio, Commissioner
Jeremy J. Rojas, Commissioner (via Google Meet)
Joseph F. Artero-Cameron, Commissioner (via Google Meet)

Management and Staff

Joseph B. Cruz Jr., Acting Administrative Director
Norman Lee Miller Jr., Deputy Attorney General
Glenn Eay, Acting Land Agent Supervisor
Eileen Chargualaf, Land Agent III
Jessica Dayday, Land Agent III
Jhoana Casem, Land Agent II
Lydia Taleu, Land Agent I
Damian Narcis, Land Agent I
Dexter Tan, Program Coordinator I

Guests

December 18, 2025

Nathan Agoirse (KTWR)
Lola Leon Guerrero
Doreen E. Borja
Joaquina M. Ignacio
Rosita M. Sarmiento
Maria M. Benavente
Johnny Carias Palomo

January 9, 2026

Van Verango (GWA) (via Google Meet)

Summary

The CHamoru Land Trust Commission (CLTC) regular board meeting opened with Acting Chairman Garrido with Attorney Miller, and Acting Administrative Director Joseph B. Cruz Jr. present, focused on enhancing CLTC's authority for autonomous operations, specifically to negotiate commercial lease terms, and on necessary system modernizations. The board approved the minutes with corrections and addressed several administrative reports regarding utility installations, land transfers, and the escalating costs of processing the large backlog of pending applications.

During the meeting, the board discussed the Guam International Country Club (GICC) lease amendment with Mr. Jerry Tang, ultimately passing a motion, proposed by Commissioner Rojas and seconded, to approve the lease submit to final language on the decommissioning plan, and also approved an amendment for Transworld Radio to lease its tower to the CLTC for potential revenue. The board postponed discussion on the Administrative Director job description, approving Commissioner Artero-Cameron's motion to table the item due to concerns about the restrictiveness of the proposed description, and reaffirmed the original decision to sell the bull cart trail pipeline property to the Eclavea family, which was moved by Commissioner Respicio and seconded by Commissioner Artero-Cameron.

The board also approved agricultural lease awards for preoccupiers Joaquina Manibusan Ignacio, Rosita Manibusan Sarmiento, Maria Manibusan Benavente, and Johnny C. Palomo; approved the succession of an agriculture lease to Kathrina Reyes; and approved the termination of leases for Mr. Eugene Fernandez and for the deceased Mr. Juan Q. Acfalle, with the latter's application rights also terminated.

Details

I. **Call to Order** – Certification of Quorum Present

Meeting called to order at 1:06 PM – Acting Chairman Garrido, Commissioner Respicio, Commissioner Rojas (via Google Meet), and Commissioner Artero-Cameron (via Google Meet)

II. **Certification** – Public Notice Requirements

- A. Guam Daily Post (December 11, 2025, and December 16, 2025)
- B. Guam Public Notice Website (<https://notices.guam.gov>)

III. **Chairman's Remarks**

- **Modernization of Systems and Processes**
The chairman emphasizes that CLTC systems have remained “relatively static” since inception. To meet contemporary standards, the board intends:
- **Activate and Analyze:** Identify and phase out outdated concepts in favor of more efficient, modern workflows.
- **Leverage Collective Wisdom:** Utilize the diverse professional experiences of board members as a catalyst for remediation.
- **Subcommittee Action:** Utilize newly initiated subcommittees to review and provide recommendations for process improvements.
- **Enhanced Autonomy and Commercial Authority.** A primary goal is to grant the CLTC greater independence to operate as a more autonomous entity.
- **Direct Negotiations:** The chairman advocates for the power to negotiate directly with commercial entities on lease terms and fee structures.

- Streamlined Approval: Under this proposed model, commercial lease requests would be negotiated by the CLTC first, then submitted to the legislature and the governor for review and insight.
- Legal and Risk Management: To address past errors and navigate the complex legal landscape, the chairman proposes:
- In-house Counsel: Securing dedicated legal counsel to work diligently on compliance, risk mitigation, and the rectification of previous procedural mistakes.
- Regulatory Streamlining: The chairman identified specific operational inefficiencies that require alignment with industry standards.
- Appraisal Reform: Moving away from the current requirement of three appraisals to a single-appraisal mandate, mirroring the federal banking system's efficiency.
- Collaborative Governance: The "circle of progress" requires a robust coalition. The chairman stresses that success depends on a concerted effort between CLTC staff and the Board of Directors, CLTC constituents, the Governor, and the Guam Legislature.
- Mission Alignment: The overarching objective remains the fulfillment of the Land Trust's core mission: creating opportunities for homeownership and subsistence farming to enhance the community's standard of living.

IV. **Approval of Minutes:** November 20, 2025 (Regular Board Meeting)

A correction on the Summary section of the minutes – Commissioner Artero-Cameron is in charge of Agriculture and PIO; Commissioner Rojas is Commercial; Commissioner Respicio is Residential

A Motion made by Commissioner Respicio, and seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.

V. **Administrative Director's Report**

1. \$9million appropriation. Applications have been submitted for the various tracts—pending invoice.
2. GWA – request for T1113, Block 16 to be transferred to CLTC inventory from DLM. Additional lots from the Land for Landless will be transferred based on nonpayment. CLTC/DLM did an inspection within the tract to determine occupancy or not. If not paid in full, properties will be transferred to CLTC. Full infrastructure in this area.
3. DLM is paid in FULL; waiting for the proposed schedule from the Chief of Cadastral; communicating with different mayors to assist in any way they can. DPW permits section
4. GHURA – Fix n Six program. The Community Development Block Grant-Disaster Recovery (CDBG-DR) "Fix in Six" program in Guam is conducting outreach for its Owner-Occupied Rehabilitation and Reconstruction initiative. This program is administered by the Guam Housing and Urban Renewal Authority (GHURA) and is currently in a public comment period for a substantial amendment to its action plan, which concludes on January 23, 2026.
5. Applications for Lease Award. Acting Administrative Director Cruz disclosed the following costs and projections. Applications Processing Costs: Initial 101 applicants: The process for the first 101 applicants incurred a total committed cost of \$4,072.
 - Certified Mail: \$1,048 for notifications sent in December 2025.
 - Printed Publication: \$3,024 for a listing in the Guam Daily Post.
 - Expansion Phase: The board approved the next 200 applicants for vetting, with an additional 200 anticipated soon. This combined group of 400 applicants is expected to cost approximately \$16,000 to process.
 - Total Backlog: There are currently 8,749 pending applications in the CLTC system.

- Projected Total Cost: At current rates, processing the entire backlog is estimated to cost \$350,000.
 - FY 2027 Budget: CLTC staff are preparing for a substantial increase in budget requests for Fiscal Year 2027 to cover these non-inflation-adjusted costs, specifically within object classes related to administrative and publication expenses.
6. Cables are coming in submerged lands, Tata Communications. Commissioner Respicio requested that the summary of this research, anticipated for the January meeting, include recommendations from Attorney Miller on how to address this issue.
7. GMA – Rojas, Attorney Miller, AAD Cruz – The GMA subcommittee meeting was completed, and the board is awaiting GMA's submission of an updated business plan, which they anticipate presenting in January 2026

VI. Old Business

- A. Lot 10122-12, Dededo / Guam International Country Club
Present – Jerry Tang, Carlos Camacho (online), updated draft from the GICC – need to get from the GICC representative
- GICC Lease Amendment Draft. Mr. Jerry Tang presented the updated draft of the first amendment to the commercial lease agreement. Key revisions included setting a \$9.5 million floor for the net present value of the base rent. Mr. Tang also discussed the calculation of the existing term's total rent, using a 12% escalation instead of 10% from the original lease.
 - Appraisal and Lease Provisions for GICC. Mr. Tang clarified that the appraisal, paid for by the lessee, must include the clubhouse and the five-acre parcels as part of the premises during the appraisal for the extended term to maximize the value if CLTC chooses not to take them over. Mr. Tang also confirmed that GICC would be liable for CLTC's attorney's fees or costs if CLTC needed to enforce or collect rent, and GICC is responsible for the appraisal cost.
 - Clubhouse and Parcel Option. Changes to Section 4 clarified the lessor's option to take over the clubhouse and five parcels, adding a sentence that if these areas remain part of the premises, they will be available for less use. Regarding the solar farm, Section 5 was amended to give the lessor flexibility to determine what, if any, components or equipment they wish to retain from the solar farm.
 - Decommissioning Planning and Costs. Attorney Miller recommended adding language requiring the operator to deliver a decommissioning report and budget to the commission around 2050 to allow time for dialogue on what stays, what goes, and who pays, noting that the current \$320,000 provision may be insufficient. The commission also suggested that the report include a certified assessment of the current equipment's functionality and remaining lifespan to inform decisions about decommissioning or future use.
 - Timeline for Decommissioning Reporting. The board questioned whether checking the decommissioning fund every five years was sufficient for determining costs. Mr. Tang stated they would look at creating a schedule that aligns with the decommissioning report and equipment lifespan assessment, suggesting that the required discussion might need to happen sooner than 2050, potentially around 2045, to allow for the additional deposits to accrue.
 - Insurance and Indemnification. Jerry Tang confirmed they adopted language from the attorney's draft to strengthen environmental

protections, including provisions regarding hazardous substances. They also agreed to add specific language to the insurance section to cover damage caused by panels or attachments, reflecting a concern previously raised in the minutes.

- **Termination Conditions and Milestones.** The draft agreement included a new item 11 on page seven, indicating that the lease will revert to a golf course if CLTC decides not to proceed with solar or if there is “no progress” within two years. Attorney Miller suggested replacing the ambiguous “no progress” phrase with definitive, measurable milestones, such as delivering power by a certain date.
- **Lease Progression and Financial Commitments.** Carlos V. Camacho clarified that GICC would continue to pay ground rent throughout the permitting and power purchase agreement (PPA) process, ensuring financial payments to CLTC even without a hard milestone date. GICC will also pay a 10% deposit of the net present value—at least \$950,000 based on the \$9.5 million floor—upon the signing of the PPA, which serves as a financial benchmark.
- **Milestone Definition and Unforeseen Delays.** The parties agree that using definitive milestones, rather than the term “no progress”, would be more effective, allowing the commission the discretion to move forward even if milestones are delayed due to government bureaucracy, like a lack of quorum. Carlos Camacho also requested that the agreement incorporate considerations for delays caused by “acts of God,” such as typhoons, which are beyond GICC’s control.
- **Approval of Lease Subject to Decommissioning Plan.** Commissioner Rojas proposed a motion to approve the lease, subject to a final draft that includes agreed-upon language for the decommissioning, and to authorize the chairman to sign on behalf of the commission. Seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 4-0.

B. Portion of Lot 440, Merizo Trans World Radio

- **Transworld Radio Tower and Request for Interest (RFI).** The agenda moved to portions of block 440 transport radio. AAD Cruz informed the commissioners that an RFI regarding this property had been drafted and emailed to them and reviewed by the attorney. Mr. Cruz clarified that the RFI is an administrative task to gather information for the board to determine the highest and best use of the property and does not commit the commission to anything.
- **Tower Retention and Memorandum of Understanding (MOU)** Commissioner Rojas recalled discussions with the Transworld team regarding the potential for the CLTC to lease the tower and stated that an MOU would be required to make it official. Commissioner Rojas made a motion to approve an MOU for the CLTC to meet the requirements of Transworld, and seconded by Commissioner Respicio, Chairman Garrido opened the floor for discussion. Chairman Garrido called for a vote. APPROVED 4-0. Chairman Garrido asked if leaving the tower included the transmitting equipment, to which Mr. Rojas clarified that the equipment would be dismantled, leaving only the tower itself, guide ropes, and drop cable. Additionally, Commissioner Rojas motioned to allow the Chairman to sign on behalf of the Commission. The motion was seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 3-0.

C. **Publication of Recruitment – Administrative Director**

- **Administrative Director Recruitment and Job Description.** The board moved to Old Business item C, the publication of recruitment for the Administrative Director. Commissioner Respicio raised concerns that adopting the submitted job description might be too restrictive, and questioned the timing of implementing a formal position description for a job that had always been filled, seeking justification and consistency with other government agencies. AAD Cruz explained that the need for action stems from issues with the acting appointment, where the Department of Administration personnel are refusing to acknowledge the viability of the current arrangement due to a statutory limit on holding an acting position for over a year.
- **Discussion on Administrative Director Job Description and Tabling** Commissioner Artero-Cameron expressed that the submitted job description was too prescriptive compared to others in the government of Guam and suggested revisiting it with legal counsel and HR from the Department of Administration. AAD Cruz explained that the job description was intentionally exhaustive to present all possible criteria for the commission to edit down. Commissioner Artero-Cameron made a motion to table Old Business item C, which was seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED.3-0.

D. **Public Law 37-146 and Bull Cart Trail**

- The discussion shifted to Public Law 37-146 regarding the bull cart trail pipeline. Lola Leon Guerrero, representing the Eclavea family, presented a proposal requesting reconsideration of a previous motion, having resolved some concerns with land registration. The family conveyed historical context, noting that they had provided a 60-foot-wide easement, exceeding the 40-foot requirement, as mandated by the public law, not out of generosity.
- **Reaffirming the Commission's Decision on Bull Cart Trail Sale.** The family presented two alternatives to the board's previous decision to sell the 1,580 square meters of bull cart trail: an equal-sized land exchange for cliffside property or relocating the trail to the edge of their property. Commissioner Respicio maintained that the land exchange was not in the best interest of the constituents and stood by the original decision that the family should purchase the bull cart trail, ensuring the resulting funds benefit the trust. Commissioner Artero-Cameron agreed with Commissioner Respicio's position. Commissioner Respicio moved to stand by the commission's original decision to sell the property to benefit the beneficiaries of the trust, which was seconded by Mr. Cameron. Chairman Garrido called for a vote. APPROVED. 4-0.
- **Finalizing Bull Cart Trail Sale Process.** The motion to stand by the commission's original decision to sell the bull cart trail property passed with no opposition. The process outlined requires the family to pay for two appraisals, the average of which will determine the purchase price. AAD Cruz noted that the estimated cost for the family to purchase the 1,580 square meters, at approximately \$60 per square meter, would exceed \$94,800.

VII. **New Business**

A. **Constituent Matters**

Prerequisites have to be completed prior to a lease agreement issuance (survey, etc.) as explained by AAD Cruz.

1. **Joaquina M. Ignacio**

Present. **Motion to approve the agriculture lease to Ms. Joaquina Manibusan Ignacio as a preoccupier based on the authority based on PL37-132 by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.**

2. **Rosita M. Sarmiento**

Present. **Motion to approve the agriculture lease to Ms. Rosita M. Sarmiento as a preoccupier based on the authority based on PL37-132 by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.**

3. **Maria M. Benavente**

Present. **Motion to approve the agriculture lease to Maria M. Benavente as a preoccupier based on the authority based on PL37-132 by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.**

4. **Edward Blas and Eliria S. San Nicolas**

Present - Kathrina Reyes (online)

Motion to approve the succession of the lease of Kathrina Reyes, however, pending the conditions based on PL37-131 by Commissioner Artero-Cameron, seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 3-0.

5. **Johnny Palomo**

Present. **Motion to approve the lease award to Johnny C. Palomo, withholding any other comments by the next speaker by Commissioner Artero-Cameron, seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 3-0.**

6. **Eugene S.N. Fernandez**

Not present. **Motion to terminate the lease awarded to Mr. Fernandez by Commissioner Artero-Cameron, seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 3-0.**

7. **Juan Q. Acfalle (dec)**

Grandson (named successor) was not present during the meeting **Motion to terminate the lease and application awarded to Juan Q. Acfalle by Commissioner Artero-Cameron, seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 3-0.**

8. **Bertha Sablan Duenas**

Not heard.

****Meeting was RECESSED at 3:15 PM; resumption date TBD****

Resumption Meeting January 9, 2026, at 1:08 to 1:21 PM

9. Abraham John Guerrero

Commissioner Rojas made a motion to approve Abraham John Guerrero as an eligible beneficiary of CHamoru Land Trust Commission. Seconded by Commissioner Artero-Cameron. Chairman Garrido called for a vote. APPROVED. 3-0.

B. Bernard Watson – Commercial Lease

Commissioner Artero-Cameron made a motion to terminate the commercial lease on Lot 7159 Yigo, now known as Lot 7159-35, Yigo, for ten acres; subdivide into many lots for our beneficiaries. Seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 3-0.

C. Designation of Signatories for Bank of Guam Accounts

Motion to designate the Chairman and Commissioner Rojas to be the signatories for the CLTC bank accounts with BOG. Motion made by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 3-0.

D. GWA Deep Well Y-15 (L7116)

Present online is Van Verango (GWA).

GWA will survey the lot that will be affected. The survey that is conducted will not violate any setbacks. AAD Cruz and G. Eay visited Mr. Concepcion.

Motion to accept the mapping as well as doing the survey, and no deterrence to the use of the property. Motion by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 3-0.

Motion to authorize Chairman Garrido to sign the map on behalf of the CHamoru Land Trust Commission. Motion by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 3-0.

VII. **Public Comment(s)** - NONE

IX. **Next Meeting** – Thursday, January 15, 2025, at 1:00 PM, CLTC Conference Room, Suite 223, ITC Building, Tamuning, Guam 96913

X. **Adjournment**

Commissioner Artero-Cameron motioned to adjourn the meeting at 1:21 PM and seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 3-0.

Transcribed by: Jessica Dayday, Land Agent III

Approved by motion in the meeting of _____

Acting Chairperson Earl J. Garrido _____ Date _____



Administrative Director's Report



Old Business



Lourdes A. Leon Guerrero
I Muga' Hafa
Governor of Guam

Joshua F. Tenorio
I Segundo Muga' Lahi
Lt. Governor of Guam

Commission Members

Earl J. Garrido
Acting Chairperson

Joseph F. Artero-Cameron
Commissioner

Fabienne Cruz Respicio
Commissioner

Jeremy J. Rojas
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 • Email: cltc.admin@cltc.guam.gov

December 30, 2025

Daniel Chu
President
Global Recycling Center, Inc.
P.O.Box 11792
Tamuning, GU 96931

SUBJECT: PHASE 1 ENVIRONMENTAL STUDY

Buenas Yan Hafa Adai Mr. Chu!

In response to the email received by the CHamoru Land Trust Commission (CLTC) from Mr. Danny Wu on December 3, 2025, regarding clarification on the study requested by CLTC, I would like to inform you that CLTC is requesting a Phase 1 Environmental Study for Lot 10122-15 in the Municipality of Dededo. This lot has been utilized by Global Recycling Center Inc. under the Authorization to Occupy issued by the previous Director, Mr. Michael J.B. Borja on January 6, 2015. Time is of the essence for this project, and your immediate action is required to address the request.

If you have any questions or concerns, please contact Mr. Joey Cruz or Dexter Tan at (671) 300-3296.

Senseramente,


Earl J. Garrido
Acting Chairperson

Cc:
Joseph F. Artero-Cameron, CLTC Commissioner / PIO



Kumision Inangokkon Tano' CHamoru

(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guahan 96932 • Phone: (671)300-3296 • Fax: (671)300-3319 • Email: che.admin@che.guam.gov

September 16, 2025

COPY

Daniel Chu
President
Global Recycling Center, Inc.
P.O. Box 11792
Tamuning, GU 96931

SUBJECT: PHASE 1 ENVIRONMENTAL STUDY

Buenas yan Hafa Adai Mr. Chu!

Global Recycling has been operating a recycling facility located on Lot No. 10122-15 in the Municipality of Dededo for many years, under an Authorization to Occupy issued by the previous Director, Mr. Michael J.B. Borja, on January 6, 2015. The Authorization to Occupy states that "your company is hereby responsible for all costs associated with the utilization of this property and shall indemnify and hold harmless the Chamorro Land Trust Commission from all potential liabilities during your daily operations and maintenance of all related activities on the property as of the date of this authorization."

I am aware that on August 10, 2025, a tire fire occurred on the premises occupied by Global Recycling. As a result of the fire, I am requesting that Global Recycling conduct a Phase 1 Environmental Study. The study should be performed by an environmental engineering firm authorized to practice on Guam. The engagement letter should explicitly indicate that the report is prepared for the benefit and use of the CLTC. This study will help determine if the tire fire has caused any environmental issues and will also ensure that the operations of Global Recycling over the years have not led to any environmental concerns that need remediation.

It is crucial that you prioritize this matter without delay. Your prompt attention is greatly appreciated. Please provide our office with a written confirmation that you have retained an appropriate engineering firm to undertake this study not later than October 15, 2025.

Senseramente,


Earl J. Garrido
Acting Chairman

Attachment(s):

Authorization to Occupy dated January 6, 2015


ALAN CHU 9/16/25

Lourdes A. Leon Guerrero
Governor of Guam
I Maga' Haga Guåhan

Joshua F. Tenorio
Lt. Governor of Guam
I Segundo Na Maga' Lahen
Guåhan

Commission Members

Earl J. Garrido
Acting Chairperson

Joseph F. Artero-Cameron
Commissioner

Fabienne Cruz Respicio
Commissioner

Jeremy J. Rojas
Commissioner

(Vacant)
Commissioner

(Vacant)
Administrative Director



Chamorro Land Trust Commission
(Kumision Inangokkon Tano' Chamoru)

P.O. Box 2950 Hagåtña, Guam 96932

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

January 6, 2015

Eddie Bani Calvo
Governor of Guam

Ray Tenorio
Lieutenant Governor of Guam

Commission Members

David J. Matanane
Chairman

Joseph I. Cruz
Vice-Chairman

Amanda L.G. Santos
Commissioner

Pascual V.A. Sablan
Commissioner

(Vacant)
Commissioner

Michael J.B. Borja
Administrative Director

Mr. Daniel Chu, General Manager
Global Recycling Center, Inc.
PO Box 11792
Tamuning, GU 96931

Subject: Authorization to Occupy

Dear Mr. Chu,

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

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

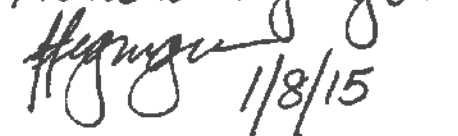
This authorization shall be deemed temporary and will be superseded by a commercial lease agreement upon completion of the Commercial Lease/License Rules and Regulations.

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

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

Senseramente,


MICHAEL J.B. BORJA

Françoise Fegurgur

1/8/15

Phase 1 environmental Study

6 messages

Dexter Tan <dexter.tan@cltc.guam.gov>
To: grcguam@gmail.com
Cc: Joey Cruz <joey.cruz@cltc.guam.gov>

Mon, Oct 6, 2025 at 11:07 AM

Good afternoon Mr. Chu,

This is a reminder regarding the letter (see attached) that was delivered to your office on September 16, 2025. If you have any questions or concerns, please feel free to contact me at (671)300-3317.
Thank you, and I hope you have a great week.

--

Respectfully,
Dexter L.H. Tan
Program Coordinator
CHamoru Land Trust Commission

 **Global Recycling Phase 1 Environmental Study 09.16.2025.pdf**
102K

grcguam <grcguam@gmail.com>
To: Dexter Tan <dexter.tan@cltc.guam.gov>
Cc: Joey Cruz <joey.cruz@cltc.guam.gov>

Mon, Oct 6, 2025 at 12:52 PM

Hi Dexter,

As per our conversation, We are facing some issues in regards to finding an engineering company that can help us conduct phase 1 environmental study. We are requesting CLTC's assistance to help us find qualified vendors and an extension to get the work done.

Danny Wu
Admin Assistant
Global Recycling Center
[Quoted text hidden]

grcguam <grcguam@gmail.com>
To: Dexter Tan <dexter.tan@cltc.guam.gov>
Cc: Joey Cruz <joey.cruz@cltc.guam.gov>

Wed, Dec 3, 2025 at 4:52 PM

Hi Dexter,

Attached are the proposals we received from unitek. We found some ambiguity in the request which we require CLTC to be more specific in the study that's requested from you. Can you give us an advice on which one we need.

Danny Wu
[Quoted text hidden]

2 attachments

 **Tire Fire Global Soil Residue Testing Proposal 3025.11.25.pdf**
139K

 **Limited Phase I Prop, Global Recycling Center 2025.pdf**
207K

Dexter Tan <dexter.tan@cltc.guam.gov>
To: grcguam <grcguam@gmail.com>
Cc: Joey Cruz <joey.cruz@cltc.guam.gov>

Wed, Dec 3, 2025 at 4:56 PM

Good afternoon Mr. Wu,

Thank you for sending over the Unitek proposals.
We will review the attached documents with the Commissioners and legal Counsel.
Thank you.

[Quoted text hidden]



Unitek Environmental Guam

P.O. Box 24607, Barrigada, Guam. Tel: 671-565-3151; Fax: 671-565-3391
Email: unitek@ite.net

November 24, 2025

VIA EMAIL: grcguam@gmail.com

Yuan Chen "Danny" Wu
Global Recycling Center
169 Batullo St.
Dededo, GU 96929

Reference: Proposal for Limited Phase I Environmental Site Assessment at Global Recycling Center, Dededo, Guam

Dear Mr. Wu:

Unitek Environmental-Guam is pleased to submit our proposal to provide professional consulting services for a Limited Phase I Environmental Site Assessment at Global Recycling Center, Dededo, Guam. Global Recycling Center, Dededo, Guam. Typically, a standard Phase I Environmental Site Assessment in accordance with ASTM standard E 1527 requires the entire parcel to be assessed at the time of real estate transaction to protect the liability of the buyer and/or lender. A standard "Phase I" investigation is specifically designed to aid buyers of commercial real estate in determining if potential environmental liabilities are associated with a property.

In this case, a much more limited scope of assessment has been requested applicable to a small portion of Parcel M05 L10122-15 along approximately 200 linear feet of the northeast boundary of the parcel where a fire incident burned a fence wall of bailed tires on or around August 10, 2025. The purpose of this limited environmental site assessment is to evaluate and document the immediate and most recognizable potential environmental concerns or contamination of the subject property in relation to this specific fire event only. Although this site assessment is not designed to include "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B), the information obtained may reduce future liabilities for all parties involved in financing and managing the property.

Unitek Environmental has performed investigations of this type for over 30 years. Our reputation for professionalism and long history has enabled Unitek to obtain and maintain \$5,000,000.00 of professional liability insurance giving our clients added security.

As part of this Limited Phase I assessment, Unitek will evaluate environmental concerns on the property specific to the tire fire incident which include hazardous chemical materials, hazardous chemical wastes, and surface/subsurface contamination. Highlights of the environmental assessment activities are as follows:

Field Investigations

1. Personal Interviews

Unitek will meet with representatives of the property owner or other individuals familiar with the subject site and fire incident to obtain any significant information on the property's current and historical uses associated with area of concern.

2. Hazardous Chemicals, Hazardous Chemical and Toxic Waste, and Surface/Subsurface Contamination

Unitek's environmental consultant will inspect, as accessible, the subject property for indicators of environmental contamination or situations which may require further investigation and/or corrective action. This will include:

- a. Inspecting the property for visual for surface and subsurface soil contamination.
- b. Reviewing site containment and cleanup procedures used, chemical storage and use practices, container labels and material data safety sheets, and the potential to contribute to contamination of the subject property
- e. Visual site inspection of the subject property's current environmental condition regarding potential, hazardous chemical and toxic accumulations or waste.

3. Surrounding Community

A survey of the surrounding properties will be conducted to provide data relating to hazardous chemical users and hazardous waste generators, and any pending remedial environmental actions that may impact the subject property.

Preparation of Environmental Assessment

Unitek will compile the information collected and prepare a preliminary site survey report. The environmental assessment report will include:

Scope of the Assessment	Site Description
Hazardous Chemical Materials	Hazardous Chemical Wastes
Surface/Subsurface Contamination	Sources of Information
Photographic Documentation	

The investment for the above scope of work is \$2,750.00. Completion of the limited phase 1 report is generally 2 weeks from notice to proceed. If you have any questions with regards to this proposal, please feel free to contact us.

Respectfully,



Brad C. Wolfe
Vice President



Unitek Environmental Guam

P.O. Box 24607 GMF Barrigada, Guam 96921 Ph. (671) 565-3151 Fax (671) 565-3391

November 25, 2025

VIA EMAIL: grcguam@gmail.com

Yuan Chen "Danny" Wu
Century 21 Realty Management
Global Recycling Center
169 Batullo St.
Dededo, GU 96929

Reference: Proposal for Tire Fire Site Soil/Residue Testing

Dear Mr. Wu:

Unitek Environmental-Guam (Unitek) is pleased to present this price quotation to provide soil/residue sample collection, handling, shipping and laboratory analysis and reporting with recommendations at the tire fire site at the northeast portion of Lot M05 L10122-15, Dededo, Guam. The scope of the proposed assessment will be to test the surface soil 0-2 inches in depth in the location affected by the tire fire (cleanup has already been completed). This will be the minimum scope to check if soil remaining in the fire location have been contaminated with any hazardous constituents or oil above environmental screening levels which would require cleanup of the site.

Unitek proposes collecting one (1) 50-point composite sample from affected areas in the location of the former estimated 200 feet of bailed tire fence where the fire occurred and was extinguished. Samples will be tested for volatile organic compounds, semi-volatile organic compounds, total petroleum hydrocarbons, polynuclear aromatic hydrocarbons (PAH)s, RCRA 8 metals, and dioxins/furans. A report will be provided with a summary of results and recommendations.

The costs for the above scope of work will be \$7,475.00 for approximately 3.5 week turnaround time to have results. Unitek will provide a sampling and analysis plan (SAP) for submittal to GEPA if required for approval prior to performance of the above scope of work for an additional cost of \$1200.00.

Note: * The above total cost is based on GEPA approving the above scope of work as-is. If GEPA should require additional testing above what is proposed above, costs will need to be increased. Unitek will require advance payment for the above-described services. If you have any questions or would like to schedule the sampling event, please contact me at 565-3151 or 687-1310.

Respectfully,

Brad C. Wolfe
Vice President

Approved by

Date



New Business



Constituent Matters

CHamoru Land Trust Commission

Land Agent Staff Report

JAMES SABLAN CRUZ
Agricultural Applicant

I. MATTERS:

Approval to be issued a lease for Tract 18113, Block 1, Lot 1 in Mangilao

II. LEGAL REFERENCES:

1. In the July 17, 2025 the Board of Commissioners approved the motion to approve lease awards for parcels that have already been surveyed on parcels that are registered.
2. In the November 20, 2025 the Board of Commissioners approved the motion to revert applications with change of type to the original application type.

III. FACTS:

1. Applicant's Date and Time: December 4, 1995 at 12:44 PM
2. Applicant's Application Number: #0000963
3. Original Application Type: Residential
4. Lot Description: Tract 18113, Block 1, Lot 1, Mangilao containing ±2,021 square meters
5. Survey Map: 108FY2014, IN #868911
6. Priority: 2
7. Preoccupier: No
8. Land Use Permit (LUP): No
9. Mayor's Certification: None
10. Recorded Lease: N/A
11. Unrecorded Lease: N/A
12. Lease Fee Paid: N/A
13. Is this a Registered Property: Yes
14. Residing on Private Property: No
15. Residing on Guam Ancestral Lands Property: No
16. Part of Null and Void Listing: No
17. Part of 2018 Ratified Listing: N/A
18. Part of 1995 Listing: No
19. Part of OPA Audit Listing: No
20. Lease Approved by CLTC Board of Commissioners: N/A

IV. CHRONOLOGY:

1. December 10, 1999: Received Lot No. 7-3, Tract 222 in Yona through a Deed of Gift as recorded on December 10, 1999, DN #641340 which changed priority from one (1) to two (2)
2. September 25, 2007: Agriculture Interview naming his daughter, Dana Marie Cruz as his successor
3. September 27, 2007: Approval for the August 25, 2007 request to change application type residential to agricultural by Joseph M. Borja, Administrative Director
4. October 9, 2014: Agriculture lease prepared but not notarized by Michael J.B. Borja, Administrative Director and Mr. Cruz
5. August 25, 2022: Mr. Cruz submitted his notarized request to revert to his original application type "Residential".

CHamoru Land Trust Commission

Land Agent Staff Report

JAMES SABLÁN CRUZ **Agricultural Applicant**

6. August 30, 2022: Approved as having meet the requirements for the Chamorro Land Trust Commission program as per GCA Chapter 75A by Acting Administrative Director, Angela Camacho
7. November 29, 2022: 2022 Property Tax Statement for the period of January 01, 2022 to December 31, 2022 issued to James Sablan Cruz for Tract 18113, Block 1, Lot 1 Municipality 07 (Mangilao) in the amount of Forty-three dollars and eighteen cents (\$43.18)
8. January 24, 2023: Payment for the 2022 Property Tax for the period of January 01, 200 to December 31, 2022 issued to James Sablan Cruz for Tract 18113, Block 1, Lot 1, Municipality 07 (Mangilao) in the amount of Forty-three dollars and eighteen cents (\$43.18).
9. July 6, 2023: Site visit conducted by Land Agents Jhoana Casem and Jessica Dayday found there is no access to Tract 18113, Block 1, Lot 1 in Mangilao

V. SUMMARY:

Mr. James Sablan Cruz has a recorded survey map 108FY2014 IN 968991 and has not been issued an agricultural lease

VI. BOARD OF COMMISSIONERS' ACTIONS:

Approval for an agricultural lease award to James Sablan Cruz for Tract 18113, Block 1, Lot 1 in Mangilao containing ±2,021 square meters with recorded survey map instrumental number 868911; FY number 108FY2014 based the Chamorro Land Trust Commission Board of Commissioners' July 17, 2025 decision to approve leases for parcels that have already been surveyed on parcels that are registered.

CHamoru Land Trust Commission

Land Agent Staff Report

JAMES SABLAN CRUZ
Agricultural Applicant

I. MATTERS:

Approval to be issued a lease for Tract 18113, Block 1, Lot 1 in Mangilao

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CHamoru Land Trust Commission

Land Agent Staff Report

JAMES SABLÁN CRUZ **Agricultural Applicant**

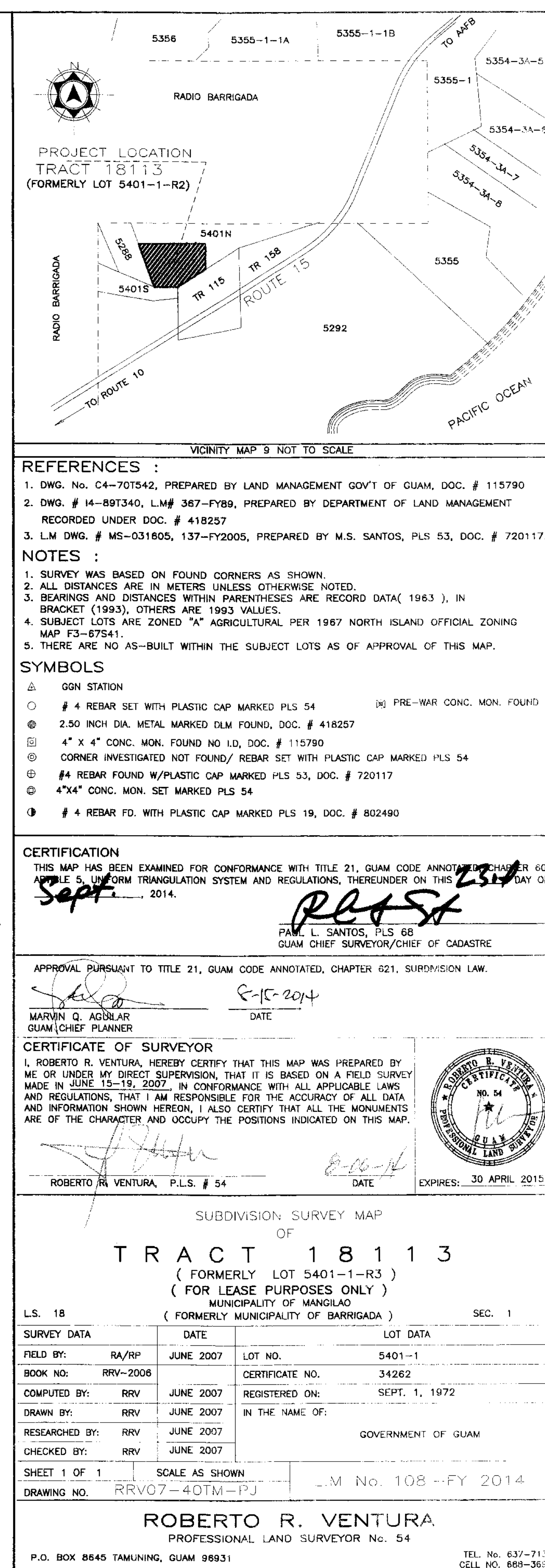
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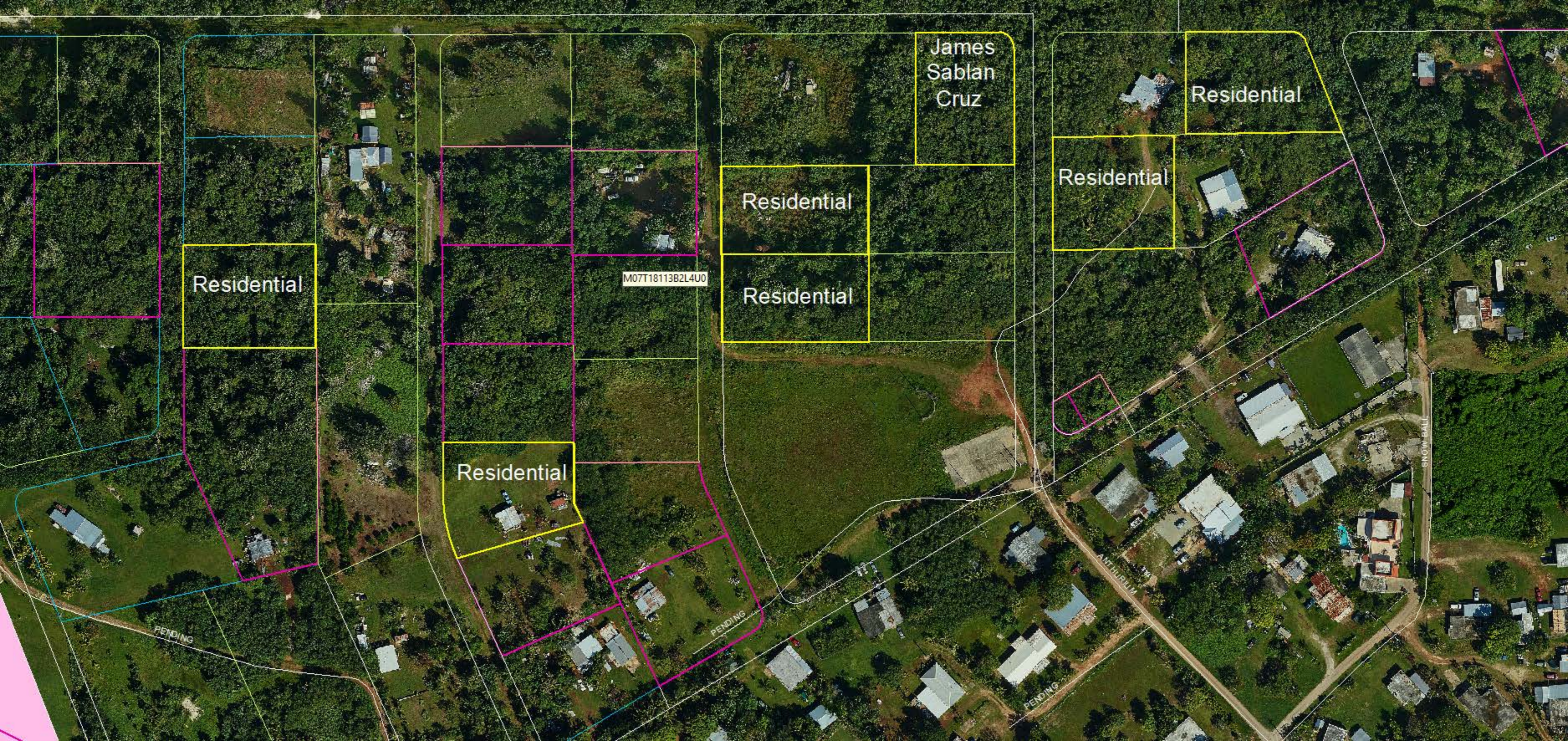
V. SUMMARY:

Mr. James Sablan Cruz has a recorded survey map 108FY2014 IN 968991 and has not been issued an agricultural lease

VI. GUIDANCE:

Approval for an agricultural lease award to James Sablan Cruz for Tract 18113, Block 1, Lot 1 in Mangilao containing ±2,021 square meters with recorded survey map instrumental number 868911; FY number 108FY2014 based the Chamorro Land Trust Commission Board of Commissioners' July 17, 2025 decision to approve leases for parcels that have already been surveyed on parcels that are registered.





James
Sablan
Cruz

Residential

Residential

Residential

Residential

Residential

M07T18113B2L4U0

Residential

PENDING

PENDING

PENDING

ANTHURUM

SNOW BALL

CHamoru Land Trust Commission

Land Agent Staff Report **RODNEY TENORIO PEREZ**

I. MATTER:

Mr. Rodney Tenorio Perez is requesting to be deemed an eligible beneficiary

II. LEGAL REFERENCES:

1. Guam Code Annotated § 75A101.2 (b) (1) Persons shall be considered eligible beneficiaries if the United States acquired land on which they did not hold title or ownership, but that they nevertheless had either occupied, farmed, or ranched land for residential or agricultural purposes for at least one (1) year immediately prior to that land being acquired by the United States government between 1898 and 1968 or descendants of such person; except that if a person occupied, farmed, or ranched the land on or after December 8, 1941, and the land was acquired at any time after that date and up to 1950, the one (1) year tenure need not have occurred immediately prior to acquisition by the United States government. To be eligible under this provision, an applicant must sign a declaration or affidavit setting forth, in sufficient detail and under penalty of perjury, the following facts to the extent known or reasonably ascertainable by the applicant: (A) the location, by parcel number, address, legal description, or other legally-recognized identifier, of the land that was claimed to have been occupied, farmed, or ranched; (B) the name of the person or persons who occupied, farmed, or ranched the land; (C) the length of time the person(s) continuously occupied, farmed, or ranched the land; (D) the legal owner of the land and the relationship between the owner and the person who occupied, farmed, or ranched the land, including whether any compensation or rent was paid to the owner; (E) a description of the nature of the person's activity on the land, including whether the land was used for residential or agricultural purposes; (F) if the land was farmed or ranched, the type of activity being conducted on the land (such as the types of crops harvested or animals raised); and (G) whether the person improved the land in any way and the nature of such improvements.
2. Guam Code Annotated § 75A101.2 (b) (2) The applicant shall be required to use his or her best efforts to obtain the information described above and to provide documentation demonstrating that he or she is the descendent of the person or persons who occupied, ranched, or farmed the land. Based upon review of the documentation, declarations, or affidavits, and any additional research the Commission conducts, the Commission shall determine whether the person is an eligible beneficiary. For purposes of this provision, a person shall be deemed to have "occupied" land if he or she maintained his or her primary residence on the land.

III. FACTS:

1. Applicant's Date and Time: August 17, 2001 at 11:10 AM #5597
2. Original Application Type: Residential

IV. CHRONOLOGY:

1. August 17, 2001 – Rodney Tenorio Perez's residential application was received at former CLTC Tiyan office at 11:10 a.m. and was issued numerical designation #5597
2. March 23, 1998 – Non-refundable application fee of \$50.00 paid with receipt no. A991183111
3. August 15, 2025 – Mr. Perez submitted his August 12, 2025 family tree form and supporting documents

CHamoru Land Trust Commission

Land Agent Staff Report **RODNEY TENORIO PEREZ**

4. September 12, 2025 – Mr. Perez submitted his affidavit for eligibility OCCUPIED, FARMED OR RANCHED
5. September 12, 2025 – Mr. Perez's GCA 75A Eligibility Packet submitted for review
6. September 29, 2025 – Glenn R. Eay, Acting Land Agent Supervisor stated the request requires the CLTC Board of Commissioners approval.

V. FINDINGS:

July 7, 1947 Judgment on Declaration of Taking Civil Case 16-47, the Naval Government of Guam acquired Lot 380 in Agana now known as Hagatna from Joaquin Cruz Perez

VI. SUMMARY:

Mr. Rodney Tenorio Perez's September 12, 2025 affidavit states his father, Antonio Quitongico Perez was utilizing Joaquin Cruz Perez's Lot 380 in Agana for unknown period of time up to July 7, 1947. Mr. Perez is of the opinion his father Antonio Quitongico Perez is a descendant of the Joaquin Cruz Perez, land owner. However, he is unable to provide documents for confirmation. According to Mr. Perez's affidavit there was no compensation or rent paid because it was family property but any expenses including taxes were shared. Lot 380 in Agana was place of the family home and is unaware if there was any farming activity conducted. According to Mr. Perez's affidavit the family house was rebuilt after the liberation of Guam and prior to the taking of the property. Mr. Rodney Tenorio Perez is requesting to be deem an eligible beneficiary under 21 GCA, Chapter 75A based on his September 12, 2025 affidavit for eligibility Occupied, Farmed or Ranched (CLTC AFF-002) stating his father, Antonio Quitongico Perez and siblings were utilizing Joaquin Cruz Perez's Lot 380 in Agana for unknown period of time up to July 7, 1947 when it was acquired by the Naval Government of Guam.

VII. GUIDANCE:

Title 21, Chapter 75A of the Guam Code Annotated § 75A101.2 Verification of Eligible Beneficiaries (b) (2) place the approval of the status of "Eligible Beneficiary" is upon review of the documentation, declarations, or affidavits, and any additional research the Commission conducts, the Commission shall determine whether the person is an eligible beneficiary.

Kumision Inangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guåhan 96932

Phone: 649-5263 ext. 815

AFFIDAVIT FOR ELIGIBILITY
OCCUPIED, FARMED, OR RANCHED

Rodney T. Perez, being first duly sworn, deposes and says that:

1. The name of the individual seeking verification of eligibility is:

Rodney T. Perez

2. The individual, or their descendant, occupied, farmed, or ranched land on Guam for residential or agricultural purposes for at least one (1) year immediately prior to that land being acquired by the United States government between 1898 and 1968. If that land was acquired between December 8, 1941 and January 1, 1950, the one (1) year tenure need not have occurred immediately prior to the acquisition by the United States government.

3. The land acquired by the United States government is identified as one of the following:

☐ Parcel Number: **According to the Judgment there is no parcel number listed**

☐ Address: **San Ignacio Agana**

☐ Legal Description: **Lot 380 in Agana now known as Hagatna**

☐ Other Identifier: **GC 265**

The date the land was acquired by the United States: **July 7, 1947 Civil Case 16-47**

4. The name of the person or persons who occupied, farmed, or ranched the land:

Antonio Quitongico Perez, his mother and siblings were living on the lot

5. The length of time the person or persons listed above continuously occupied, farmed, or ranched the land: **up to the time the property was taken away**

6. The legal owner of the land: **Joaquin Cruz Perez**

7. The relationship between the legal owner of the land and the person or persons who occupied, farmed, or ranched the land: **Family member**

Kumision Inangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guam 96932

Phone: 649-5263 ext. 815

8. Compensation or rent, if any, that was paid by the person or persons who occupied, farmed, or
ranch the land to the legal owner: It was family owned property, there was no

rent paid but any expenses including property taxes were shared

9. Description of the nature of the person's or persons' activity on the land, including whether the
land was used for residential or agricultural purposes:

Lot 380 in Agana was the place of the family home.

10. The type of activity being conducted on the land, such as the types of crops harvested or
animals raised: It is unknown if there was any farming activity or animals raised

It was the place of the family home.

11. If the person or persons improved the land, the nature of any improvements (if not applicable,
list N/A): The family had to rebuild the family after the Liberation of Guam

and prior to the taking of the property.

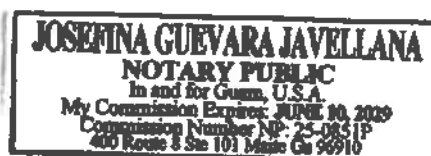
12. The undersigned makes these statements on behalf of themselves or as a representative of
the applicant via a power of attorney.

[Signature]
Signature

12 Sept. 2025
Date

Subscribed and sworn to before me this 12 day of September, 2025 by
RODNEY T. PEREZ

[Signature]
NOTARY PUBLIC



CHamoru Land Trust Commission

Land Agent Staff Report

BERTHA FEJERAN YUSTINICH (DEC) Agriculture

- I. **MATTER(S):** Christine Fejeran San Nicolas is requesting to be the named successor to her mother's Agriculture Lease Agreement
- II. **LEGAL REFERENCE(S):**
§75A109. Successors to Lessees and Applicants. (1) Upon the death of the lessee or applicant, his interest in the tract or tracts and the improvements thereon, including growing crops (either on the tract or in any collective contract or program to which the lessee is a party by virtue of his interest in the tract or tracts), shall vest in the relatives of the decedent as provided in this paragraph. From the following relatives of the lessee, or applicant, spouse, children, grandchildren, parents, grandparents, siblings, widows or widowers of the children or siblings, or nieces and nephews, the lessee or applicant shall designate the person or persons to whom he directs his interest in the tract or tracts to vest upon his death.
- III. **FACTS**
- 1) Applicant's Date and Time: December 5, 1995 at 8:34AM
 - 2) Applicant's Application Number: 0001160
 - 3) Current Application Type: Agriculture
 - 4) Lot Description on Lease Agreement: Portion of Tract 100C Dededo
 - 5) Lot Size: ½ acre
 - 6) Survey Map: Lot 10171-28 Dededo based on In-House Approved Map under DWG-S-02-141 by Nestorio C. Ignacio, PLS No. 65
 - 7) Priority: N/A
 - 8) Preoccupier: No
 - 9) Land Use Permit (LUP): None
 - 10) Mayor's Certification: None
 - 11) Recorded Lease: None
 - 12) Unrecorded Lease: Yes
 - 13) Lease Fee Paid: N/A
 - 14) Is this a Registered Property: Yes
 - 15) Residing on Private Property: No
 - 16) Residing on Guam Ancestral Lands Property: No
 - 17) Part of Null and Void Listing: No
 - 18) Part of 2018 Ratified Listing: Yes
 - 19) Part of 1995 Listing: No
 - 20) Part of OPA Audit Listing: No
 - 21) Lease Approved by CLTC Board of Commissioners: Yes
 - 22) 75A Qualified: Yes
- IV. **CHRONOLOGY**
- 1) December 5, 1995 – Bertha Fejeran Yustinich submitted her Residential Application under App. No. 0001160
 - 2) July 7, 1998 – Ms. Yustinich requested to change her application type from Residential to Agriculture. Approved by Joseph M. Borja on July 29, 1998.

CHamoru Land Trust Commission

Land Agent Staff Report

- 3) November 13, 2001 – Certification of Residence from the Dededo Mayor's Office regarding her occupancy at South Ukudo St. Macheche (Pipeline)
- 4) November 25, 2001 – Letter from Anthony S.A. Fejeran in regards to cutting up the area he is staying to allocate his sisters Bertha Yustinich and Lucy Araneta
- 5) January 16, 2002 – Approval of application for power, telephone and water services from CLTC, signed Jesse LG Perez, CLTC Deputy AD
- 6) March 2, 2002 – Approval of in-house map (Lot 10171-1, 2, 3) regarding the Parceling of Survey Map of Lot 10171, Municipality of Dededo prepared for CLTC
- 7) January 27, 2003 - Approval of in-house map (Lot 10171-26, 27, 28) regarding the Parceling of Survey Map of Lot 10171, Municipality of Dededo prepared for CLTC; in-house map number differs from the 2002 map
- 8) April 9, 2003 – SBA Disaster Loan Number 61699840-10, Control Number 3475-00129 issued to Bertha Yustinich for the approved SBA Loan
- 9) April 16, 2003 – Loan Guaranty between Ms. Yustinich and CLTC was signed and approved by AAD Joseph M. Borja
- 10) September 22, 2014 – Letter from AD M. Borja to Ms. Yustinich in regards to the CLTC Loan Guaranty she signed for in the amount of \$65,700.00
- 11) December 5, 2014 – Letter from Ms. Yustinich to CLTC in regards to her cancelled loan application with SBA
- 12) December 31, 2014 – 2nd Notice from AD M. Borja to Ms. Yustinich in regards to the CLTC Loan Guaranty she signed for in the amount of \$65,700.00
- 13) March 2, 2020 – Joseph Yustinich, husband, came in to submit Ms. Bertha Yustinich's Death Certificate (DOD: 02/20/2020)
- 14) March 5, 2020 – Notarized letter from Vincent F. San Nicolas relinquishing his interest to Christine San Nicolas (DOB: 12/22/1975) submitted to CLTC for consideration
- 15) March 5, 2020 – Notarized letter from Joseph Yustinich relinquishing his interest to Christine San Nicolas (DOB: 12/22/1975) submitted to CLTC for consideration
- 16) March 12, 2020 – Notarized letter from Christine San Nicolas in regards to taking over her mother's Agriculture Lease Agreement on Lot 10171-1 Dededo
- 17) June 7, 2023 – Ms. Christine submitted a follow-up letter of takeover addressed to AD A. Taijeron
- 18) January 9, 2026 – Verification of Eligibility Letter issued to Christine Fejeran San Nicolas as an eligible beneficiary based off 75A.

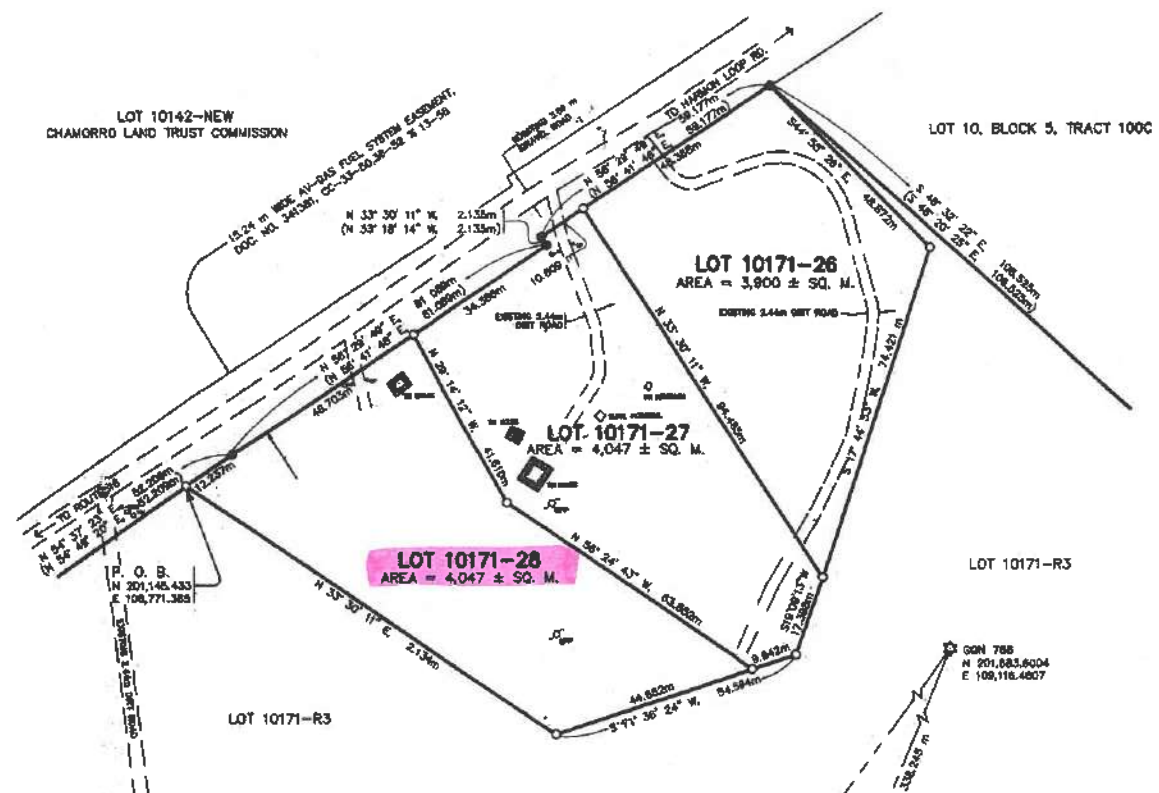
V. SUMMARY

A request has been submitted for the assignment of the **Agriculture Lease Agreement for Lot 10171-28 Dededo, comprising an area of 4,047± sqm (1-acre)**. The request is from Ms. Christine Fejeran San Nicolas, the daughter of the current lessee, Ms. Bertha Yustinich, and is supported by Ms. Yustinich's completed In-House Approved Map, based on Drawing No. MDWG-S-02-141.

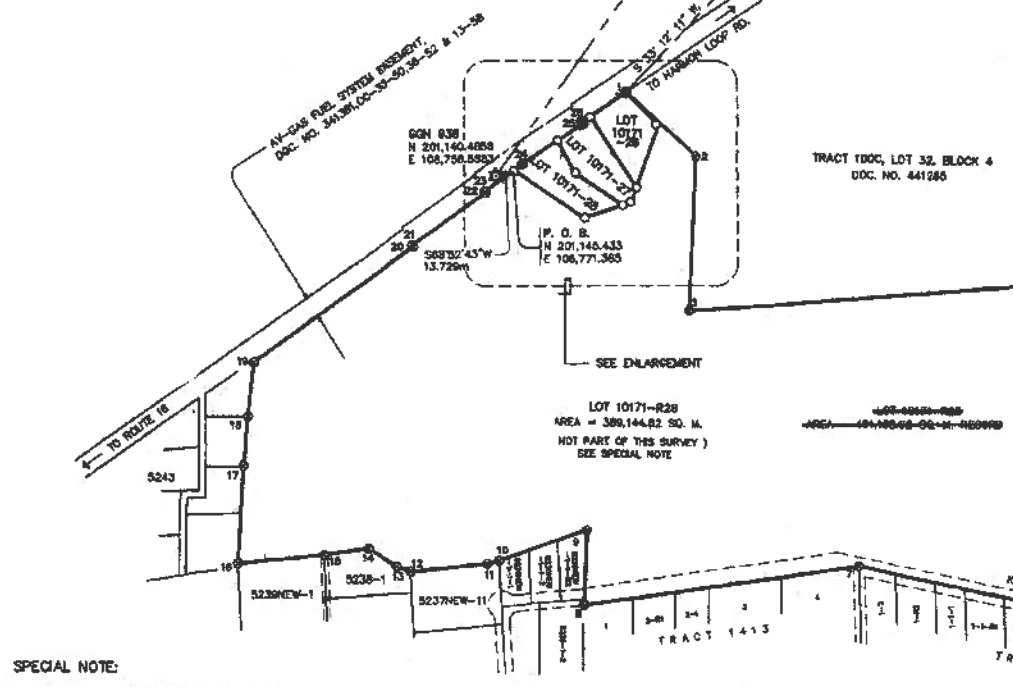
VI. GUIDANCE

Christine Fejeran San Nicolas is fully qualified under the 75A eligibility requirements based on PL35-112. With the approval of this board, Ms. San Nicolas can move forward with taking over her mother's Agriculture Lease agreement with conditions.

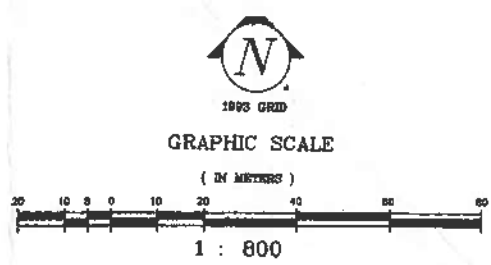
LOT 10142-NEW
CHAMORRO LAND TRUST COMMISSION



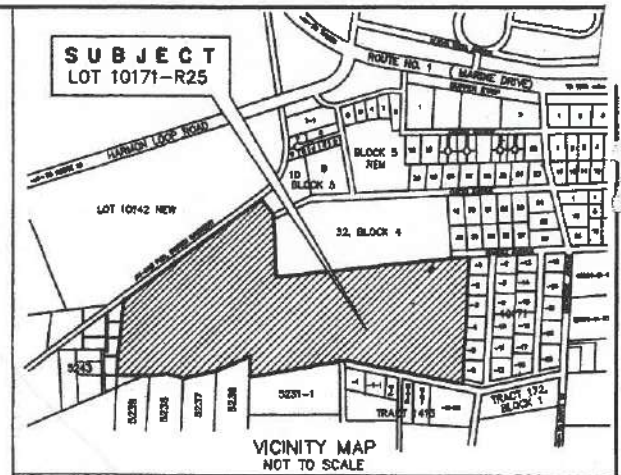
ENLARGEMENT
SCALE 1:800



BASIC LOT 10171
NOT TO SCALE



LOT 10171-R25		
LINE	BEARING	DISTANCE
1 - 2	S 48° 32' 22" E	108.525 m
2 - 3	(S 02° 38' 35" W)	(173.163 m)
3 - 4	(N 88° 39' 52" E)	(830.488 m)
4 - 5	(N 88° 39' 52" E)	(84.371 m)
5 - 6	(S 08° 12' 41" W)	(402.870 m)
6 - 7	(N 78° 01' 58" W)	(388.373 m)
7 - 8	(S 81° 58' 25" W)	(311.759 m)
8 - 9	(N 02° 11' 01" E)	(83.707 m)
9 - 10	(S 70° 48' 58" W)	(104.808 m)
10 - 11	(S 75° 37' 08" W)	(13.670 m)
11 - 12	(S 84° 28' 08" W)	(86.210 m)
12 - 13	(N 88° 03' 41" W)	(18.630 m)
13 - 14	(N 58° 42' 01" W)	(38.048 m)
14 - 15	(S 81° 34' 52" W)	(30.530 m)
15 - 16	(S 88° 48' 28" W)	(101.047 m)
16 - 17	(N 08° 09' 20" E)	(107.801 m)
17 - 18	(N 05° 36' 53" E)	(84.764 m)
18 - 19	(N 05° 42' 03" E)	(82.188 m)
19 - 20	(N 54° 43' 20" E)	(225.518 m)
20 - 21	(N 35° 10' 40" W)	(2.134 m)
21 - 22	(N 54° 48' 20" E)	(86.008 m)
22 - 23	(N 35° 10' 40" W)	(1.828 m)
23 - 24	(N 54° 48' 20" E)	(82.208 m)
24 - 25	(N 58° 29' 48" E)	(81.088 m)
25 - 26	(N 58° 41' 48" E)	(85.008 m)
26 - 27	(N 35° 10' 40" W)	(2.134 m)
27 - 28	(N 58° 29' 48" E)	(81.088 m)
28 - 1	(N 58° 41' 48" E)	(85.177 m)
AREA = 401,138.82 SQ. M. REC.		= 99.12 ACRES



- REFERENCES:
1. LAND REGISTRATION SURVEY MAP OF LOTS 9 & 10, BLOCK 5, LOT 32, BLOCK 4 & R/W AND BLOCK 3, REM OF TRACT 100C AND LOT 10171 BEING THAT PORTION OF TRACT 100 BETWEEN MACHECHE ROAD AND AV GAS FUEL SYSTEM LINE. PREPARED BY THE DEPARTMENT OF LAND MANAGEMENT, LAND SURVEY DIVISION, GOVERNMENT OF GUAM, L.M. NO. 418-FY91, 14-92T-422.
 2. AGRICULTURAL SUBDIVISION MAP, BLOCK 3REM, TRACT 100C & LOT 10171, FOR LEASE PURPOSES PREPARED BY THE DEPARTMENT OF LAND MANAGEMENT, GOVERNMENT OF GUAM, L.M. DWG. No. 14-91 T 419, L.M. CHECKED No. 468 FY 91.

- NOTES:
1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
 2. ALL DISTANCES SHOWN HEREON ARE IN METERS.
 3. BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD DATA, ALL OTHERS ARE 1983 VALUES.
 4. SUBJECT LOTS ARE ZONED "A" AGRICULTURAL AS OF APPROVAL OF THIS MAP.
 5. SUBJECT LOTS ARE OUTSIDE THE GROUNDWATER PROTECTION ZONE (GPZ)

- SYMBOLS:
- GGN STATION
 - FND. 3/4" IRON PIPE IN CONC. SET BY RLS 24, 14-92T-422.
 - CORNERS NOT RETRACED OR INVESTIGATED
 - NO. 4 REBAR SET WITH PLASTIC CAP MARKED PLS 65
 - CONCRETE POWER POLE (CPP), WOODEN POWER POLE (WPP)
 - GATE POST (GP) • WATER METER (WM) • CABLE BOX (C-BOX)

PARCELLING SURVEY MAP
OF
LOT 10171-R25
MUNICIPALITY OF DEDEDO
PREPARED FOR
CHAMORRO LAND TRUST COMMISSION

CERTIFICATE OF SURVEYOR
I, NESTOR C. IGNACIO, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS BASED ON A FIELD SURVEY MADE IN JANUARY 30, 2002 IN CONFORMANCE WITH APPLICABLE LAND AND REGULATIONS. I FURTHER CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED ON THIS MAP.



Nestor C. Ignacio
NESTOR C. IGNACIO, PLS NO. 65
DATE: Jan. 23, 2003

SATISFACTORY TO & APPROVED BY:

Ronald E. Teehan, Jr.
RONALD E. TEEHAN, JR.
ADMINISTRATIVE DIRECTOR
CHAMORRO LAND TRUST COMMISSION

DATE: 1-29-03

DOC. NO. 903740 (ADMINISTRATIVE TRANSFER OF GOV. GUAM LANDS)

DWG. NO. 0A1-6-02-141

KELLYNN FENERAN
File Copy



Chamoru Land Trust Commission

Land Agent Staff Report

MONICA DOLORES BAZA **Agriculture**

I. MATTER(S):

- 1) Request for Agriculture Lease Agreement for Lot 8-33-21 Inarajan for 1-acre

II. LEGAL REFERENCE(S):

1) §75A107. Leases to Eligible Beneficiaries, Licenses. (a) The Commission is authorized to lease to eligible beneficiaries the right to the use and occupancy of a tract or tracts of Chamorro Land Trust Property within the following acreage limits per each lessee:(1) not less than one quarter (0.25) acre, nor more than one half (0.50) acre for subsistence agricultural or aquaculture farming;

2) CLTC Board Meeting Minutes from July 17, 2025 - Survey Completion without Board Ratification

>> Lease for Surveyed and Registered Parcels - Acting LAS, G. Eay addressed the issue of applicants who completed surveys for their properties but were never issued leases, particularly for unregistered land. Land Agent, J. Casem clarified that leases can only be issued for parcels that are both surveyed and registered

>> Motion to Approve Surveyed Properties - Commissioner Respicio made a motion to approve leases for parcels that have already been surveyed on parcels that are registered. Seconded by Commissioner Rojas. Chairwoman Bordallo called for a vote. Motion passes 4-0.

III. FACTS

- 1) Applicant's Date and Time: December 2, 1995 at 1:19PM
- 2) Applicant's Application Number: 371
- 3) Current Application Type: Agriculture
- 4) Lot Description on Lease Agreement: N/A
- 5) Lot Size: 4,047±sqm (1-acre)
- 6) Master Plan Identification: Lot 8-33-21 Inarajan
- 7) Survey Map: 163FY2017; completed by Raymond A. Cruz, PLS 73
- 8) Priority: N/A
- 9) Preoccupier: No
- 10) Land Use Permit (LUP): None
- 11) Mayor's Certification: None
- 12) Recorded Lease: N/A
- 13) Unrecorded Lease: N/A
- 14) Lease Fee Paid: N/A
- 15) Is this a Registered Property: Yes
- 16) Residing on Private Property: No
- 17) Residing on Guam Ancestral Lands Property: No
- 18) Part of Null and Void Listing: No
- 19) Part of 2018 Ratified Listing: No
- 20) Part of 1995 Listing: No
- 21) Part of OPA Audit Listing: No
- 22) Lease Approved by CLTC Board of Commissioners: No
- 23) 75A Qualified: Yes

CHamoru Land Trust Commission

Land Agent Staff Report

IV. CHRONOLOGY

- 1) December 9, 2003 – Ms. Baza approved for an Agricultural Lease signed for a Portion of Lot 7153 (unregistered) and approved by Administrative Director Joseph M. Borja
- 2) June 6, 2016 - Request for relocation to CLTC office based on L7153 Yigo being unregistered
- 3) November 4, 2016 – Approval of relocation to Lot 8-33-21, municipality of Inarajan by Deputy Director D. Camacho
- 4) December 14, 2016 – Lot 7153 Yigo approved for a decline (to be recorded); form signed by Administrative Director MJBB
- 5) January 5, 2017 – Decline of Municipality Award under a Portion of Lot 7153, recorded at the Department of Land Management under Ins. No. 901700
- 6) February 6, 2020 – 163FY2017 submitted and recorded through the Department of Land Management under Map Doc No. 944751
- 7) February 8, 2021 – Ms. Baza submitted qualification documents referencing her eligibility under PL35-112
- 8) October 13, 2022 – Verification of Eligibility letter under 75A issued to Ms. Monica Dolores Baza; approved by AAD A. Camacho

V. SUMMARY

Ms. Baza is seeking an Agriculture Lease Agreement for 1-acre on Lot 8-33-21 Inarajan referencing 163FY2017 under Map Document No. 944751.

VI. GUIDANCE

Ms. Baza entered into an Agriculture lease in 2003 on a Portion of Lot 7153 Yigo, which is still unregistered today. Ms. Baza was given the opportunity to move to a different lot because of the issued area being unregistered only to hit another dead end with her surveyor. Ms. Baza understands the stipulations of the lease and will adhere to the guidelines of CLTC. With the approval of this board, Ms. Baza would like to move forward with her 1-acre Agriculture Lease on Lot 8-33-21 Inarajan property that she surveyed.

NOTES:

- 1) Survey is based on recovered documents and Guam Geodetic Network (GGN) control points as depicted on plan.
- 2) All distances are in metric measurement, unless otherwise noted.
- 3) Bearings and distances shown are based on the datum of 1983 and are not field conditions and based on 1983 gnd.
- 4) Subject Lot is zoned "A" Agricultural per 1967 Official Zoning Map, 7367048.
- 5) Per P.L. 20-108, Section 160, This is a "Lot Parceling" Survey and therefore, excepted from the map processing requirements of P.L. 20-108, Section 160.
- 6) Subject Lot is outside the Northern Aqueduct.
- 7) Subject Lot is new land, all other as-built are depicted on plan as of date of this map.

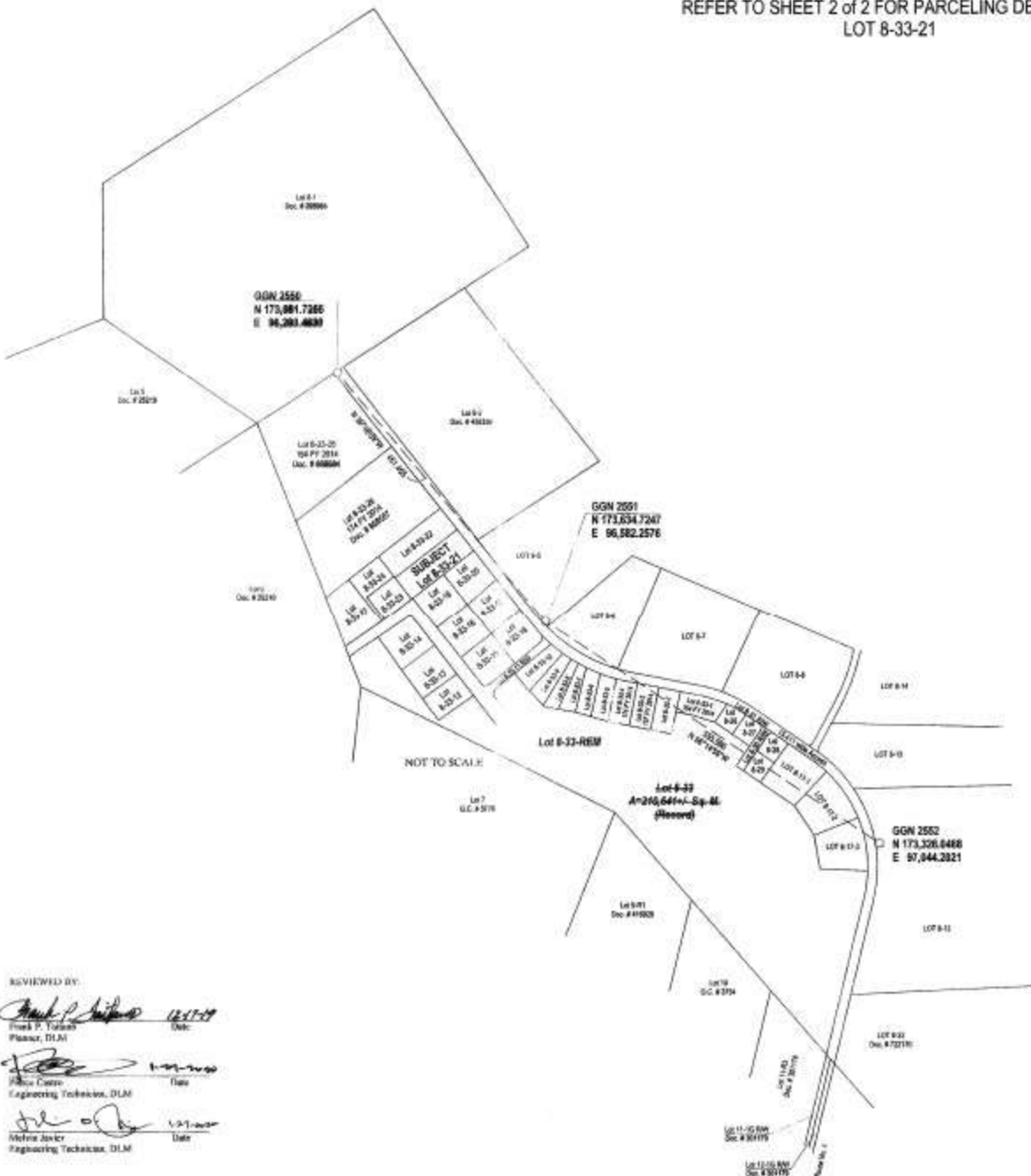
REFERENCES:

- 1) Dep. No. RL289A - 11, Parceling of Lot 8-33 (Lot 8-33-4 & Lot 8-33-20), L.H. No. 174 FY 2014, by PLS # 73, Dec. # 888587.
- 2) Dep. No. RL289A - 13, Parceling of Lot 8-33 (Lot 8-33-1 & Lot 8-33-25), L.H. No. 184 FY 2014, by PLS # 73, Dec. # 888594.
- 3) Dep. No. 2215-11-14, Agricultural Subdivision Master Plan of LOT 8, Dec. # 680771.
- 4) Scheme NO. M06-087, Proposed Lot Scheme of Lot 8-33-22.

944751



REFER TO SHEET 2 of 2 FOR PARCELING DETAIL OF LOT 8-33-21



GOVERNMENT OF GUAM - Department of Land Management
Office of the Recorder

File for Record to Instrument Number **944751**

On the Year **20** Month **2** Day **6** Time **351**

Recording Fee **40** Receipt **27071**

Deputy Recorder *[Signature]*

REVIEWED BY:

[Signature] 12/17/19
Frank P. Talamo
Planner, DLM

[Signature] 1-27-20
Rafael Castro
Engineering Technician, DLM

[Signature] 1-27-20
Mofre Javier
Engineering Technician, DLM

ABSTRACT OF TITLE

Basic Lot: Lot 8-34, Unalien
Certificate of Title: 12008
Registered on: March 10, 2011
In Name of: Government of Guam

AUTHORIZATION / SATISFACTORY TO and APPROVED BY:

This map has been prepared in consultation with the Department of Land Management for the purpose of approval and recording as referenced to Chamorro Land Trust Commission subdivision master plan no. 2015-008-2, pursuant to Guam Land Use Commission resolution no. 2015-002, and is subject to change.

Preparation of this subdivision is in compliance with land use density requirements pursuant to Title 21 GCA, Ch. 81, Sub-Article 1, Section 61501, as amended by Public Law 24-61 and clarified in interpretation by the Guam Environmental Protection Agency to the Department of Land Management, dated November 2008.

Road Right-of-Way and other improvements for utilities and safe ingress/egress shall be provided in accordance with the requirements pursuant to Title 21 GCA, Chapter 61, Subdivision Law and Title 15 GARR, Chapter 2, Article 1, Subdivision Rules and Regulations.

[Signature] 6 Feb 2020
Josh E. Hwang, III
Administrative Director
Chamorro Land Trust Commission



VICINITY MAP
not to scale

CERTIFICATION OF SURVEYOR

I, Raymond A. Cruz, hereby certify that this map was prepared by me or under my direct supervision. That it is based on a field survey made on April 21, 2014, in accordance with all applicable laws and regulations. That I am responsible for the accuracy of all data and information shown herein. I also certify that all the easements are of the character and occupy the positions indicated on this map.

[Signature] 12/16/17
RAYMOND A. CRUZ, P.L.S. # 73 DATE



CERTIFICATION OF GUAM CHIEF PLANNER

Approved pursuant to Title 21, Guam Code Annotated, Chapter 62, Subdivision Law & Chapter 61, Zoning Law.

[Signature] 12/20/19
CHRISTINE L. CRUZ
Acting, GUAM CHIEF PLANNER DATE

CERTIFICATION OF GUAM CHIEF SURVEYOR

This map has been examined for conformance with Title 21, Guam Code Annotated, Chapter 60, Article 5, Uniform Land Use System and Regulations, and is approved as follows:
Day of **Feb**, 2019

[Signature]
PAUL L. SANTOS, P.L.S. # 68
CHIEF OF CADASTRE / GUAM CHIEF SURVEYOR

SURVEY DATA			ABSTRACT OF TITLE	
SUBJECT	BY	DATES		
Job Number	176-17		Basic Lot	
Revised/Revised	RAC	Jan 2017	Certificate of Title	
Field Book	RLS - 23	Mar 2017	Refer to Plan	
Field By	RAC/ML	Mar 2017	Registered on:	
Field Sign	RAC	Mar 2017	In Name of:	
Computed	RAC	Mar 2017		
Checked By	RAC	Mar 2017		

Rev. No.	Brief Description	By	Date	Approved

PARCELING SURVEY MAP OF
LOT 8 - 33
(LOT 8 - 33 - 21)
Name Place of Ija
MUNICIPALITY OF INARAJAN

LAND SQUARE 37 SECTION 1

RAYMOND A. CRUZ
PROFESSIONAL LAND SURVEYOR NO. 73
Agramenol, Ma Rihista Para Man Moll Tano Gushan
P.O. Box 5256 Hagana, Guam 96932
Tel 637-3763 / Cell 886-6628 / ray.pls73@gmail.com

SHEET: 1 of 2	DRAWING NUMBERS		
SCALE: not to scale	MAP DWG. NO.	RLSINA - 15	LM CHECK NO. 163 FY 2017

S-15961 v2

SPECIAL NOTES:

- 1) Per P.L. 28-126, Section 1(a), This is a "Lot Parceling" Survey and therefore, excepted from the map processing requirements of P.L. 28-126, Section 1(a).
- 2) Lot 8-33-21 as depicted herein, is part of the master plan subdivision approved by the Director of the Department of Land Management.
- 3) For Lot 8-33-25 refer to L.M. No. 154 FY 2014, Dec. # 88854.
- 4) For Lot 8-33-25 refer to L.M. No. 154 FY 2014, Dec. # 88854.
- 5) As per Lot 8-33-25, Lot 8-33-22, Lot 8-33-23 & Lot 8-33-24 as depicted herein, they are the adjoining lot parcels, that are part of the master plan subdivision approved by the Director of the Department of Land Management.

NOTES:

- 1) Survey is based on recovered monuments and Guam Geodetic Network (GGN) control marks as depicted on plan.
- 2) All distances are in metric measurement, unless otherwise noted.
- 3) Bearings and distances shown are record data consistent as per ref. no. 1 & no. 2, and are field condition and based on 1983 grid.
- 4) Subject Lot is zoned "A" Agricultural per 1987 Official Zoning Map, P307548.
- 5) Per P.L. 28-126, Section 1(d), This is a "Lot Parceling" Survey and therefore, excepted from the map processing requirements of P.L. 28-126, Section 1(a).
- 6) Subject Lot is outside the Northern Aquifer.
- 7) Subject Lot is now land, all other as-built are depicted on plan as of date of this map.

REFERENCES:

- 1) Div. No. RL284 - 11, Parceling of Lot 8-33 (Lot 8-33-4 & Lot 8-33-25), L.M. No. 174 FY 2014, by PLS # 73, Dec. # 88857.
- 2) Div. No. RL284 - 15, Parceling of Lot 8-33 (Lot 8-33-1 & Lot 8-33-25), L.M. No. 154 FY 2014, by PLS # 73, Dec. # 88854.
- 3) Div. No. 2212-11-14, Agricultural Subdivision Master Plan of Lot 8, Dec. # 88877.
- 4) Scheme NO. 1865-057, Proposed Lot Scheme of Lot 8-33-2.

SYMBOLS:

- GGN control station
- Corner Investigated none found
- No. 4 rebar with blue plastic cap marked PLS # 73 bond as per ref. no. 1
- No. 4 rebar with blue plastic cap marked PLS # 73 set.

944751



REFER TO SHEET 1 of 2

VICINITY MAP not to scale

CERTIFICATION OF SURVEYOR

I, Raymond A. Cruz, hereby certify that this map was prepared by me or under my direct supervision. That it is based on a field survey made on March 16, 2017, in accordance with all applicable laws and regulations. That I am responsible for the accuracy of all data and information shown herein. I also certify that all the measurements are of the chainmen and occupy the positions indicated on this map.

RAYMOND A. CRUZ, P.L.S. # 73 DATE 12/14/19



CERTIFICATION OF GUAM CHIEF PLANNER

Approval pursuant to Title 21, Guam Code Annotated, Chapter 62, Subdivision Law & Chapter 61, Zoning Law.

CELINE L. CRUZ, Acting, GUAM CHIEF PLANNER DATE 12/20/19

CERTIFICATION OF GUAM CHIEF SURVEYOR

This map has been examined for conformance with Title 21, Guam Code Annotated, Chapter 62, Article 3, Uniform Chain System and Subdivision Law under as this, Dep of 2020.

PAUL J. SANTOS, P.L.S. # 68 CHIEF OF CADASTRE / GUAM CHIEF SURVEYOR

SURVEY DATA			ABSTRACT OF TITLE	
SUBJECT	BY	DATE	Basic Lot:	
Job Number	178-17	Jan 2017	Certificate of Title	Refer to Sheet 1 of 2
Revised	RAC		Registered on	
Field Book	RLS-23	Mar 2017	In Name of	
Field Supv.	RAC	Mar 2017		
Contingent	RAC	Mar 2017		
Checked By	RAC	Mar 2017		

Rev. no.	Brief Description	By	Date	Approved

PARCELING SURVEY MAP OF
LOT 8 - 33
(LOT 8 - 33 - 21)
Name Place of Ija
MUNICIPALITY OF INARAJAN

LAND SQUARE 37		SECTION	
 <div style="text-align: center;"> <h1>RAYMOND A. CRUZ</h1> <p> PROFESSIONAL LAND SURVEYOR NO. 73 Agramont, Ma Rihista Para Man Nidi Taro Guahan P.O.Box 5295 Hagatna, Guam 96932 Tel 637-3763 / Cell 686-6628 / ray.pls73@gmail.com </p> </div>			
SHEET: 2 of 2		DRAWING NUMBERS	
SCALE: 1" = 20 M.	MAP DWS. NO.	RLSINA - 15	L.M. CHECK NO. 163 FY 2017

AUTHORIZATION / SATISFACTORY TO AND APPROVED BY:

This map has been prepared in consultation with the Department of Land Management for the purpose of approval and recordation as referenced to Chamorro Land Trust Commission subdivision master plan no. 2015-005-2, pursuant to Guam Land Use Commission resolution no. 2015-002, and is subject to change.

Preparation of this subdivision is in compliance with local area density requirements pursuant to Title 21 GCA, Ch. 61, Sub-Article 1, Section 61501, as amended by Public Law 34-31 and clarified in memorandum by the Guam Environmental Protection Agency to the Department of Land Management, dated November 2009.

Road Right-of-Ways and other improvements for utilities and safe ingress/egress shall be provided in accordance with the requirements pursuant to Title 21 GCA, Chapter 62, Subdivision Law and Title 18 GARR, Chapter 1, Article 2, Subdivision Rules and Regulations.

Jack E. Hagg, Administrative Director
Chamorro Land Trust Commission

REVIEWED BY:

Frank F. Yuen, DLM
Engineering Technician, DLM
Date
McMie Jester, DLM
Engineering Technician, DLM
Date



S-15961 2/2



CHamoru Land Trust Commission

Land Agent Staff Report

CHRISPIN B. HERNANDEZ
OCCUPANT

I. MATTER(S)

1. Cease-and-Desist Letter to Unauthorized Occupant on Lot 6, Block 7, Tract 15344, in the Municipality of Mangilao to Chrispin B. Hernandez.

II. LEGAL REFERENCE(S)

1. Based on 21 GCA, Chapter 75A, §75A107(h)(1)(2). Leases to Eligible Beneficiaries, Licenses. (h) The Commission shall not serve eviction notices to individuals who presently reside and have continuously resided on Chamorro Land Trust property before July 12, 1995, and who are eligible under the Act. (1) Persons issued land use permits before July 12, 1995, and who qualify under this Subsection or their successors pursuant to § 75A109 of this Chapter will maintain their home or farms, adhering to all other requirements of the Act and the rules and regulations. The Commission shall award leases to those who qualify under this Subsection, regardless of the date and time of the application. (2) To determine prior and continuous usage, an applicant must submit a government-issued document indicating the start date of continuous usage, including, but not limited to, a Land Use Permit (LUP) or Mayor's certification.
2. Based on 21 GCA, Chapter 75A, §75A101.2. Verification of Eligible Beneficiaries. § 75A101.2. Verification of Eligible Beneficiaries. (a) Owned Land Acquired by the United States: (1) To be eligible based on ownership of land that was acquired by the United States government between 1898 and 1968, an applicant must provide either: (A) documentary evidence of ownership in substantially the same form as that required by the Guam Ancestral Lands Commission for ancestral land claims; or (B) a declaration or affidavit, signed under penalty of perjury, attesting that the person owned, or is the descendant of someone who owned land that was acquired by the United States. To the extent known or reasonably ascertainable by the applicant, this declaration or affidavit COL 2025-04-22 21 GCA REAL PROPERTY CH. 75A CHAMORRO LAND TRUST COMMISSION EFFECTIVE JANUARY 1, 2021 5 shall include the location, by parcel number, address, legal description, or other legally recognized identifier, of the land that was claimed to have been owned and the date of acquisition by the United States. (2) The applicant shall be required to use his or her best efforts to obtain the information described above and to provide documentation demonstrating that he or she is the descendant of the person who owned the land. Based upon review of the documentation, declarations or affidavits, and any additional research the Commission conducts, including, but not limited to, the "Bohn files" and any other readily available condemnation and land records, the Commission shall determine whether the applicant is an eligible beneficiary. (b) Occupied, Farmed, or Ranches Land Acquired by the United States: (1) Persons shall be considered eligible

CHamoru Land Trust Commission

Land Agent Staff Report

beneficiaries if the United States acquired land on which they did not hold title or ownership, but that they nevertheless had either occupied, farmed, or ranched land for residential or agricultural purposes for at least one (1) year immediately prior to that land being acquired by the United States government between 1898 and 1968 or descendants of such person; except that if a person occupied, farmed, or ranched the land on or after December 8, 1941, and the land was acquired at any time after that date and up to 1950, the one (1) year tenure need not have occurred immediately before acquisition by the United States government. To be eligible under this provision, an applicant must sign a declaration or affidavit setting forth, in sufficient detail and under penalty of perjury, the following facts to the extent known or reasonably ascertainable by the applicant: (A) the location, by parcel number, address, legal description, or other legally-recognized identifier, of the land that was claimed to have been occupied, farmed, or ranched; (B) the name of the person or persons who occupied, farmed, or ranched the land; (C) the length of time the person(s) continuously occupied, farmed, or ranched the land; (D) the legal owner of the land and the relationship between the owner and the person who occupied, farmed, or ranched the land, including whether any compensation or rent was paid to the owner; (E) a description of the nature of the person's activity on the land, including whether the land was used for residential or agricultural purposes; (F) if the land was farmed or ranched, the type of activity being conducted on the land (such as the types of crops harvested or animals raised); and (G) whether the person improved the land in any way and the nature of such improvements. (2) The applicant shall be required to use his or her best efforts to obtain the information described above and to provide documentation demonstrating that he or she is the descendant of the person or persons who occupied, ranched, or farmed the land. Based upon review of the documentation, declarations, or affidavits, and any additional research the Commission conducts, the Commission shall determine whether the person is an eligible beneficiary. For purposes of this provision, a person shall be deemed to have "occupied" land if he or she maintained his or her primary residence on the land.

III. FACTS

1. Applicant / Lessee: George Fernandez Borja
2. Lot Description in Ground Lease for a portion of 5402-R5, Mangilao. NKA Lot 6, Block 7, Tract 15344, Mangilao
3. Lot size: One-half (.50) acres

IV. CHRONOLOGY

1. December 27, 2024 – CLTC Staff J. Cruz, G. Eay, D. Tan, and DPW Staff conducted a site inspection in response to a complaint regarding trash and junk cars next to the Bus Stop. Met with Delfina Borja, the daughter of the lessee, Rosemarie Borja Asuncion. She informed the CLTC staff that she had authorized Chrispin B. Hernandez to occupy the area.

CHamoru Land Trust Commission

Land Agent Staff Report

2. January 7, 2025 – A Notice of Violation and Demand of Removal of Illegal Encroachment on Public Right of Way letter signed by DPW Director Vincent P. Arriola was delivered to Chrispin B. Hernandez.
3. January 23, 2025 – CLTC Staff J. Cruz, G. Eay, and D. Tan conducted another site inspection. No action taken by Chrispin B. Hernandez. The same household goods, white trash, and four (4) inoperable vehicles are still in the area.
4. April 2, 2025- Follow-up site inspection conducted by CLTC J. Cruz and D. Tan with DPW Staff and a Second (2nd) Notice of Violation and Demand of Removal of Illegal Encroachment on Public Right of Way letter signed by DPW Director Vincent P. Arriola was delivered to Chrispin B. Hernandez. Still, it was received and signed by Delfina Borja.
5. October 17, 2025-CLTC Staff E. Chargualaf, J. Casem, and D. Narcis conducted a site inspection. In comparison to the previous site inspection, there appear to be minor to no improvements made.
6. December 5, 2025- CLTC Staff J. Cruz, G. Eay, and J. Dayday conducted a site visit and provided an application and family tree form to Mr. Hernandez.

V. SUMMARY

Chrispin B. Hernandez is currently occupying a portion of Lot 6, Block 7, Tract 15344, in Mangilao, formally known as Lot 5402-R5, Mangilao, which is leased to George Fernandez Borja. The entrance of the property is blocked by household trash, pallets, junk vehicles, and white goods. Despite the numerous site inspections and the issuance of two (2) Notice of Violation letters from the Department of Public Works, Mr. Hernandez has shown no effort to comply.

VI. GUIDANCE

Based on 21 GCA, Chapter 75A, §75A107(h)(1)(2), Mr. Hernandez has made no effort to apply for a lease and qualify for the CHamoru Land Trust lease program, or adhere to the other requirements in the Act, rules, and regulations of the CHamoru Land Trust Commission.



Tract 15344, Block 7, Lot 6 Mangilao

TRACT 15344, BLOCK 7, LOT 6, MUNICIPALITY OF MANGILAO—CHRISPIN HERNANDEZ



TRACT 15344, BLOCK 7, LOT 6, MUNICIPALITY OF MANGILAO—CHRISPIN HERNANDEZ



TRACT 15344, BLOCK 7, LOT 6, MUNICIPALITY OF MANGILAO—CHRISPIN HERNANDEZ



TRACT 15344, BLOCK 7, LOT 6, MUNICIPALITY OF MANGILAO—CHRISPIN HERNANDEZ



TRACT 15344, BLOCK 7, LOT 6, MUNICIPALITY OF MANGILAO—CHRISPIN HERNANDEZ





The Honorable
LOURDES A. LEON GUERRERO
Maga'Håga - Governor

The Honorable
JOSHUA F. TENORIO
Sigundo Maga'Låhi - Lieutenant Governor



Director
LINDA J. IBANEZ
Deputy Director
ERNEST G. CANDOLETA, JR.
Deputy Director

Chris Hernandez

Re: Notice Of Violation And Demand Of Removal Of Illegal Encroachment On Public Right Of Way

Dear Mr. Hernandez,

THIS NOTICE IS HEREBY GIVEN TO YOU THAT THE DEPARTMENT OF PUBLIC WORKS (DPW) HAS INSPECTED ROUTE 15 (13°29'19.6"N 144°51'14.4"E), MANGILAO DETAILED DESCRIPTION OF THE ENCROACHMENT VIOLATION IS AS FOLLOWS:

Encroachment upon 100' Right of Way with tent structure, wooden pallets, miscellaneous household items.

This right-of-way *must not* be encroached upon or obstructed. The 100' right of way is deemed a "roadway" as defined in *Title 5 G.C.A. Chapter 53, §53101(c).hmc tracker* This encroachment constitutes a petty misdemeanor in violation of *Title 5 G.C.A. Chapter 53, §53102(b)*.

Pursuant to *Title 5 G.C.A. Chapter 53, 53106*, you are hereby ORDERED by this Notice to remove all items that are encroaching upon the public access and utility easement **no later than five (5) days from service of this Notice.**

If you fail to remove the encroachment or fail to otherwise comply with this Notice, then pursuant to *Title 5 G.C.A. Chapter 53, §53107 and §53108*, DPW may immediately remove the encroachment. Further, pursuant to *Title 5 G.C.A. §53108*, in such case, **you shall be held liable for all expenses of such removal, plus the additional sum of Fifty-Dollars (\$50.00) for each day such encroachment remains after the expiration of five (5) days from service of this Notice.**

Sincerely,

Vincent P. Arriola
Director

Received By:

Date: 1/7/25

Time: 3:23



The Honorable
LOURDES A. LEON GUERRERO
Maga'Håga - Governor

The Honorable
JOSHUA F. TENORIO
Sigundo Maga'Låhi - Lieutenant Governor



Director
LINDA J. IBANEZ
Deputy Director
ERNEST G. CANDOLETA, JR.
Deputy Director

Delfina Rose Borja
P.O. Box 326551
Hagatna, GU 96932

Re: Notice Of Violation And Demand Of Removal Of Illegal Encroachment On Public Right Of Way

Dear Ms. Borja,

THIS NOTICE IS HEREBY GIVEN TO YOU THAT THE DEPARTMENT OF PUBLIC WORKS (DPW) HAS INSPECTED ROUTE 15 (13°29'19.6"N 144°51'14.4"E), MANGILAO DETAILED DESCRIPTION OF THE ENCROACHMENT VIOLATION IS AS FOLLOWS:

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Sincerely,


Vincent P. Arriola
Director

Received By: 

Date: 1/7/05

Time: 3:03



Subsection §75A122

Commercial Leases and Licenses

§ 75A120. Title to Municipal Golf Course; Operation.

(a) Transfer of title of golf course to Commission. Title to and jurisdiction over that parcel of government-owned real property in the municipality of *Dededo* encompassing the Guam Municipal Golf Course, described as Lot No. 10122-12, containing an area of 829,124+ square meters, less 28,328 + square meters set aside as easements for the use of the Guam Power Authority and the Guam Waterworks Authority are hereby transferred to the Chamorro Land Trust Commission which shall act as administrator of the lease to Guam Municipal Golf Course, Inc., and shall receive all payments thereunder. All other terms of the lease agreement executed on January 17, 1989 (the “Lease”) between the government of Guam and the Guam Municipal Golf Course, Inc. (the “Golf Course”) shall remain in effect, except that references to the Department of Land Management shall be deemed to refer to the Chamorro Land Trust Commission (the “Commission”).

(b) Rules. The Commission shall establish rules and regulations for the use of the lease payments described in subparagraph (a) of this section in accordance with the procedures set out in the Administrative Adjudication Law. The Commission shall annually publish a properly audited financial statement in a newspaper of general circulation. Nothing in this section shall be deemed a ratification of the Lease or of any actions of the Golf Course.

2021 NOTE: Reference to Public Utility Agency of Guam was replaced with Guam Waterworks Authority pursuant to P.L. 23-119:3 (July 31, 1996).

§ 75A121. The Establishment of “*Hatdin Āmot Chamorro*.”

(a) The Chamorro Land Trust Commission shall designate and make available a parcel of land in the northern part of the island that shall be designated as a Biodiversity Conservation Easement for the purpose of transplanting and cultivating herbal plants, and establishing *Hatdin Āmot Chamorro*.

(b) Block 3, Tract 1722 in the municipality of *Mangilao*, as shown on Land Management Instrument No. 880762 (Exhibit A), shall be designated as a Biodiversity Conservation Easement for the purpose of providing land for *Hatdin Āmot Chamorro*.

(c) The Chamorro Land Trust Commission, in consultation with the *Hāya* Foundation (a non-profit organization dedicated to the preservation of the Chamorro healing arts), is hereby directed to establish the criteria, application, and operational procedures of *Hatdin Āmot Chamorro*. The procedures shall establish the parameters for the usage of the parceled lot and a list of plants to be cultivated. To qualify to use a parcel of *Hatdin Āmot Chamorro*, an applicant must be an individual eligible for residential lease of Chamorro Land Trust Commission land, and either:

(1) be a member or officer of a non-profit organization registered with the Department of Revenue and Taxation, whose charter includes the advancement of Chamorro traditional healing or medicine, or the advancement of Chamorro heritage and culture; or

(2) be a *Suruhana* or *Suruhanu*, or an apprentice, or a student of traditional Chamorro medicines.

Preference shall be given to an applicant who meets more than one (1) of the qualifications in this Subsection.

§ 75A122. Commercial Leases and Licenses.

(a) Definitions.

(1) Commercial lease is a leasehold interest in real property between the CLTC and a tenant (hereinafter referred to as “Commercial Lessee”) for the commercial use of real property under the management of the CLTC.

21 GCA REAL PROPERTY
CH. 75A CHAMORRO LAND TRUST COMMISSION EFFECTIVE JANUARY 1, 2021

(2) Commercial license is an agreement between a tenant (hereinafter referred to as the “Commercial Licensee”) and the CLTC which permits certain activity to be conducted upon real property in the inventory of the CLTC, but does not confer upon the licensee any title or leasehold interest, and is terminable upon cessation of the approved activity. Pursuant to § 75A107(c) of Chapter 75A, Title 21 GCA, the Commission is authorized to grant licenses for terms not to exceed twenty-one (21) years in each case, to:

(A) public utility companies, or corporations as telephone lines, electric power and light lines, gas mains, and the like; or

(B) for lots within a village in which lands are leased under the provisions § 75A107(a) of Chapter 75A, Title 21 GCA, to:

(i) churches, hospitals, public schools, post offices, and other improvements for public purposes; or

(ii) theaters, garages, service stations, markets, stores, and other mercantile establishments (all of which shall be owned by the § 75107(a) lessees of the Commission or by organizations formed and controlled by said lessees).

(3) “Commercial use” means commercial agriculture, commercial aquaculture, and any permitted use or a conditional use expressly allowed on an “A,” “R1,” “R2,” “C,” “P,” “S-1,” or “PF” zoned property pursuant to §§ 61304, 61305, 61306, 61307, 61308, 61312 and 61313 of Article 3, Chapter 61 of Title 21 GCA. Commercial use includes mineral extraction when specifically approved by the CLTC and *I Liheslaturan Guåhan*. The appropriate regulatory clearances will be required for all commercial uses of CLTC lands.

(4) “Tenant” means an applicant who has been approved for either a commercial lease or license, and can also be referred to as a “Commercial Lessee or Commercial Licensee” in this Act.

(b) Designation of Available Land for Commercial Use.

(1) Notwithstanding § 75A107(f) of Chapter 75A of Title 21, Guam Code Annotated, and Section 6.9 of Exhibit A of Public Law 23-38, the CLTC may declare and designate that certain lands, not to exceed nine percent (9%) of the total remaining unassigned Chamorro Land Trust Commission land area inventory, “are not required for § 75107 leases to native Chamorros for residential, subsistence agriculture, or subsistence aquaculture, and are available for commercial leasing or licensing to the general public pursuant to § 75105(d) of Chapter 75, Title 21 GCA.” Said declaration shall be in the form of a Board Resolution approved by the Commissioners at a duly scheduled meeting of the CLTC held after a CLTC public hearing on the specific lot and area of land to be designated. The approved CLTC resolution shall be transmitted to *I Liheslaturan Guåhan* within thirty (30) days from the date of passage of the resolution.

(2) *I Liheslaturan Guåhan* shall have sixty (60) days to review the Resolution declaring the list of available lots identified in this Subsection, and may conduct public hearings on said lot list during this sixty (60)-day period.

(3) The lots identified in this Subsection may be leased or licensed by the CLTC to the general public pursuant to § 75A105(d) of Chapter 75A of Title 21, Guam Code Annotated, for commercial use and for a term not to exceed twenty-five (25) years; or licensed pursuant to § 75A107(c) of Chapter 75A, Title 21, Guam Code Annotated, for a term not to exceed twenty-one (21) years, unless otherwise approved by *I Liheslaturan Guåhan* for a longer term.

(4) The CLTC shall not initiate any solicitations for commercial leasing or licensing until at least sixty (60) days have elapsed from the date *I Liheslaturan Guåhan* received the transmittal of the CLTC Resolution and list in accordance with this Section.

(5) Notwithstanding § 75A105(b) of Chapter 75A of Title 21, Guam Code Annotated, all income arising out of any lease or license of those properties declared in this Subsection shall be credited to and deposited in the Chamorro Land Trust Survey and Infrastructure Fund, and the Chamorro Home Loan Fund in allocated amounts determined by the CLTC through the adoption of a resolution.

(6) Any solicitation for interest or proposals, prior to the enactment of this Act, for commercial activity on CLTC land with the intent of entering into a commercial lease shall be null and void.

(c) Lease Agreement Stipulations. The execution of commercial lease agreements or licenses of the available properties identified pursuant to this Section shall be subject, at a minimum, to the following stipulations:

(1) Notice of Land Designated to be Available for Commercial Use. Solicitation for the leasing or licensing of land designated as available for commercial use shall be published at least thirty (30) days prior to the deadline for submittal of proposals from prospective lessees or licensees. Notice shall be posted on the websites of the CLTC and the Department of Land Management (DLM) continuously, and through any methods of electronic publication capable of providing notice to the general public, and at least once in a newspaper of general circulation.

(2) Award of Lease through Competitive Bid. The lease or license for the commercial use of CLTC land designated as available for commercial activity shall be awarded through a competitive bid process to entities determined to be responsible and responsive, as defined in Guam's procurement law, to the requirements stipulated by the CLTC. However, in the event that a designated available land has an existing commercial activity by virtue of a previous authorization, this Act shall not be interpreted to invalidate existing commercial leases or licenses where lessee or licensee has not defaulted during the entire term of the lease or license, and lessee or licensee has complied with the laws of Guam. At the expiration of a lease or license, and all options to renew that lease or license, the CLTC shall reconsider its designation as available land and comply with all other provisions of this Act.

(3) Unsolicited Proposals. The CLTC may also accept unsolicited proposals for the development and commercialization of CLTC land designated as available for commercial use, but must subsequently place such proposals to competitive solicitation.

(4) Posting of Awards. Awards of leases and licenses shall be posted, within five (5) working days from the date of award, on the CLTC and DLM websites for the term of the lease.

(5) Minimum Annual Rent. Annual rent shall be no less than ten percent (10%) of the current appraisal of fair market value of the land that is to be leased. Rent shall escalate at a minimum of five (5) year intervals based at a minimum upon current appraisal of fair market value of the land being leased, but in no event shall rent be lower than the rent charged during the previous five (5) year period. The rent to be charged on any request to exercise an option to renew an existing lease shall also be based on the current appraisal of the fair market value of the land at the time the option to renew is exercised.

(6) Participation Rent.

(A) Definition. The tenant pays to the CLTC a mutually agreed upon percentage of the revenues generated above a mutually agreed upon revenue threshold.

(B) Applicability. Participation rent shall be applicable from the fifth (5th) anniversary date to the last day of the lease. The annual participation rent shall be made in four (4) equal quarterly installments.

(7) Advance Rental Payment. CLTC may require accelerated or advanced rental payments as a condition of the lease.

(8) Rent Amendments and Payment Schedules. Tenants may submit written requests for temporary reductions in rent. Tenants shall submit audited financial statements covering the previous three (3) year period as supporting documents. CLTC shall consider the current financial position of the tenant and the prospect for improvements in the tenant's financial position, market conditions, the benefit to the Trust in temporarily reducing the rent, and such other information as may be required in considering tenant's request for rent reductions. Any rent reductions authorized by CLTC shall not exceed one (1) year but may, upon written application by the tenant, be extended by the Commission if such extension would be beneficial for the Trust. As temporary rent reductions are intended to assist tenants over a short period of time, tenants must agree in writing that such temporary reductions shall in no way affect the annual amounts due or the schedule of rent escalations for future option terms identified in the lease agreement. Requests for rent reductions shall be subject to Commission approval. The CLTC shall not allow the exercise of options for additional terms unless all past due rent is paid. All amendments of rent and payment schedules shall be fully documented.

(9) Payment Plans. Requests to develop a payment plan for back rent shall be submitted in writing with the reasons for the request. In addition, tenants shall submit a copy of its audited financial statements covering the previous three (3) year period. Payment plans must include a provision for payment of interest on the unpaid balance. In addition, payment plans must contain the requirement that late fees using the industry standard be paid, in the event the lessee does not make payments as scheduled, and if the lessee is not deemed to be in breach of the lease. Financial institutions must be provided with copies of approved payment plans if estoppel, mortgage or other such agreements require such notification. To the extent possible, payment plans for outstanding rent must be paid off within the fiscal year to avoid budgetary problems within CLTC.

(10) Taxes and Assessments. Tenants shall pay all taxes and assessments lawfully levied against the leased premises and against any business conducted thereon or in connection therewith. Tenant shall also pay all charges for utility services furnished or provided to the leased premises.

(11) Interest for Late Payment. All rent in arrears shall bear interest at a rate of four percent (4%) per annum in excess of the prime rate, calculated daily and compounded monthly, without demand, from the date it should have been paid to CLTC, until actual payment to CLTC.

(12) Environmental Site Assessment (ESA). Prospective tenants shall be required to prepare at their own expense, a Phase I Environmental Site Assessment (ESA) of the leased property to serve as a baseline of conditions at the site prior to the start of the lease. The comprehensiveness of the assessment shall be determined by CLTC in collaboration with the Guam Environmental Protection Agency. The Phase I ESA shall be referenced in any lease or license agreement for the property. Prior to the issuance of any agreement, tenants or prospective tenants must conduct a Phase I ESA of the site at tenant's expense.

(13) Condition of Land After Use Period. At the end of the lease or license period, or upon termination, tenant shall restore the land to baseline levels established at the start of their lease or license, or better/higher environmental levels agreed upon in the lease or license, and shall bear all expenses relating to such restoration and Phase I and Phase II evaluations. However, in the case where mineral extraction or the extraction of natural resources at the site was authorized initially in the lease

or license agreement, the site shall be returned to the CLTC in the better/higher environmental end-state that was agreed upon at the beginning of the lease or license. CLTC shall require that a performance bond be provided to ensure that the property is returned in an acceptable end-state, but that said bond shall not relieve the lessee of the responsibility of returning the land to the required baseline state.

(14) Tenant Requirements. All lease and license agreements shall require tenants and subtenants to have business liability insurance that indemnifies and holds CLTC harmless, and shall require the tenant to respond to CLTC requests for information on a timely basis.

(15) Improvements to CLTC Property. All lease and license agreements shall require that any improvements made to or upon the real property shall belong in title to the CLTC upon termination or expiration of the lease or license, and that any removal required by the CLTC of improvements or items remaining on the property shall be the responsibility of the tenant at no cost to the CLTC.

(16) Processing Fees. Tenants shall pay for those expenses associated with the processing of leases, amendments, assignments, estoppels, consents or other such documents, including, but not limited to, attorneys' fees, appraisal fees, title report fees, survey fees, credit report fees, recording fees, and documentation fees, but not including CLTC staff time. Payment of fees shall be made prior to document recordation or pick up.

(17) Business License. Applicants must be licensed to do business in Guam prior to the execution of a lease or license, and all tenants must maintain a valid license to do business in Guam during the term of their lease or license.

(18) Compliance with Environmental Laws. All activities on leased or licensed available real property shall be in compliance and maintained in accordance with existing environmental laws. Failure to comply with environmental laws shall be a material default by tenant.

(19) Events of Default; Termination. In any of the following events (each an "Event of Default"):

(A) if rent or any part thereof shall not be paid on any day when such payment is due, CLTC may, at any time thereafter, give notice of such failure to the lessee, and if the failure is not remedied by the lessee within five (5) days after the giving of such notice; or

(B) if the lessee shall fail or neglect to perform or comply with any of the terms, covenants or conditions contained in the lease (other than the covenants to pay rent) on the part of the lessee to be performed or observed, CLTC may, at any time thereafter, give notice of such failure or neglect to the lessee and the lessee:

(i) if the matter complained of in such notice is capable of being remedied by the payment of money, has not corrected the matter complained of within a period of five (5) days after the giving of such notice; or

(ii) if the matter complained of in such notice is not capable of being remedied by the payment of money has not corrected the matter complained of within a period of twenty (20) days after the giving of such notice, or if a period of more than such twenty (20) days is reasonably required to remedy, with reasonable diligence, the matters complained of in such notice, has not forthwith commenced to remedy the same and diligently prosecute the remedying of the same to completion;

(iii) if an event of insolvency shall have occurred with respect to the lessee, or

(iv) a breach of an obligation by the lessee which has resulted in cancellation of insurance coverage where the lessee has not prior to or concurrent with such cancellation

replaced such coverage with comparable coverage or breach of an obligation where there has been a notice of cancellation of insurance coverage which has not been cured and where the lessee has not, within the period of time set out in such notice (or within ten (10) days where no period is set out therein) replaced such coverage with comparable coverage or which is otherwise a breach of the obligations respecting insurance; or

(v) abandonment of the project by the lessee; or then the CLTC, at its option, may terminate the lease by notice to the lessee, in which event such termination shall be effective immediately upon the delivery of such notice and may enter upon the property with or without process of law and take possession thereof.

(20) Right to Cure Defaults. Without limiting any other remedies the CLTC may have arising out of a lease or at law in respect of any default in the performance of the lessee's obligations under a lease, the CLTC shall have the right, in the case of any default and without any re-entry or termination of a lease, to enter upon the property and cure or attempt to cure such default (but this shall not obligate the CLTC to cure or attempt to cure any such default or, after having commenced to cure or attempt to cure such default, prevent the lessor from ceasing to do so) and the lessee shall promptly reimburse to the CLTC any expense incurred by the CLTC in so doing and the same shall be recoverable as rent.

SOURCE: Added by P.L. 35-112:1 (Dec. 10, 2020). Subsection (b)(5) amended by P.L. 37-114:5 (July 22, 2024).

2021 NOTE: References to provisions in Chapter 75 replaced with references to corresponding provisions in Chapter 75A.

§ 75A123. Annual and Monthly Reports.

(a) The Guam Economic Development Authority shall prepare an annual report for presentation to the Commission summarizing the benefits received by CLTC on activities of the commercial leasing program for the fiscal year. The annual report shall contain findings on employment, payroll, gross receipts taxes paid, local purchases made, and total and annual capital investments by tenants and their sub-tenants, if any. The report shall not contain proprietary information of tenants. The report shall also contain a projection of revenues over the next five (5)-year time period, and a discussion on outstanding issues and recommendations. The report shall be submitted no later than December 31 covering the previous fiscal year ending September 30. A copy of the annual report shall be submitted to the Speaker of *I Liheslaturan Guåhan* and *I Maga'hågan/Maga'låhen Guåhan*.

(b) The CLTC shall provide monthly reports on the revenue, surveying, and infrastructure being made from the leasing or licensing of CLTC lands pursuant to this Act to *I Maga'hågan/Maga'låhen Guåhan*, the Speaker of *I Liheslaturan Guåhan*, and the Office of Public Accountability.

§ 75A124. The Chamorro Land Trust Survey and Infrastructure Fund.

The Chamorro Land Trust Commission shall create a special fund called the Chamorro Land Trust Survey and Infrastructure Fund (Fund), which shall be maintained separate and apart from any other funds and shall not be subject to the transfer authority of *I Maga'hågan/Maga'låhen Guåhan*.

(a) Notwithstanding any other provision requiring the deposit of proceeds to other funds, the Fund shall receive:

(1) the proceeds of all sales of bull cart trails, substandard lots, irregular lots, remnants, splinter lots, fractional lots, easement purchase remnants, and easement condemnation remnants belonging to the government of Guam;

(2) the proceeds of commercial leases or licenses executed after October 2015; and



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(h) The Commission may assure the repayment of loans to lessees from local or Federal governmental agencies or instrumentalities, or private lending institutions where such loans have been approved by the Commission up to the limits prescribed in § 75A112 of this Chapter; provided, that the lessee has no indebtedness due the Commission and the Commission shall not make any loans to the lessee while loans from local and Federal governmental agencies or instrumentalities, or private lending institutions, and guaranteed by the Commission are outstanding; provided further, that upon receipt of notice of default in the payment of such loans, the Commission, may upon failure of lessee to cure the default within sixty (60) calendar days, cancel the lease and thereupon use its best efforts to dispose of the tract to a qualified and responsible eligible beneficiary or beneficiaries as a new lessee who will assume the obligation of the outstanding debt thereby assured, and to make payments to the local or Federal governmental agency, or instrumentality or private lending institution, from available funds either for monthly payments as they become due and payable or for the amount of the debt. In no event shall the aggregate amount assured by the Commission exceed the ability of the Chamorro Loan Guarantee Fund to reasonably provide security for the loans authorized.

(i) Upon completion of an application for a Chamorro Land Trust Commission lease, the lessee shall automatically and concurrently be registered with the Guam Election Commission Decolonization Registry.

2024 NOTE: The Compiler has added “no text” to indicate a change in formatting only; the content of the provision has not been altered.

2021 NOTE: References to provisions in Chapter 75 replaced with references to corresponding provisions in Chapter 75A.

§ 75A108.1. Cottage Industry Activity Authorized.

(a) In accordance with the laws of Guam, and subject to rules and regulations promulgated by the Chamorro Land Trust Commission, residential and agricultural leaseholders are authorized to conduct small-scale cottage industry activities, in which goods and services are produced primarily within their leased residential and agricultural lots and in which the total net income earned on those lots does not exceed Fifty Thousand Dollars (\$50,000) per annum. The following cottage industry activities are authorized:

- (1) Farm Produce and Light Agriculture.
- (2) Baking and Producing Foodstuff.
- (3) Arts and Crafts.
- (4) Cultural Practitioning.
- (5) Alternative Medicine (*Suruhanu/Suruhana*).
- (6) Dress Making.
- (7) Growing and Selling Plants and Flowers.
- (8) Repair of Personal Effects.

(b) The Chamorro Land Trust Commission shall, pursuant to the Administrative Adjudication Act, promulgate rules and regulations governing cottage industry activities. These rules and regulations shall include environmental considerations to protect the quality of life for surrounding residents.

§ 75A109. Successors to Lessees and Applicants.

- (a) [No text]

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(1) Upon the death of the lessee or applicant, his interest in the tract or tracts and the improvements thereon, including growing crops (either on the tract or in any collective contract or program to which the lessee is a party by virtue of his interest in the tract or tracts), shall vest in the relatives of the decedent as provided in this paragraph. From the following relatives of the lessee, or applicant, spouse, children, grandchildren, parents, grandparents, siblings, widows or widowers of the children or siblings, or nieces and nephews, the lessee or applicant shall designate the person or persons to whom he directs his interest in the tract or tracts to vest upon his death. Such person or persons must be qualified to be a lessee of Chamorro Land Trust Property; provided, that such person or persons need not be eighteen (18) years of age; provided, further, however, that, if the person designated by the lessee:

(A) is the lessee's spouse;

(B) has been married to the lessee for at least the past seven (7) years;

(C) is residing on the property with the lessee in a structure that has been approved as a residence at the time of the lessee's death; and

(D) is not an eligible beneficiary as defined under this Act, such person shall, upon the death of the lessee, receive a life estate in the remainder of the lease, and upon termination of the life estate, assignment of the lessee's remaining interest in the lease shall be governed by the applicable provisions of the Chamorro Land Trust Act as if the lessee had died without designating his or her spouse as a beneficiary.

(2) Such designation must be in writing, must be specified at the time of execution of such lease or application with a right in such lessee or applicant in similar manner to change such beneficiary at any time and shall be filed with the Commission and approved by the Commission in order to be effective to vest such interests in the successor or successors named. A lessee may elect to provide for the surrender of the lot upon death and may select a recipient for the proceeds from the surrender.

(3) In the absence of such a designation as approved by the Commission, the Commission shall select from the relatives of the lessee in the order named above as limited by the foregoing paragraph one (1) or more persons who are qualified to be lessees of Chamorro Land Trust Property except as hereinabove provided, as the successor or successors of the lessee's interest in the tract or tracts, and upon the death of the lessee, his interest shall vest in the person or persons so selected. The Commission may select such a successor or successors after the death of the lessee, and the rights to the use and occupancy of the tract or tracts may be made effective as of the date of the death of such lessee.

(4) In the case of the death of a lessee or applicant leaving no such relative qualified to be a lessee of Chamorro Land Trust Property, the land subject to the lease shall resume its status as unleased Chamorro Land Trust Property and the Commission is authorized to lease such land to an eligible beneficiary or beneficiaries as provided in this Chapter.

(5) Upon the death of a lessee leaving no such relative qualified to be a lessee of Chamorro Land Trust Property homelands, or the cancellation of a lease by the Commission, or the surrender of a lease by the lessee, the Commission shall appraise the value of all such improvements and growing crops and shall pay to the legal representative of the deceased lessee, or to the previous lessee, as the case may be, the value thereof, less any indebtedness to the Commission, or for taxes, or for any other indebtedness the payment of which has been assured by the Commission, from the deceased lessee or the previous lessee. Such payment shall be made out of the loan fund and shall be considered an advance therefrom reimbursable out of payments made by the successor or successors to the tract involved. Such appraisal shall be made by three (3) appraisers, one (1) of which shall be named by the