



April 29, 2026

Ms. Angela Camacho
Acting Director
Chamorro Land Trust Commission
590 South Marine Drive
Tamuning, Guam 96913

Re: Request for Clarification and Adoption of GPA Utility Easement Exhibit Prior to Approval of March 19, 2026 Board Minutes

Håfa Adai Acting Director Camacho,

On behalf of Guam International Country Club (GICC), I respectfully submit this request for the Commission's consideration prior to the formal adoption of the March 19, 2026 Chamorro Land Trust Commission Board minutes.

As it relates to the approved Guam Power Authority (GPA) utility easement referenced during the March 19, 2026 Board meeting, we respectfully request that the Commission formally adopt the Exhibit "A" submitted by GICC on that same date (see attached). Specifically, we request that the approved easement reservation reflect the range illustrated on the utility easement map prepared by a licensed surveyor, from approximately 0.68 acre to 1.00 acre, equivalent to 2,751.86 to 4,046.86 square meters.

During the March 19, 2026 meeting, the Board adopted an easement area described as "3,000 plus" square meters. To provide clarity and alignment with the Exhibit "A" submitted by GICC, we respectfully note that our requested maximum easement area is 4,046.86 square meters. For illustrative purposes, if the "3,000 plus" square meters is interpreted at approximately 3,900 square meters, the difference between the Board's adopted figure and GICC's requested maximum is 146.86 square meters.

While this difference is relatively minor, it is important for purposes of accuracy, compliance, and proper legal description. GICC has elected to proceed with the maximum easement area of 4,046.86 square meters to ensure that the metes and bounds description reflected in the GPA utility easement agreement is fully consistent with the utility easement map prepared by a licensed surveyor and engineering requirements.

Furthermore, we would like to assure the Commission that the designated utility easement area will remain fully incorporated within the appraised value of the property. The Net Present Value (NPV) rent, as determined by the independent appraisal, will continue to include this easement area and will not exclude or diminish its contribution to the overall lease valuation.

This clarification is respectfully requested to ensure that the official Board minutes accurately reflect the intended scope and parameters of the GPA utility easement, consistent with the materials and exhibits presented on March 19, 2026.



Accordingly, we respectfully request that when the March 19, 2026 Board minutes are discussed for any technical corrections at the May 21, 2026 CLTC Board meeting, this clarification be considered and, if deemed appropriate by the Commission, incorporated accordingly.

We appreciate the Commission's consideration of this matter and look forward to your favorable action.

Si Yu'os Ma'åse',

Carlos Camacho

Carlos V. Camacho
Authorized Agent

Attachment: Exhibit "A"

