

Messages & Communications Doc. No. 38GL-26-1966 through 1974.

From 38th Committee On Rules <committeeonrules@guamlegislature.gov>
 Date Wed 2/25/2026 4:31 PM
 To Guam Legislature Clerks <clerks@guamlegislature.gov>
 Cc Frank Blas Jr. <speakerblas@guamlegislature.gov>

4 attachments (11 MB)
 22526COMM Doc. No. 38GL-26-1966.pdf; 22526COMM Doc. No. 38GL-26-1967.pdf; 22526COMM Doc. No. 38GL-26-1969.pdf; 22526COMM Doc. No. 38GL-26-1972.pdf;

Håfa Adai Clerks Office,

Please see attached, Messages & Communications Doc. No. 38GL-26-1966 through 1974 for processing:

	38GL-26-1965	Guam Community College	Board of Trustees Meeting Packet for February 20, 2026*
✓	38GL-26-1966	Department of Integrated Services for Individuals with Disabilities	Acting Director Designation of Reuel Drilon, for the Department of Integrated Services for Individuals with Disabilities from February 24, 2026 to March 6, 2026*
✓	38GL-26-1967	Department of Administration	Consolidated Revenue/Expenditure Report (CRER) and Special Revenue Fund Tracking Report for the period ending January 31, 2026*
✓	38GL-26-1968	Department of Public Works	Condemnation of Lot Nos. 2143-2-1-1R/W and 2143-2-R2-R/W.
✓	38GL-26-1969	Bureau of Statistics and Plans	Acting Director Designation of Mr. Matthew C. Santos, for the Bureau of Statistics and Plans from February 24, 2026 to February 27, 2026*
✓	38GL-26-1970	Public Defender Service Corporation - Government of Guam	Board of Trustees Meeting Packet for November 25, 2025*
✓	38GL-26-1971	Public Defender Service Corporation - Government of Guam	Board of Trustees Meeting Packet for January 27, 2026*
✓	38GL-26-1972	Office of the Governor of Guam	Prior Years Obligations to pay Graphic Center in the total amount of \$28.00*
✓	38GL-26-1973	Guam Police Department	FY2026 1st Quarter Overtime Report ending December 31, 2025.
✓	38GL-26-1974	Guam Behavioral Health and Wellness Center	Prior Years Obligations to pay Lakeside Neurologic in the total amount of \$84,776.00; to pay Super Happy Mart in the total amount of \$7,088.47; to pay Payless Supermarkets in the total amount of \$2,115.50; to pay Tsang Brothers Corp. in the total amount of \$4,981.68; to pay Guam Home Center in the total amount of \$5,030.15; to pay East West Rental Inc. in the total amount of \$1,811.00; to pay Mid Pac Far East LLC in the total amount of \$1,940.00; to pay Todo Mauleg in the total amount of \$4,354.50; to pay J & B Modern Tech in the total amount of \$6,747.80.

Please retrieve Doc. No. 38GL-26-1968, 1970, 1971, 1973 and 1974 from link below:

[Messages & Communications Physical Scanned Copy - Google Drive](#)

Kindly reply to this email



Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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Messages and Communications 38GL-26-1968.

2 messages

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>

Mon, Feb 23, 2026 at 4:16 PM

To: 38th Committee On Rules <committeeonrules@guamlegislature.gov>, Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Håfa Adai,

Please see attached M&C Doc. No. 38GL-26-1968

38GL-26-1968	Department of Public Works	Condemnation of Lot Nos. 2143-2-1-1R/W and 2143-2-R2-R/W.
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*Si Yu'os Ma'åse'**Bernice Rivera*

Administrative Assistant


**Office of Speaker Frank F. Blas, Jr.**I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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 38GL-26-1968.pdf**38th Committee On Rules** <committeeonrules@guamlegislature.gov>

Tue, Feb 24, 2026 at 8:55 AM

To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Håfa Adai,

Received, and thank you.

*Si Yu'os ma'åse',*

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

*I Mina'trentai Ocho Na Liheslaturan Guåhan**38th Guam Legislature*

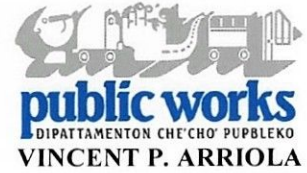
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[Quoted text hidden]



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

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



VINCENT P. ARRIOLA
 Director

LINDA J. IBANEZ
 Deputy Director

ERNEST G. CANDOLETA, JR.
 Deputy Director

38GL-26-1968
 OFFICE OF THE SPEAKER
 FRANK F. BLAS JR.

TN26- 0109

February 17, 2026

The Honorable Speaker Frank Blas Jr.
 Guam Congress Building
 163 Chalan Santo Papa
 Hagatna, Guam 96910
 (671) 969-6456
 (671) 969-0628

FEB 20 2026

Time: 3:47 PM
 Received: [Signature]

RE: CONDEMNATION OF LOTS 2143-2-1-1R/W AND LOT 2143-2-R2-R/W

Hafa Adai The Honorable Speaker Frank Blas Jr.:

The following document is transmitted with the signature of I Maga' hågan Guåhan:

Condemnation of Lot Nos. 2143-2-1-1R/W and 2143-2-R2-R/W in Tamuning as part of Route 14B (Ypao Road) Reconstruction and Widening Project: PROJECT NO.; GU-NH-014B(001).

Should you have any questions, please contact Mr. Jose M. Quinata, Jr., Federal Programs Administrator with the Department of Public Works, Division of Highways, at (671) 649-3132 or via email at jose.quinata@dpw.guam.gov.

Sincerely,

[Handwritten Signature]

VINCENT P. ARRIOLA
 Director

Enclosures: Condemnation packet

[Handwritten Mark]
 LI, JQ, BM



38GL-26-1968
 Messages and Communications

RECEIVED
 COMMITTEE ON RULES
 February 23, 2026

4:16 p.m.
Marie Crisostomo



OFFICE OF LEGAL COUNSEL

Ufisinan I Maga'hågan Guåhan
OFFICE OF THE GOVERNOR

LOURDES A. LEON GUERRERO
GOVERNOR OF GUAM

JOSHUA F. TENORIO
LIEUTENANT GOVERNOR OF GUAM

TRANSMITTED VIA CENTRAL FILES

February 12, 2026

VINCENT P. ARRIOLA, *Director*
Dipattamenton Che'Cho Pubbleko
DEPARTMENT OF PUBLIC WORKS
542 North Marine Corps Drive
Tamuning, Guam 96913
(671) 646-3131 | Telephone
(671) 649-6178 | Facsimile

RE: CONDEMNATION OF LOTS | CF#2026-24659

Håfa Adai Director Arriola:

The following document is transmitted with the signature of *I Maga'hågan Guåhan*:

DEPARTMENT OF PUBLIC WORKS | CF#2025-24659

Condemnation of Lot Nos. 2143-2-1-IR/W and 2143-2-R2-R/W in Tamuning as part of Route 14B (Ypao Road) Reconstruction and Widening project; PROJECT NO.; GU-THS-014B(001)

Any questions or concerns can be sent directly to the Office of Legal Counsels via email at legal@guam.gov. You may also call our office at (671) 473-1117/8.

Senseramente,

JEFFREY A. MOOTS
Legal Counsel

Enclosure(s): CF#2026-24659

cc via email: *I Maga'hågan Guåhan*
I Sigundo Maga'låhen Guåhan

DRAFT – October 2, 2025

I MINA'TRENTAI SAIS NA LIHESLATURAN GUAHAN

2025 (_____) Regular Session

Bill No.

Introduced by:

Yes!
Don L. Bese

AN ACT TO AUTHORIZE THE DEPARTMENT OF PUBLIC WORKS, GOVERNMENT OF GUAM, TO CONDEMN LOT NO. 2143-2-1-1R/W AND LOT NO. 2143-2-R2-R/W (FORMERLY A PORTION OF LOT NO. 2143-2-1NEW), TAMUNING, GUAM, FOR THE ROUTE 14B (YPAO ROAD) RECONSTRUCTION AND WIDENING PROJECT.

1. **BE IT ENACTED BY THE PEOPLE OF GUAM:**
2. **Section 1. History.** The Department of Public Works (“DPW”), Government of Guam,
3. is preparing plans for the Route 14B (Ypao Road) Reconstruction and Widening Project (the
4. “**Route 14B Project**”), which is an integral part of the islandwide road improvement plan
5. that is being funded by Federal Highway Administration (“FHWA”).
6. DPW has successfully negotiated the purchase of twenty-four (24) parcels for the Route 14B
7. Project. Two (2) parcels, Lot No. 2143-2-1-1R/W and Lot No. 2143-2-R2-R/W
8. all located in Tamuning, Guam, are being condemned.
9. **Section 2. Authorization of DPW to Condemn Lot No. 2143-2-1-1R/W, and Lot No.**
10. **2143-2-R2-R/W, Tamuning, Guam.** DPW has not been able to negotiate the purchase of
11. One Hundred Sixty, plus or minus (160±), square meters, of Lot No. 2143-2-1-1R/W, and
12. Lot No. 2143-2-R2-R/W, Tamuning, Guam (“**Parks Parcel**”) from its original owner, the
13. Estate of **Gye Sook Park** (“**Decedent**”), and subsequently from its current owners, Young

14. Ky Park, Decedent's husband, and their three (3) children, Lynn Park, Soo Jin Park and

15. Eugene Park. DPW attempted to negotiate a purchase of the Parks Parcel since August

16. 2016, without success. DPW's efforts included, but were not limited to:

- DPW initially started communicating with the Park family in August 2016.
- Decedent signed a Representative Authorization on September 1, 2016, appointing her son, Eugene K. Park, as her authorized representative.
- Gye Sook Park died on or about January 2017.
- On April 13, 2017, Young Ky Park, Decedent's husband, was appointed the Administrator for the Estate of Gye Sook Park, Decedent.
- On April 24, 2017, DPW sent a purchase offer to Eugene K. Park.
- For the next few months Eugene K. Park refused to communicate with DPW.
- On May 31, 2017, Eugene K. Park notified DPW that there was no need to meet or discuss the department's offer because Park's Parcel was not for sale.
- On September 8, 2017 DPW's Director signed the Final Agency Acceptance part of the OPA.
- On or about March 2018, the Parks Parcel was distributed from the Estate of Gye Sook Park in undivided interests to her husband, Young Ky Park, and their three (3) children, Lynn Park, Soo Jin Park and Eugene Park.
- Mr. Park and Decedent's three children, Lynn Park, Soo Jin Park and Eugene Park refused to close on Lot No. 2143-2-1-1R/W and Lot No. 2143-2-R2-R/W, as required by the OPA.
- On February 8, 2018, and February 14, 2018, DPW-ROW wrote Decedent's son, Eugene Park, attaching a second draft OPA, respectively.

- During April 2018 DPW-ROW worked on obtaining an updated appraisal and appraisal review for the Park's Parcel.
- During November and December 2018 DPW-ROW made repeated attempts to contact members of the Park family.
- On or about March 2019 DPW-ROW confirmed that the Parks Parcel is now owned by Decedent's husband, Young Ky Park and Decedent's children, in equal undivided interest Park, as tenants in common.

17. **Section 3. Interest Condemned.** The interest taken in Lot No. 2143-2-1-1R/W and Lot

18. No. 2143-2-R2-R/W, Tamuning, Guam, is fee simple absolute.

19. **Section 4. Fair Market Value.** Upon information and belief, based on a Real Property

20. Appraisal Report prepared By Milo Appraisal Group, dated September 10, 2025, and

21. Appraisal Review prepared by Cornerstone Valuation Guam, Inc., dated September 12,

22. 2025, the sum of money estimated to be just compensation for the fee simple interest taken

23. in Lot No. 2143-2-1-1R/W and Lot No. 2143-2-R2-R/W, Tamuning, Guam, is Fifty-Two

24. Thousand Dollars and 00/100, (\$52,000.00).

25. **Section 5. Authorization of DPW to Condemn a portion of Lot No. 2143-2-1-1R/W**

26. **and Lot No. 2143-2-R2-R/W, Tamuning, Guam.**

27. DPW is hereby authorized to condemn Lot No. 2143-2-1-1R/W and Lot No. 2143-2-

28. R2-R/W Tamuning, Guam, containing an area of One Hundred Sixty, plus or minus (160±),

29. square meters. As a condition to this approval, Lot No. 2143-2-1-1R/W and Lot No. 2143-

30. 2-R2-R/W, Tamuning, aka the Parks Parcel, shall be used for the Route 14B Project. The

31. FHWA is solely responsible for providing 100% of the condemnation funds needed to fund

32. the authorization.

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Jeffrey Moots <jeffrey.moots@guam.gov>

Fwd: 25.1013 [INCOMING] DPW Re Condemnation of Lots Project No. GU-THS-014B(001) (CF#2025-24659)

1 message

Jeffrey Moots <jeffrey.moots@guam.gov>

Tue, Oct 21, 2025 at 8:39 AM

To: Vince Arriola <vince.arriola@dpw.guam.gov>, Leslie Travis <leslie.travis@guam.gov>, Alexander Ford <alexander.ford@guam.gov>

Vince

Following up on this. Can't send to the Governor without a complete packet.

Jeff

----- Forwarded message -----

From: Jeffrey Moots <jeffrey.moots@guam.gov>

Date: Fri, Oct 17, 2025 at 2:21 PM

Subject: Fwd: 25.1013 [INCOMING] DPW Re Condemnation of Lots Project No. GU-THS-014B(001) (CF#2025-24659)

To: Vince Arriola <vince.arriola@dpw.guam.gov>, Leslie Travis <leslie.travis@guam.gov>

Vince

There appears to be some pages missing from the proposed legislation. There is no language authorizing the condemnation in the proposed legislation. Please check with your people and if you can locate the missing page if you provide it to us we can insert and send the packet to the Governor for approval

Jeff

----- Forwarded message -----

From: Andrea Johnson <andrea.johnson@guam.gov>

Date: Mon, Oct 13, 2025 at 11:36 AM

Subject: 25.1013 [INCOMING] DPW Re Condemnation of Lots Project No. GU-THS-014B(001) (CF#2025-24659)

To: <leslie.travis@guam.gov>, <jeffrey.moots@guam.gov>, <kevin.lizama-reyes@guam.gov>, <ely.catalan@guam.gov>

Original to JAM

DEPARTMENT OF PUBLIC WORKS | CF#2025-24659

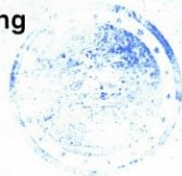
Condemnation of Lots Numbers 2143-2-1-1R/W and 2143-2-R2-R/W under Project No. GU-THS-014B(001)

2 attachments



unknown.png
14K

OFFICE OF THE GOVERNOR
GOVERNOR'S CHAMBER



DATE: 2-10-26
TIME: 1:21p
RECEIVED BY: DB
GC2026-02064

OFFICE OF THE GOVERNOR
CENTRAL FILES OFFICE
Rec'd By: Elaine Tajalle
Date: 11/14/25 Time: 3pm



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

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



VINCENT P. ARRIOLA
 Director
LINDA J. IBANEZ
 Deputy Director
ERNEST G. CANDOLETA, JR.
 Deputy Director

TN25-0737

**DIVISION OF HIGHWAYS
 TRANSMITTAL**

DATE: October 07, 2025

TO: Jon Junior Calvo, Chief of Staff, Governor's Office, Adelup

FROM: Beth Marzan - DPW ROW Division

SUBJECT: CONDEMNATION OF LOT NOS. 2143-2-1-1R/W and 2143-2-R2-R/W

PROJECT NO.: GU-THS-014B(001)

FORWARDED HEREWITH:

- () Drawing Plan () Specifications () Estimate () Electronic File on Diskette(s)
 () Copies of Drawings () Letter () Contracts (X) Others

This Package includes the following:

Qty	Pages	Description
1		Cover Letter Addressed to the Governor
1		Appraisal Report and Appraisal Review
1		Draft Legislation
1		Map

These are forwarded as indicated below:

- () For Comment () Approved as Noted () Return Corrected plans
 () For your use () Approved as submitted () Resubmit Copies for Approval
 () As requested () For information and records () Submit for Distribution
 (X) For review and Approval () Returned for Corrections (X) Others

REMARKS:

2025- 24659
 OFFICE OF THE GOVERNOR
 CENTRAL FILES OFFICE
 Rec'd By: Moises Gomez
 Date: 10/10/25 Time: 8:31A

Received By: _____

Signature _____

Date _____



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

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



VINCENT P. ARRIOLA
 Director
LINDA J. IBANEZ
 Deputy Director
ERNEST G. CANDOLETA, JR.
 Deputy Director

06 OCT 2025

Honorable Lourdes A. Leon Guerrero, I Maga'hågan Guahan
 513 West Marine Corps Drive
 Ricardo J. Bordallo Complex
 Hagåtña, Guam 96910

TN25-0715

Re: Condemnation of Lot Nos. 2143-2-1-1R/W and 2143-2-R2-R/W

Håfa Adai Governor Leon Guerrero:

Enclosed herewith, as required by 21 GCA §15105 (b) is draft legislation for the condemnation of Lot No. 2143-2-1-1R/W, 130± square meters (formerly a portion of Lot No 2143-2-1NEW), and Lot No. 2143-2-R2-R/W, 30± square meters (formerly a portion of Lot 2143-2-R2), Tamuning, Guam.

The condemnation is required for the Route 14B (Ypao Road) Reconstruction and Widening project (the “**Project**”) located in Tamuning, Guam, which is an integral part of the islandwide road improvement plan. As recited in the draft legislation, the Department of Public Works (“**DPW**”) has made an extensive and good faith effort to work with the respective owners of the properties, without success. Accordingly, the government needs to file a condemnation petition to condemn the two (2) Tamuning Parcels.

Two (2) appraisals, which were subsequently updated, were obtained for the areas being condemned. The appraisals establish the fair market value of the fee simple taking to be \$52,000 (Fifty-Two Thousand Dollars) for Lot No. 2143-2-1-1R/W and for Lot No. 2143-2-R2-R/W. Copies of the appraisals are also enclosed herein.

In closing, your attention to the facilitation of the condemnation proceedings is greatly appreciated.

Sincerely,


 Vincent P. Arriola
 Director

Enclosures: Appraisal Reports (4)
 Map (1)
 Draft Legislation

TK/LI/JQ/bm 

2025-24659
OFFICE OF THE GOVERNOR
 CENTRAL FILES OFFICE
 Rec'd By: _____
 Date: 10/10/25 Time: 8:31AM

TRANSMITTAL ROUTING SLIP

CENTRAL FILES

Office of the Governor

Prepared By: EVT

CONTROL #	2025- 24659	DATE ROUTED:	10/10/25	<input type="checkbox"/> URGENT Deadline:
TYPE OF DOCUMENT:	<input type="checkbox"/> MOU/MOA <input type="checkbox"/> MEMO <input checked="" type="checkbox"/> LTR <input type="checkbox"/> REPORT <input type="checkbox"/> T/A <input type="checkbox"/> CONTRACT <input type="checkbox"/> GG1 <input type="checkbox"/> LEAVE FORM <input type="checkbox"/> TIMESHEET <input type="checkbox"/> CARD <input type="checkbox"/> LEGISLATIVE BILL <input type="checkbox"/> OTHER:			
RECEIVED FROM:	DPW - Beth Marzan - DPW ROW Division			
DESCRIPTION OF DOCUMENT	Condemnation of Lot Nos. 2143-2-1-1R/W and 2143-2-R2-R/W, Tamuning, Guam			
SPECIAL NOTES OR INSTRUCTIONS:	<input checked="" type="checkbox"/> For Review <input type="checkbox"/> For Process & Signature <input type="checkbox"/> For Review & Signature <input type="checkbox"/> Other:			

	FROM - TO - NOTES - STATUS	INITIAL	DATE & TIME
1.	FROM CFO TO: <input type="checkbox"/> Gov <input type="checkbox"/> Lt. Gov <input checked="" type="checkbox"/> COS <input type="checkbox"/> DCOS <input type="checkbox"/> Legal <input type="checkbox"/> EMO <input type="checkbox"/> Federal Programs <input type="checkbox"/> Guam State Clearinghouse <input type="checkbox"/> Other:	<i>A</i>	10/10/25 2:01 pm
2.	FROM <u>CAS</u> TO: <input type="checkbox"/> Gov <input type="checkbox"/> Lt. Gov <input type="checkbox"/> COS <input type="checkbox"/> DCOS <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Other: <i>For review & disposition. JMM</i>	<i>KUR</i>	10/13/25 10:50 am
3.	FROM _____ TO: <input type="checkbox"/> Gov <input type="checkbox"/> Lt. Gov <input type="checkbox"/> COS <input type="checkbox"/> DCOS <input type="checkbox"/> Legal <input type="checkbox"/> Other:		
4.	FROM _____ TO: <input type="checkbox"/> Gov <input type="checkbox"/> Lt. Gov <input type="checkbox"/> COS <input type="checkbox"/> DCOS <input type="checkbox"/> Legal <input type="checkbox"/> Other:		
5.	FROM _____ TO: <input type="checkbox"/> Gov <input type="checkbox"/> Lt. Gov <input type="checkbox"/> COS <input type="checkbox"/> DCOS <input type="checkbox"/> Legal <input type="checkbox"/> Other:		
6.	FROM _____ TO: <input type="checkbox"/> Gov <input type="checkbox"/> Lt. Gov <input type="checkbox"/> COS <input type="checkbox"/> DCOS <input type="checkbox"/> Legal <input type="checkbox"/> Other:		
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9.	FROM _____ TO: <input type="checkbox"/> Gov <input type="checkbox"/> Lt. Gov <input type="checkbox"/> COS <input type="checkbox"/> DCOS <input type="checkbox"/> Legal <input type="checkbox"/> Other:		
10.	FROM _____ TO: <input type="checkbox"/> Gov <input type="checkbox"/> Lt. Gov <input type="checkbox"/> COS <input type="checkbox"/> DCOS <input type="checkbox"/> Legal <input type="checkbox"/> Other:		

APPRAISAL REPORT

ROUTE 14B - OCEAN BLUE APARTMENT

252 Ypao Road (Route 14B)

Tamuning, Guam 96913

MAG File Number: 25-357-LD

Date of Valuation:

September 9, 2025

Date of Report:

September 10, 2025



MILO APPRAISAL GROUP

REAL ESTATE APPRAISAL AND CONSULTING

September 10, 2025

The Department of Public Works Right of Way Supervisor (DPWRS) and his/her designee
The Department of Public Works, Government of Guam
542 North Marine Corps Drive
Tamuning, GU 96913

RE: Appraisal Report
Route 14B - Ocean Blue Apartment
252 Ypao Road (Route 14B),
Tamuning, Guam 96913
MILO Appraisal Group File No: 25-357-LD
Project No: GU-NH-014B(001)

DPWRS and his/her designee :

MILO Appraisal Group is proud to present the appraisal that satisfies the agreed-upon scope of work with The Department of Public Works, Government of Guam. The appraisal report also conforms with the Right of Way Manual, Section 4.2, Supplemental Standards of Appraisal, my contract with the client, and written instructions (if any).

The subject property, located at 252 Ypao Road (Route 14B), Tamuning, GU, is a Class C, R2 zoned land, previously built as a hotel, and now operating as a mixed-use, apartments over commercial uses, land located in the Tamuning submarket.

The subject land was improved with three concrete, two-story, walkup buildings. One structure consists of (4) ground-floor commercial units and (10) 2-bed/1-bath second-floor apartment units. The remaining two structures consist of (20) 1-bed/1-bath and (16) studio units. The improvements contain a gross building area of approximately 31,519± square feet (completed Circa 1980) and reflect average quality and condition (based on my exterior inspection of the improvements).

SPECIFIC ASSIGNMENT CONSIDERATIONS

1. The subject property is centrally located in Tamuning along Route 14B, which is a minor arterial that connects Marine Corps Drive and Pale San Vitores Road (Tumon area). Uses along Route 14B include single- and multi-family residential, supporting neighborhood commercial, and industrial uses. Uses along the interior roads off of Route 14B are primarily residential with limited industrial uses. Developments in the area include Guam SDA Clinic, Talo Verde Estates, Villa Carmen, Royal Gardens, Ironwood Heights, The Palms, Wyndham Garden Guam, Ernst & Young, Morrico Equipment, Days Inn Guam, Maxi Mart, the former UIU building, and multiple condominium developments.
2. Since the original recorded lot map, there have been two subsequent maps recorded that changed the lot numbers and the land areas. I have provided the following history of the subject's recorded lot maps. Each will be provided in a later section of this appraisal report presented herein.

- a) By Parcel Survey Map 35FY69 (recorded as Instrument No. 86871, recorded August 8, 1968), the subject is identified as L2143-2-1, containing a gross land area of 4,156 SQM lot with a 40' easement for access to the south.
- b) Subsequently, by Consolidation & Parceling Map 95FY70 (recorded as Instrument No. 92250, recorded October 31, 1969), the subject larger parcel is identified as L2143-2-1NEW. A 20-foot portion of the access easement along the southern boundary was added to the basic lot, increasing the land area to 4,982 SQM. This is unusual, but the recorded map has all the required signatures for approval. Note: Ada Butler and Trifon Valencia signed this map.
- c) By Real Estate Requirements Survey Map 235FY2014 (recorded as Instrument No. 910314 dated July 27, 2017), a severance map was then recorded, showing the Park portion and Butler/Valencia portion. However, the map noted that Gye Sook Park's (then owner) signature was not required. Further, the special note on this map states that the 95FY70 map was voided by this survey map. I inquired with DPW's representatives regarding the voiding of 95FY70, but no clear explanation was provided.

Due to recording irregularities and the lack of a clear explanation for the voiding of the 95FY70, I assumed that the 95FY70 identification of the subject as L2143-2-1NEW refers to the larger parcel. Map 235FY2014 was relied upon for identification purposes only for the Area to be Acquired and the Remainder (summarized in the following table).

ITEM	LOT NUMBER(S)	LAND AREA		SOURCE (FY NO.)
		(SQM)	SUBTOTAL (SQM)	
Larger Parcel	2143-2-1NEW	4,982	4,982	95FY70
Area to be Acquired	2143-2-1-1R/W	130		160
	2143-2-R2-R/W	30	235FY2014	
Remainder	2143-2-1-R1	4,026	4,822	235FY2014
	2143-2-R2	796		235FY2014

- 3 Per discussion with Kun Ho Rhee of National Realty (prior listing agent and buyer's representative), the subject property was listed in MLS (21-2575) in July 2021 and under contract for sale on February 17, 2022, for a total consideration of \$5.6 million (per the seller). The subject reflects a pending sale as of the date of this report (1,517 days on market); however, Mr. Rhee confirmed the transaction has been canceled due to the lot number discrepancies previously discussed (Item 2).

I have presented the land sales comparison approach (single best approach). The purpose of this appraisal is to develop opinions of the Larger Parcel (Fee Simple Estate), the Part Acquired (Fee Simple Estate), and the Remainder (Fee Simple Estate). The following table conveys the final opinions of value that are developed in this appraisal:

MARKET VALUE CONCLUSION			
VALUATION SCENARIO	INTEREST APPRAISED	EFFECTIVE DATE	VALUE
The Larger Parcel	Fee Simple Estate	September 9, 2025	\$1,619,200
The Part Acquired	Fee Simple Estate	September 9, 2025	\$52,000
The Remainder	Fee Simple Estate	September 9, 2025	\$1,567,200

This report conforms to the current Uniform Standards of Professional Appraisal Practice (USPAP), the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), and the appraisal guidelines of the Department of Public Works ROWM.

EXTRAORDINARY ASSUMPTIONS

The use of an extraordinary assumption(s) may have impacted the results of the assignment.

The Taking: As detailed further in the zoning section, it is a reasonable assumption that the current parking area in front of the Tumon Heights Convenience Store (along Ypao Road) is not legally permitted. Per the client’s specific request (Department of Public Works, Division of Highway), it is assumed that the parking area used in front of Tumon Heights Convenience Store, along Ypao Road, is not legally conforming (not permissible).

Based on this assumption, the existing business and property owners are benefiting from non-permitted parking with no guarantee that the parking will be available into perpetuity. This risk would inherently be factored into the highest and best use conclusion, achievable rents, vacancy, and other assumptions. Therefore, since parking is not permitted, the loss of the parking area due to the taking has no impact on the existing business or the remainder of the lot. If any information contrary to that which is in this report is discovered, it can significantly impact the appraiser's opinions, analyses, and conclusions.

Land Area: Since the original recorded lot map, there have been two subsequent maps recorded that changed the lot numbers and the land areas. I have provided the following history of the subject’s recorded lot maps. Each will be provided in a later section of this appraisal report presented herein.

- a) By Parcel Survey Map 35FY69 (recorded as Instrument No. 86871, recorded August 8, 1968), the subject is identified as L2143-2-1, containing a gross land area of 4,156 SQM lot with a 40' easement for access to the south.
- b) Subsequently, by Consolidation & Parceling Map 95FY70 (recorded as Instrument No. 92250, recorded October 31, 1969), the subject larger parcel is identified as L2143-2-1NEW. A 20-foot portion of the access easement along the southern boundary was added to the basic lot, increasing the land area to 4,982 SQM. This is unusual, but the recorded map has all the required signatures for approval. Note: Ada Butler and Trifon Valencia signed this map.
- c) By Real Estate Requirements Survey Map 235FY2014 (recorded as Instrument No. 910314 dated July 27, 2017), a severance map was then recorded, showing the Park portion and Butler/Valencia portion. However, the map noted that Gye Sook Park's (then owner) signature was not required. Further, the special note on this map states that the 95FY70 map was voided by this survey map. I inquired with DPW’s representatives regarding the voiding of 95FY70, but no clear explanation was provided.

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			160	
Remainder	2143-2-1-R1	4,026		235FY2014
	2143-2-R2	796		235FY2014
			4,822	

Cost-to-Cure: Based on observations during the inspection, there appear to be no items impacted by the taking. However, it is noted that the analysis assumes that DPW will be responsible for all remediation costs (if any); thus, no cost-to-cure was estimated for this analysis.

HYPOTHETICAL CONDITIONS

The use of a hypothetical condition(s) may have impacted the results of the assignment. The analysis after the taking involves the hypothetical condition that the taking has occurred as of the effective date of the analysis, when in fact it has not. I have assumed that the road will eventually be widened to four lanes. However, the government has the right to change plans in the future. There are no damages associated with future road widening.

SUPPLEMENTAL STANDARDS

This report was prepared in compliance with the Guam Department of Public Works Right of Way Manual's Supplemental Standards & Appraisal (Section 4.2, dated November 17, 2017), including compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation (January 1, 2024), the Uniform Appraisal Standard for Federal Land Acquisitions 2016 (UASFLA), Ethical Conduct, Co-Signing, Hypothetical Conditions, Confidentiality and Jurisdictional Exception (in event that such supplemental standards differ from USPAP), etc. The use of this assumption might have affected the assignment results herein.

The Department of Public Works, Government of Guam
September 10, 2025
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If there are any specific questions or concerns regarding the attached appraisal report, or if MILO Appraisal Group can be of additional assistance, please contact the individuals listed below.

Respectfully Submitted,

MILO APPRAISAL GROUP



Sang Woo Suk, MAI, MRICS
President & CEO
Certified General Real Estate Appraiser
Guam License No. CA-25-050
Expiration Date 3/16/2027
(671) 969-6156
sang.suk@miloappraisal.com

INTRODUCTION AND PREMISE OF THE APPRAISAL

100 – CERTIFICATE OF VALUE (DPW FORM 4.2-3)

Parcel No.: 2143-2-1NEW
Item/Segment: 2143-2-1-1R/W & 2143-2-R2-R/W
Road: Route 14B (Ypao Road) Reconstruction and Widening
GU No.: GU-NH-014B(001)

I certify to the best of my knowledge and belief, that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
4. My compensation is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
5. This is an appraisal communicated in an appraisal report format. This report is intended for use only by the Department of Public Works, the client. Use of this report cannot be relied upon without access to the additional information contained in the appraiser's work files.
6. I have made a personal inspection of the property on September 9, 2025, that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also on September 9, 2025, made a personal field inspection of the comparable sales relied upon in making this appraisal.
7. No persons other than those named herein provided significant real property appraisal assistance to the person signing this certification.
8. The purpose of this appraisal is to estimate market value as of the effective date of the report. The definition of market value can be found in Section 4.1, DPW Right of Way Manual. The intended use is in connection with the acquisition of right-of-way for a transportation facility to be constructed by the Government of Guam with the assistance of Federal-aid highway funds, or other Federal funds. This report is not intended for any other use.
9. This appraisal has been made in conformity with appropriate Territory of Guam laws, regulations, policies and procedures applicable to appraisal of right-of-way for highway purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are noncompensable under the established law of the Territory of Guam.
10. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of the Territory of Guam or officials of the Federal Highway Administration and I will not do so until authorized by Government of Guam officials or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
11. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts, and other exhibits collected or prepared under this agreement shall become the property of the Government of Guam without restriction or limitation on their use. This file information is retained to support the conclusions, opinions, and analyses.
12. Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

INTRODUCTION AND PREMISE OF THE APPRAISAL

(CONTINUED)

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part taken, including damages, if any, of the property appraised as of September 9, 2025: \$52,000

Market Value should be allocated as follows:

Land:	\$52,000	Land Area:	160 SQM
Improvements:	\$0	Land Use:	Route 14B (Ypao Road) Reconstruction and Widening
Severance Damages/ Cost-to-Cure ^[1] :	\$0		
TOTAL:	\$52,000		

September 10, 2025



Date of Report

Sang Woo Suk, MAI, MRICS
President & CEO

[1] It is assumed DPW (ROW) will be responsible for cost-to-cure items, if applicable.

EXTRAORDINARY ASSUMPTIONS

The use of an extraordinary assumption(s) may have impacted the results of the assignment.

The Taking: As detailed further in the zoning section, it is a reasonable assumption that the current parking area in front of the Tumon Heights Convenience Store (along Ypao Road) is not legally permitted. Per the client's specific request (Department of Public Works, Division of Highway), it is assumed that the parking area used in front of Tumon Heights Convenience Store, along Ypao Road, is not legally conforming (not permissible).

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Remainder	2143-2-1-R1	4,026		235FY2014
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Cost-to-Cure: Based on observations during the inspection, there appear to be no items impacted by the taking. However, it is noted that the analysis assumes that DPW will be responsible for all remediation costs (if any); thus, no cost-to-cure was estimated for this analysis.

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CERTIFICATION ADDENDUM

I further certify to the best of my knowledge and belief that;

1. I have not completed services regarding the subject property within the three-year period immediately preceding acceptance of the assignment, as an appraiser;

2. my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice;
3. the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
4. as of the date of this report, Sang Woo Suk, MAI, MRICS has completed the continuing education program for Designated Members of the Appraisal Institute; and,
5. no one provided real property appraisal assistance to the persons signing this report.

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ASSUMPTIONS AND LIMITING CONDITIONS

115 – ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

- No responsibility is assumed for the legal description or for matters, including legal or title considerations. The title to the property is assumed to be good and marketable unless otherwise stated.
- The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- It is assumed that all maps, lot maps, sketches, renderings, building plans, etc., are accurate and correct. These materials are for illustrative purposes only to assist the reader in visualizing the subject property. I am not responsible for architectural, cartographic, or any other related errors.
- It is assumed that there are no hidden or apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- It is assumed that there is compliance with all applicable zoning and use regulations and restrictions unless nonconformity has been stated, defined, and considered in the appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- It is assumed that government records used in this report, particularly physical characteristics of the land, zoning, ownership history, property taxes, and other matters, are correct and accurate. I am not responsible for errors, omissions, or inaccuracies contained in government records.
- It is assumed that the existing utilities are adequate to support the development of the subject property to its highest and best use unless otherwise noted in the report. Accurate utility data from government sources is typically not available in a timely manner.
- It is assumed that the improvements are structurally sound and insurable to their full replacement value. Sources for building area calculations include information provided by the owners' representative, my physical measurements, or the Tax Office and Department of Land Management records. The sources are assumed to be accurate and reliable.

This appraisal report has been made with the following general limiting conditions:

- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- Possession of this report, or a copy thereof, does not carry with it the right of publication.
- The appraiser, by reason of this appraisal, is required to give further consultation, testimony, or be in attendance in court with reference to the property in question, unless arrangements have been previously made.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- Any value estimates provided in the report apply to the entire property, and any pro-ration or division of the total into fractional interests will invalidate the value estimate unless such pro-ration or division of interests has been set forth in the report.
- The appraiser assumes that the reader or user of this report has been provided with copies of available building plans and all leases and amendments, if any, encumbering the property.
- The land survey was furnished by the client, as well as the Department of Land Management records. I have relied on these documents to ascertain the physical dimensions and land area of the subject property. Should a survey prove these characteristics inaccurate, it may be necessary for this appraisal to be adjusted.
- The forecasts, projections, or operating estimates contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes in future conditions.
- Since earthquakes are not uncommon in the area, no responsibility is assumed due to their possible effect on individual properties, unless detailed geologic reports are made available.
- No termite inspection report was available. The appraiser personally inspected the subject property and found no significant evidence of termite damage or infestation. No guarantee that none exists, however, should be construed.
- No consideration has been given in this appraisal as to the value of the property considered by the appraisers to be personal, located on the premises, or the cost of moving/relocating such personal property. Only the real estate has been considered.
- In this appraisal assignment, the existence of potentially hazardous materials used in the construction or maintenance of the building, such as the presence of asbestos or urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, has not been

considered. The appraiser is not qualified to detect such substances. I urge the client to retain an expert in the field if desired.

- Unless otherwise stated, no responsibility is assumed for any damages sustained in connection with actual or potential deficiencies or hazards such as but not limited to, inadequacies or defects in the structure, design, mechanical equipment or utility services associated with the improvements, air or water pollution, lead paint, noise, flooding, storms or wind, traffic, and other neighborhood hazards, radon gas, asbestos, natural or artificial radiation, or hazardous materials or toxic substances of any description, whether on or off the property appraised. The appraisers are not qualified to detect hazardous waste or materials on, in, or under the land or the improvements. Such a determination requires the investigation of a qualified expert in hazardous materials and assessment. In this appraisal assignment, the existence of potentially hazardous materials used in the construction or maintenance of the building, such as the presence of asbestos or urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, has not been considered. The appraiser is not qualified to detect such substances. I urge the client to retain an expert in this field if desired.
- The Americans with Disabilities Act (ADA) became effective on January 26, 1992. I have not made a specific survey or analysis of the subject property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. Since compliance matches each owner's financial ability with the cost-to-cure the property's potential physical characteristics, the real estate appraiser cannot comment on compliance with ADA. A brief summary of the subject's physical aspects is included in this report and in no way suggests ADA compliance by the current owner. Given that compliance can change with each owner's financial ability to cure non-accessibility, the value of the subject does not consider possible non-compliance. Specific study of both the owner's financial ability and the cost-to-cure any deficiencies would be needed for the Department of Justice to determine compliance.
- The appraiser made no engineering survey of the subject property. Except as specifically stated, data relative to size and area have been taken from sources considered reliable, but no guarantee of accuracy is expressed or implied. Interested parties should retain a surveyor or other qualified professional for exact measurements of the subject property.
- The return of tenant security deposits is typically transferred from seller to buyer upon closing of a sale, and I did not consider the liability of these deposits.

This appraisal report has been made with the following hypothetical condition(s), extraordinary assumption(s), and special limiting condition(s):

Extraordinary Assumption

The use of an extraordinary assumption(s) may have impacted the results of the assignment.

The Taking: As detailed further in the zoning section, it is a reasonable assumption that the current parking area in front of the Tumon Heights Convenience Store (along Ypao Road) is not legally permitted. Per the client's specific request (Department of Public Works, Division of Highway), it is assumed that the parking area used in front of Tumon Heights Convenience Store, along Ypao Road, is not legally conforming (not permissible).

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Therefore, since parking is not permitted, the loss of the parking area due to the taking has no impact on the existing business or the remainder of the lot. If any information contrary to that which is in this report is discovered, it can significantly impact the appraiser's opinions, analyses, and conclusions.

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Remainder	2143-2-1-R1	4,026		235FY2014
	2143-2-R2	796		235FY2014
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Cost-to-Cure: Based on observations during the inspection, there appear to be no items impacted by the taking. However, it is noted that the analysis assumes that DPW will be responsible for all remediation costs (if any); thus, no cost-to-cure was estimated for this analysis.

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EXECUTIVE SUMMARY

120 – SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY IDENTIFICATION

Name	Ocean Blue Apartment
Property	Land - R2 Zoned (previously built as a hotel, now operating as a mixed-use, apartments over commercial uses)
Address	252 Ypao Road (Route 14B)
City, State Zip	Tamuning, Guam 96913
Market / Submarket	Tamuning / Tamuning
Geocode	13.495255,144.789961
Census Tract	66-010-952300

SITE DESCRIPTION

Number of Parcels	1		
Assessor Parcel Number	2143-2-1NEW		
Land Area	Square Feet	Acres	Square Meters
Usable	53,626	1.23	4,982
Excess	1,722	0.04	160
Surplus	51,904	1.19	4,822
Zoning	Multiple Dwelling (R2)		
Shape	Generally Rectangular		
Topography	Other at street grade		
Flood Zone	Zone X (Unshaded)		
Seismic Zone	Low Risk		

IMPROVEMENT DESCRIPTION

Tenancy	Multi-Tenant Occupied By Third Party Tenants
Net Rentable Area (NRA)	25,640
Gross Building Area (GBA)	31,519
Ground Floor SF	15,760
Total Buildings	3
Floors	2
Year Built	Circa 1970
Actual Age	45 Years
Land To Building Ratio	1.70 : 1
Site Coverage Ratio	29.4%

QUALITATIVE ANALYSIS

Site Quality	Average
Site Access	Average
Site Exposure	Average
Site Utility	Average

HIGHEST & BEST USE

Proposed Construction	No
As Vacant	Multiple dwelling residential use
As Improved	Not applicable (vacant land)

VALUE CONCLUSION

VALUATION SCENARIOS	THE LARGER PARCEL	THE PART ACQUIRED	THE REMAINDER
Interest	Fee Simple Estate	Fee Simple Estate	Fee Simple Estate
Effective Date	September 9, 2025	September 9, 2025	September 9, 2025
Site Value	\$1,619,200	\$52,000	\$1,567,200
Cost Approach	Not Presented	Not Presented	Not Presented
Sales Comparison Approach	Not Presented	Not Presented	Not Presented
Income Capitalization Approach	Not Presented	Not Presented	Not Presented
FINAL VALUE CONCLUSION	\$1,619,200	\$52,000	\$1,567,200

IDENTIFICATION OF ASSIGNMENT

130 – TYPE OF REPORTING FORMAT

This is an appraisal report which is intended to comply with the reporting requirements set forth under the Department of Public Works, Division of Highways Rights-Of-Way Section (DPW) Right of Way Manual and Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) for an appraisal report. As such, it presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop my opinion of value.

Additional supporting documentation concerning the data, reasoning, and analyses utilized herein is retained in the work file. The depth of discussion contained in this report is specific to the needs of the client, the scope of work, and the stated intended use. I am not responsible for any unauthorized use of this report.

140 – PURPOSE, INTENDED USE, AND USERS

Per the client's scope of work, the purpose of the appraisal is to develop and report an opinion of market value. The intended use of an acquisition appraisal is for the DPW to use as a basis for establishing recommended compensation, as applicable, of the larger parcel, the area to be acquired, the remainder parcel, damages and special benefits (if any). The intended user of the appraisal is the Department of Public Works, Division of Highways Rights-Of-Way Section.

150 – DEFINITION OF MARKET VALUE AND OTHER TERMS

This report includes numerous appraisal-oriented terms and concepts. The following definitions are presented to assist the reader in comprehending the vocabulary within this appraisal report.

Market Value¹

"Value" as used in eminent domain statute, ordinarily means amount which would be paid for property on assessing date to willing seller not compelled to sell, by willing purchaser, not compelled to purchase, taking into consideration all uses to which property is adopted and might reasonably be applied.

Highest and Best Use²

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future (Uniform Appraisal Standards for Federal Land Acquisitions).

Fee Simple Estate³

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Hypothetical Condition⁴

1 Department of Public Works, *Right of Way Procedure Manual (November 17, 2017)*: Page 4-2-11

2 Appraisal Institute, *The Dictionary of Real Estate*, 7th ed. (Illinois: Appraisal Institute, 2022): page 88.

3 Ibid, page 73.

4 Appraisal Institute, *The Dictionary of Real Estate*, 7th ed. (Illinois: Appraisal Institute, 2022): page 92.

1. A condition that is presumed to be true when it is known to be false. (SVP)
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of the analysis.

Extraordinary Assumption⁵

An assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Damages⁶

1. Money claimed by, or ordered to be paid to, a person as compensation for loss or injury. (Black's)
2. In condemnation, the loss in value to the remainder in a partial taking of property. Generally, the difference between the value of the whole property before the taking and the value of the remainder after the taking is the measure of the value of the part taken and the damages to the remainder. Note that different regions of the country and different courts may use terms such as consequential damages and severance damages differently.
3. In other types of suits for trespass or nuisance, for example, in determining the effect of adverse environmental conditions on property prices, values, or use and enjoyment, a loss in value that may be quantified as the difference between the unimpaired value and the value of the property as-is.

Consequential Damages⁷

1. In general, losses that do not flow directly and immediately from an injurious act but that result indirectly from the act. (Black's)
2. In condemnation, damages to a property resulting from governmental actions (such as a taking) or the actions of property owners (such as construction) on other lands. Consequential damages may be considered noncompensable in certain jurisdictions.

Compensable Damages⁸

Damages for which a condemner is legally required to compensate the owner or tenant of the property that is being wholly or partially condemned. In most jurisdictions, physical invasion of the property by a condemning authority or the taking of some property right must occur before damages are considered compensable.

Benefits⁹

1. In eminent domain valuation, the advantageous factors that arise from a public improvement for which private property has been taken. The law in some jurisdictions makes a distinction between general benefits and special benefits because only special benefits are considered in determining the value of the remainder in a partial acquisition. The distinction between special benefits and general benefits is both a factual and a legal question, so appraisers may need to consult legal counsel to resolve questions about the classification of benefit.
2. In appraisals to support charitable donations of real estate, the value of any advantageous factors retained by the donor or enhancements to the value of the remaining property interests held by the donor, which must be offset against the value of the gift.

5 Ibid, page 68.

6 Ibid, page 48.

7 Ibid, page 38.

8 Ibid, page 34.

9 Ibid, page 17.

3. The money or services provided under the terms of an insurance policy.

Before-and-After Rule¹⁰

A procedure in which just compensation is measured as the difference between the value of the entire property before the taking and the value of the remainder after the taking.

Partial Taking¹¹

The taking of part of a property for public use under the power of eminent domain; requires the payment of compensation.

Larger Parcel¹²

In governmental land acquisitions and in valuation of charitable donations of partial interests in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.

Remainder¹³

In condemnation, the portion of a larger parcel remaining in the ownership of the property owner after a partial taking.

Eminent Domain¹⁴

The right of government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the US Constitution, also known as the takings clause, guarantees payment of just compensation upon appropriation of private property.

Just Compensation¹⁵

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken.

Market Rent¹⁶

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby

- Lessee and lessor are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and

¹⁰ Appraisal Institute, *The Dictionary of Real Estate*, 7th ed. (Illinois: Appraisal Institute, 2022): page 16.

¹¹ Ibid, page 140.

¹² Ibid, page 105.

¹³ Ibid, page 161.

¹⁴ Ibid, page 61.

¹⁵ Ibid, page 101.

¹⁶ Ibid, page 116.

- The rent reflects specified terms and conditions typically found in that market, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, frequency of payments (annual, monthly, etc.), and tenant improvements (TIs).

Square and Linear Meters

The square meter is a metric system of measurement commonly utilized in the Western Pacific. One acre of land area totals about 4,046.873 square meters and one square meter approximates 10.76391 square feet. One linear meter approximates 3.28084 lineal feet.

Hectare

The hectare is a metric system of measurement. One hectare of land area equals 10,000 square meters and approximates 2.471 acres.

Exposure Time¹⁷

1. The time a property remains on the market.
2. An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP, 2020-2021 ed.)

160 – PROPERTY RIGHTS (INTEREST) APPRAISED

The rights appraised involve the fee simple estate in the subject land. Per Decree Settling Final Account of Administration and Final Distribution dated March 8, 2018 (Instrument No. 919287), Young Ky Park, Administrator of the Estate of Gye Sook Park, deceased, distributed accordingly the fee simple estate in the subject property to the following heirs; Young Ky Park, Lynn Park, Eugene Park, and Soo Jin Park. The prior owner, Gye Sook Park owned the fee simple estate in the subject property since 2006.

175 - SCOPE

The scope of work was to estimate just compensation for the proposed taking of the fee simple estate in the subject property and present relevant supporting data, upon which potential acquisition-related decisions may be based. If necessary, the conclusions may also be used to support eminent domain litigation proceedings. The scope of work for this appraisal assignment is outlined below:

- ▶ The appraisal analyzes the regional and local area profiles, including employment, population, household income, and real estate trends. The local area was inspected to consider external influences on the subject.
- ▶ The appraisal analyzes legal and physical features of the subject, including site size, improvement size, flood zone, seismic zone, site zoning, easements, encumbrances, site access, and site exposure.
- ▶ The appraisal includes a market analysis for the Tamuning market and Tamuning submarket using vacancy, absorption, supply, and rent data. Conclusions were drawn for the subject's competitive position given its physical and locational features, current market conditions, and external influences.
- ▶ The appraisal includes a Highest and Best Use analysis, and conclusions have been completed for the highest and best use of the subject property As Vacant. The analysis considered legal, locational, physical, and financial feasibility characteristics of the subject site and existing improvements.

¹⁷ Appraisal Institute, *The Dictionary of Real Estate*, 7th ed. (Illinois: Appraisal Institute, 2022): page 67.

- ▶ In selecting applicable approaches to value, the appraiser considered the agreed-upon appraisal scope and assessed the applicability of each traditional approach given the subject’s characteristics and the intended use of the appraisal. As a result, this appraisal developed the Land Sales Comparison Approach for the Larger Parcel, the Area to be Acquired, and the Remainder. The values presented represent the Larger Parcel (Fee Simple Estate), the Part Acquired (Fee Simple Estate), and the Remainder (Fee Simple Estate).
- ▶ The assignment was prepared as an Appraisal Report in accordance with USPAP Standards Rules 2, with the analysis stated within the document and representing a summarized level of analysis.
- ▶ The author of this report are aware of the Competency Rule of USPAP and meets the standards.
- ▶ This assignment was completed in accordance with and complied with the real property appraisal requirements for the Department of Public Works, Office of Right of Way, and contained the Right of Way Manual effective November 17, 2017. This report complies with the Right of Way Manual, Section 4.2, Supplemental Standards of Appraisal, my contract with the client, and written instructions, if any. I did not obtain legal, engineering, or title opinions in conjunction with this assignment.

SOURCES OF INFORMATION

The following sources were contacted to obtain relevant information:

INFORMATION PROVIDED	
Property Assessment & Tax	Revenue & Taxation (Property Tax Division)
Zoning & Land Use Planning	Department of Land Management (DLM) Planning Division
Site Size	DLM Recorded Lot Map
Building Size	N/A
Supply & Demand	Title Guaranty Guam MLS MILO database Local Participants
Flood Map	FEMA
Demographics	Guam Bureau of Statistics and Plans
Comparable Information	RealFacts MLS Public Records Confirmed by Local Agents
Legal Description	Other
Parcel, Retracement, and Severance Maps	Client

The lack of the unavailable items could affect the results of this analysis. As part of the general assumptions and limiting conditions, the subject is assumed to have no adverse easements, significant items of deferred maintenance, or be impacted by adverse environmental conditions.

SUBJECT PROPERTY INSPECTION

PROPERTY INSPECTION				
APPRAISER	INSPECTED	EXTENT	DATE	ROLE
Sang Woo Suk, MAI, MRICS	Yes	Site	September 9, 2025	Primary Appraiser
ALSO PRESENT	COMPANY	EXTENT	DATE	AFFILIATION
Siska S. Hutapea, CCIM, MAI, SRA, AI-GRS, MRICS, R/W-AC, & MRE	Cornerstone Valuation Guam, Inc.	Site	September 9, 2025	Review Appraiser

180 – APPRAISAL PROBLEM

This assignment estimates market value for the basis of compensation for a partial acquisition, which includes the value of the larger parcel, the area to be acquired, and damages/special benefits to the remainder parcel, if any.

The Uniform Appraisal Standards for Federal Land Acquisitions states the value of the property taken, and damages/benefits to the remainder (if any) reflects the difference between the market value of the larger parcel (before the taking) and the market value of the remainder parcel (after the taking), as of the effective date of value. The remainder parcel is appraised, assuming the proposed transportation improvements are in place and operating. The analysis indicates that there are no damages or special benefits to the remainder parcel due to the partial taking.

In completing this assignment, I first identified the larger parcel and estimated the market value before the taking based on the sales comparison approach. Subsequently, the market value of the remainder parcel, after the taking, was estimated by the sales comparison approach. The difference between the two market value estimates, before and after the taking, reflects the estimated just compensation (value of the area acquired and the damages/special benefits, if any).

PRESENTATION OF DATA

200 – IDENTIFICATION OF PROPERTY AND LEGAL DESCRIPTION

The subject larger parcel (before the taking) is identified as follows:

Address	252 Ypao Road (Route 14B), Tamuning, Guam.		
Census Tract	66-010-952300		
Number of Parcels	1		
Assessor Parcel	2143-2-1NEW		
Land Area	Square Feet	Acres	Square Meters
Larger Parcel	53,626	1.23	4,982
Area to be Acquired	1,722	0.04	160
Remainder	51,904	1.19	4,822
Corner	Yes; Non-Arterial		
Permitted Building Height	3 stories per GLUC		
Floor Area Ratio (FAR)	Not Available		
Site Topography	Essentially level with a terraced eastern portion		
Site Shape	Generally Rectangular		
Site Grade	At street grade		
Site Quality	Average		
Site Access	Average		
Site Exposure	Average		
Site Utility	Average		
Utilities	All to the site or nearby (assumed)		
Comments	The subject land topography was essentially level except for a terraced eastern portion. Site access was adequate along the western (Ypao Road - Route 14B) and southern (Sali Lane) boundaries. All necessary public utilities are to the site or nearby (assumed). Overall, the site had adequate functional utility based on these features. The subject parcel has more depth with 120.17 feet of frontage on Route 14B.		

Adjacent Properties

North	Dai Ichi Condominiums
South	Wyndham Garden Guam
East	Poinciana Garden Condo
West	Ypao Royal Villa

220 – DESCRIPTION OF AREA AND NEIGHBORHOOD

Guam is an unincorporated Territory of the United States and the largest, most populous island within the Mariana Islands (Marianas). The Mariana Islands form a crescent-shaped archipelago with summits of fifteen volcanic mountains (mostly dormant) in the western North Pacific Ocean. It is located south-southeast of Japan, west-southwest of Hawaii, north of New Guinea, and east of the Philippines, with the Philippine Sea setting the eastern limit. The region is located in the northern part of the western Oceanic subregion of Micronesia, comprising two jurisdictions of the United States: the Commonwealth of the Northern Mariana Islands and the Territory of Guam. Approximate air time distances from Guam to major Pacific Basin cities are as follows:

<u>City</u>	<u>Flying Distance (Miles)</u>	<u>Air Time (Hours)</u>
Los Angeles	6,120	12.7
Dubai	5,790	12.0
Honolulu	3,850	8.0
Sydney	3,270	6.8
Hanoi	2,270	5.5
Hong Kong	2,090	4.3
Seoul	1,980	4.0
Taipei	1,700	3.5
Manila	1,570	3.3
Tokyo	1,560	3.3

The Island of Guam has an area of 212 square miles and ranks as the 32nd-largest island in the United States. It is the largest southernmost island in the Marianas and the largest island in Micronesia. Guam is the closest landmass to the Mariana Trench, a deep subduction zone located to the east of the island chain. Challenger Deep, the deepest surveyed point in the Ocean, is located southwest of Guam at a depth of 35,797 feet. The highest point on Guam is Mount Lamlam, at an elevation of 1,332 feet. The island experiences occasional earthquakes due to its location on the western edge of the Pacific Plate and near the Philippine Sea Plate.

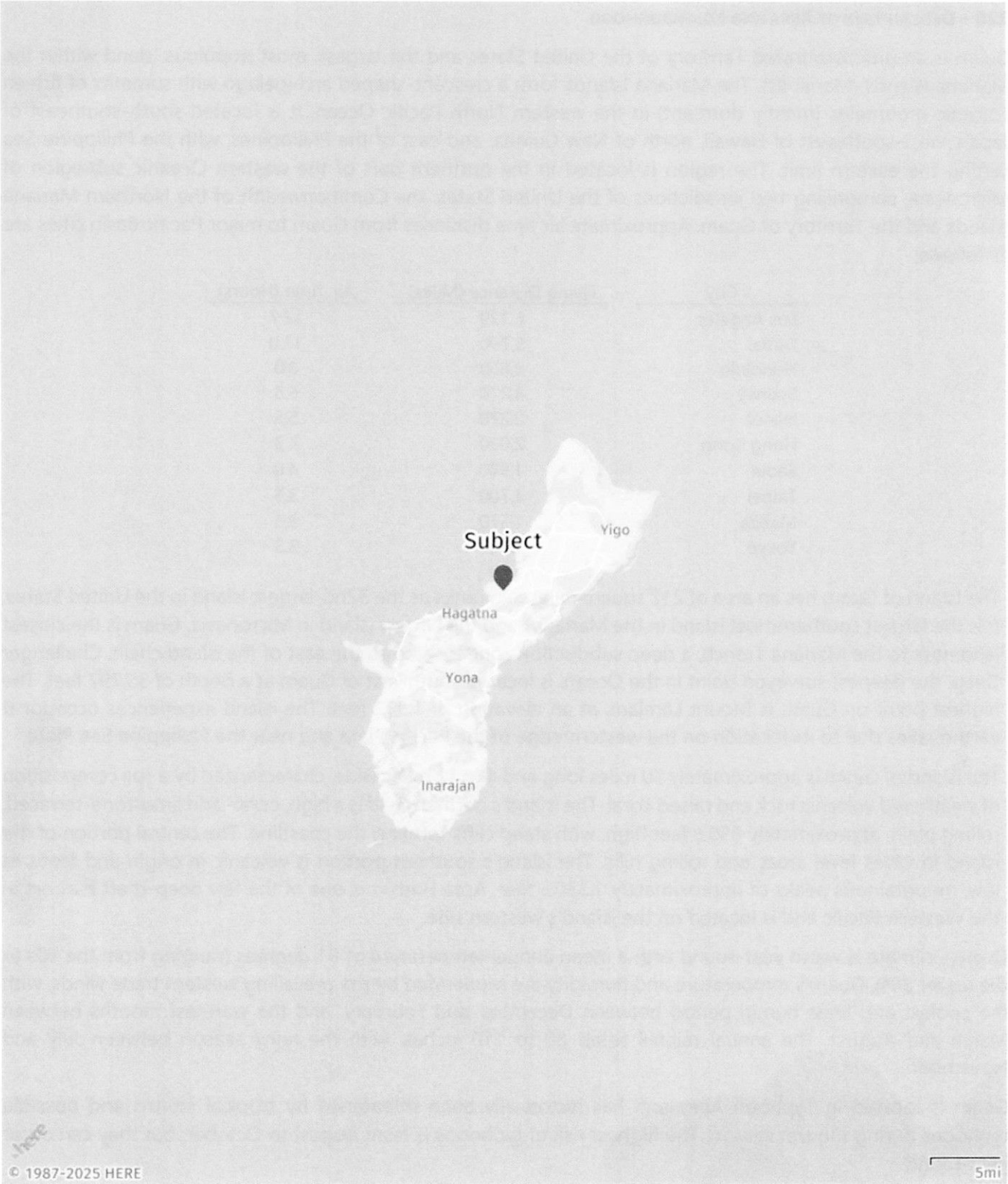
The island of Guam is approximately 30 miles long and 4 to 12 miles wide, characterized by a soil composition of weathered volcanic rock and raised coral. The island's northern half is a high, coral- and limestone-terraced, rolling plain, approximately 850± feet high, with steep cliffs forming the coastline. The central portion of the island involves level areas and rolling hills. The island's southern portion is volcanic in origin and features low, mountainous peaks of approximately 1,330± feet. Apra Harbor is one of the few deep-draft harbors in the Western Pacific and is located on the island's western side.

Guam's climate is warm year-round with a mean annual temperature of 81 degrees (ranging from the 70s to the upper 80s). Guam's temperature and humidity are moderated by the prevailing western trade winds, with the coolest and least humid period between December and February, and the warmest months between March and August. The annual rainfall totals 80 to 110 inches, with the rainy season between July and November.

Guam is located in Typhoon Alley and has historically been threatened by tropical storms and possible typhoons during the wet season. The highest risk of typhoons is from August to October, but they can occur year-round.

History of Guam

Guam, the largest and southernmost of the Mariana Islands chain, has a unique and complex cultural history. Located in the Western Pacific in the geographic region known as Micronesia, Guam is well known for its



strategic military and economic position between Asia and the North American continent. Still, it is less known for its remarkable history and resilient people.

Archaeological evidence indicates that the Marianas Islands were one of the first places to be settled by seafaring peoples, possibly from Island Southeast Asia, over 4,000 years ago. The Mariana Islands appear to have been continuously occupied by people who shared the same culture and language, and eventually became known as Chamorro (believed to be descendants of the Austronesian people as early as 2000 BC).

Guam's history is also marked by multi-colonialism, with the last 400 years of Guam's history characterized by administrations of three different colonial powers: Spain, the United States, and Japan.

The ceding of Guam to the United States as an unincorporated territory after the Spanish-American War in 1898 introduced the Chamorros to the democratic principles of government and the modern American lifestyle, while keeping them subjects of a sometimes oppressive U.S. Naval administration.

Guam also had a unique position in World War II when Japan invaded the island shortly after the attack on Pearl Harbor in December 1941. Guam was the only U.S. territory occupied by Japanese forces until the Americans returned in 1944 to reclaim the island for the next three years.

The political maneuverings following World War II and the post-war buildup led to further expansion of U.S. military interests in Guam and the rest of Micronesia, with Guam becoming a hub for economic and commercial development. The easing of military restrictions for entering Guam and the establishment of a local civilian government have made the island an ideal destination for people worldwide to visit, attend school, find employment, or pursue various economic interests.

Guam is a cosmopolitan community with a unique Chamorro culture heavily influenced by the Spanish occupation and the Catholic Church. The influence of the United States is evident in the celebration of many public holidays, the form of government, and the pride in being a part of the U.S. Guam's culture, which is diverse. It has been influenced/enriched by Filipino, Japanese, Korean, Chinese, and Micronesian immigrants. Guam is called "America in Asia" or "Where America's Day Begins."

Demographics

The 2020 census indicates that Guam's population (including civilian and military) totals about 153,836 (a decrease from 2010 by 5,522 or -3.5%). Guam's population is a diverse mix of ethnic backgrounds. The Free Association Compacts negotiated with the Federated States of Micronesia and the Republic of Palau, which was a key event that began shifting the Micronesian population to Guam. The following ethnic categories represent the major racial groups in Guam (2020 U.S. Census).

RACIAL GROUP	% OF POPULATION		
	2010	2020	% Δ
Chamorro	37.3%	32.8%	(12.1%)
Filipino	26.3%	29.1%	10.6%
Caucasian	7.1%	6.8%	(4.2%)
Chuukese	7.0%	6.7%	(4.3%)
Korean	2.2%	2.2%	0.0%
Japanese	1.5%	1.4%	(6.7%)
Other	18.6%	21.0%	12.9%

Guam's population comprises civilians, military personnel, and military dependents. Military personnel and dependents comprise a modest portion of Guam's population. According to the Guam Department of Labor (Bureau of Labor Statistics), the civilian labor force population (16 years and above) increased by

approximately 7.67%, while the military population increased by 12.70%. The military population is expected to increase due to the ongoing military build-up.

CATEGORY	2010	% Δ 2000	2020	% Δ 2010
Civilian	113,067	7.7%	110,609	(2.2%)
Military	5,006	12.7%	2,691	(46.2%)
	120,083		115,320	

Median household and per capita income data between 2000 and 2020 (adjusted for inflation) increased for households on a per capita basis for 2020. A table of the historical data is shown below.

CATEGORY	MEDIAN INCOME				
	2000	2010	% Δ	2020	% Δ
Household	\$39,317	\$39,052	(0.7%)	\$58,289	49.3%
Per Capita	\$12,772	\$12,864	0.7%	\$21,545	67.5%

The 2020 U.S. Census Data may not be as reliable as prior censuses since the information was collected during the COVID-19 pandemic, which may have hindered data collection, interviews, and surveys. For instance, Guam's total population decreased between the 2010 and 2020 census data. However, online sources such as The World Factbook, Worldometer, and the World Bank report a current population between 163,880 and 172,952.

WORLD ECONOMIC OUTLOOK¹⁸

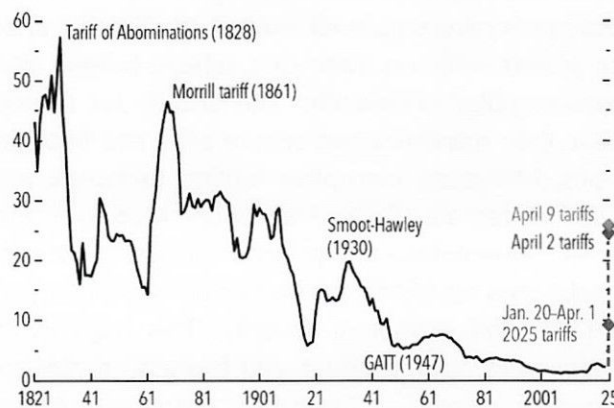
Following an unprecedented series of shocks in the preceding years, global growth was stable yet underwhelming through 2024 and was projected to remain so in the January 2025 World Economic Outlook (WEO) Update. However, the landscape has changed as governments around the world reorder policy priorities. Since the release of the January 2025 WEO Update, a series of new tariff measures by the United States and countermeasures by its trading partners have been announced and implemented, ending up in near-universal US tariffs on April 2 and bringing effective tariff rates to levels not seen in a century (Figure ES.1). This on its own is a major negative shock to growth. The unpredictability with which these measures have been unfolding also has a negative impact on economic activity and the outlook and, at the same time, makes it more difficult than usual to make assumptions that would constitute a basis for an internally consistent and timely set of projections.

Given the complexity and fluidity of the current moment, this report presents a “reference forecast” based on information available as of April 4, 2025 (including the April 2 tariffs and initial responses), in lieu of the usual baseline. This is complemented with a range of global growth forecasts, primarily under different trade policy assumptions.

The swift escalation of trade tensions and extremely high levels of policy uncertainty are expected to have a significant impact on global economic activity. Under the reference forecast that incorporates information as of April 4, global growth is projected to drop to 2.8 percent in 2025 and 3 percent in 2026—down from 3.3 percent for both years in the January 2025 WEO Update, corresponding to a cumulative downgrade of 0.8 percentage point, and much below the historical (2000–19) average of 3.7 percent.

¹⁸ World Economic Outlook – A Critical Juncture amid Policy Shifts, International Monetary Fund (IMF), April 2025

Figure ES.1. US Effective Tariff Rates on All Imports
(Percent)



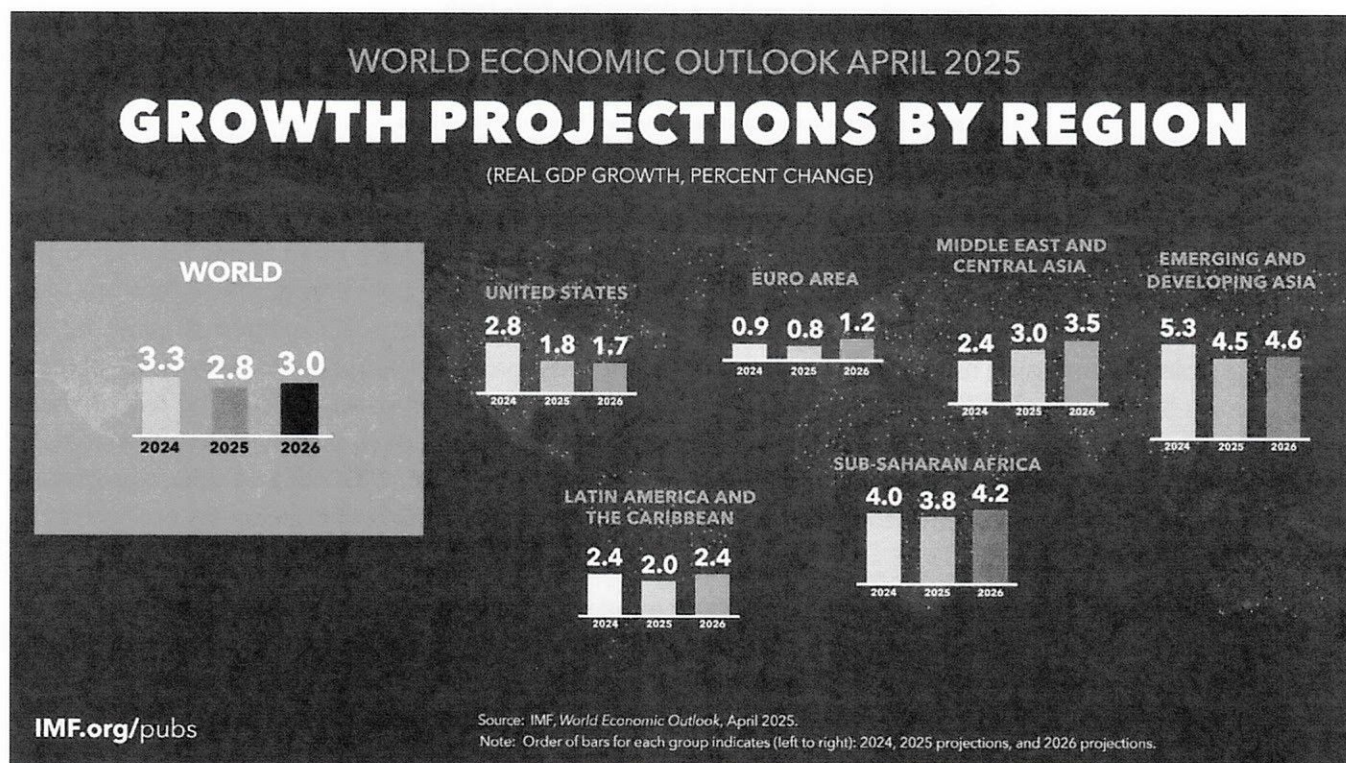
Sources: US Bureau of the Census, *Historical Statistics of the United States, 1789-1945*; US International Trade Commission; and IMF staff calculations.

Note: The Jan. 20-Apr. 1 tariffs in 2025 include 20 percent tariffs on China; 25 percent tariffs on steel and aluminum; 25 percent tariffs on Mexico and Canada; and a 10 percent tariff on Canadian energy imports. A United States-Mexico-Canada Agreement (USMCA) carve-out is assumed to halve the effective tariff increase for Canada and Mexico. The April 2 tariffs include auto sector tariffs and country-specific tariffs, applying exemptions provided in Annex II of the Executive Order per IMF staff judgment. The April 9 tariffs include an increase in the tariffs on China to 145 percent and a reduction in other country-specific tariffs to 10 percent. It also includes exemptions on some electronic products announced on April 11. GATT = General Agreement on Tariffs and Trade.

In the reference forecast, growth in advanced economies is projected to be 1.4 percent in 2025. Growth in the United States is expected to slow to 1.8 percent, a pace that is 0.9 percentage point lower relative to the projection in the January 2025 WEO Update, on account of greater policy uncertainty, trade tensions, and softer demand momentum, whereas growth in the euro area at 0.8 percent is expected to slow by 0.2 percentage point. In emerging markets and developing economies, growth is expected to slow to 3.7 percent in 2025 and 3.9 percent in 2026, with significant downgrades for countries most affected by recent trade measures, such as China. Global headline inflation is expected to decline at a pace slightly slower than initially anticipated in January, reaching 4.3 percent in 2025 and 3.6 percent in 2026, with notable upward revisions for advanced economies and slight downward revisions for emerging market and developing economies in 2025.

Intensifying downside risks dominate the outlook. Ratcheting up a trade war, along with even more elevated trade policy uncertainty, could further reduce near- and long-term growth, while eroded policy buffers weaken resilience to future shocks. Divergent and rapidly shifting policy stances or deteriorating sentiment could trigger additional repricing of assets beyond what occurred after the announcement of sweeping US tariffs on April 2, as well as sharp adjustments in foreign exchange rates and capital flows, especially for economies already facing debt distress. Broader financial instability may ensue, including damage to the international monetary system. Demographic shifts and a shrinking foreign labor force may curb potential growth and threaten fiscal sustainability. The lingering effects of the recent cost-of-living crisis, coupled with depleted policy space and dim medium-term growth prospects, could reignite social unrest. The resilience shown by many large emerging market economies may be tested as servicing high debt levels becomes more challenging in unfavorable global financial conditions. More limited international development assistance may increase the pressure on low-income countries, pushing them deeper into debt or necessitating significant fiscal adjustments, with immediate consequences for growth and living standards. On the upside, a de-escalation from current tariff rates and new agreements providing clarity and stability in trade policies could lift global growth.

The path forward demands clarity and coordination. Countries should work constructively to promote a stable and predictable trade environment, facilitate debt restructuring, and address shared challenges. At the same time, they should address domestic policy and structural imbalances, thereby ensuring their internal economic stability. This will help rebalance growth-inflation trade-offs, rebuild buffers, and reinvigorate medium-term growth prospects, as well as reduce global imbalances. The priority for central banks remains fine-tuning monetary policy stances to achieve their mandates and ensure price and financial stability in an environment with even more difficult trade-offs. Mitigating disruptive foreign exchange volatility may require targeted interventions, as outlined in the IMF’s Integrated Policy Framework. Macroprudential tools should be activated as needed to contain the buildup of vulnerabilities and provide support in the event of stress events. Restoring fiscal space and putting public debt on a sustainable path remain important priorities, while meeting critical spending needs to ensure national and economic security. This requires credible medium-term fiscal consolidation plans. Structural reforms in labor, product, and financial markets would complement efforts to reduce debt and narrow cross-country disparities. Countries’ age structures are evolving at different rates, with important consequences for medium-term growth and external imbalances. Migration policy shifts in destination countries have sizable spillover effects, disproportionately affecting emerging market and developing economies.



World Economic Outlook Growth Projections

(Real GDP, annual percent change)	PROJECTIONS		
	2024	2025	2026
World Output	3.3	2.8	3.0
Advanced Economies	1.8	1.4	1.5
United States	2.8	1.8	1.7
Euro Area	0.9	0.8	1.2
Germany	-0.2	0.0	0.9
France	1.1	0.6	1.0
Italy	0.7	0.4	0.8
Spain	3.2	2.5	1.8
Japan	0.1	0.6	0.6
United Kingdom	1.1	1.1	1.4
Canada	1.5	1.4	1.6
Other Advanced Economies	2.2	1.8	2.0
Emerging Market and Developing Economies	4.3	3.7	3.9
Emerging and Developing Asia	5.3	4.5	4.6
China	5.0	4.0	4.0
India	6.5	6.2	6.3
Emerging and Developing Europe	3.4	2.1	2.1
Russia	4.1	1.5	0.9
Latin America and the Caribbean	2.4	2.0	2.4
Brazil	3.4	2.0	2.0
Mexico	1.5	-0.3	1.4
Middle East and Central Asia	2.4	3.0	3.5
Saudi Arabia	1.3	3.0	3.7
Sub-Saharan Africa	4.0	3.8	4.2
Nigeria	3.4	3.0	2.7
South Africa	0.6	1.0	1.3
Memorandum			
Emerging Market and Middle-Income Economies	4.3	3.7	3.8
Low-Income Developing Countries	4.0	4.2	5.2

Source: IMF, *World Economic Outlook*, April 2025

Note: For India, data and forecasts are presented on a fiscal year basis, with FY 2024/25 (starting in April 2024) shown in the 2024 column. India's growth projections are 6.5 percent in 2025 and 6.2 percent in 2026 based on calendar year.

REGIONAL ECONOMIC OUTLOOK¹⁹

Growth across Asia remained robust in the second half of 2024, with many countries closing large output gaps that had emerged during the Pandemic. Despite solid underlying drivers in various countries, growth modestly underperformed expectations. In China, a positive development for the region, momentum exceeded expectations in late 2024 and the first quarter of this year, supported by the front-loading of exports and targeted policy support. In Japan, growth slowed early in 2024 due to supply chain disruptions but recovered in the second half, driven by rebounding domestic demand. In India, growth was driven by a pickup in exports and consumption in late 2024. However, the overall outturn surprised slightly to the downside, reflecting a slow start to public investment post-elections and temporary factors. Private investment, however, remained weak. In other emerging markets, the recovery generally held up with a shift from consumption to investment, in many cases.

Regarding inflation, most Asian economies saw inflation return to or near their targets last year, a relatively better performance compared to other regions. China and Thailand continue to experience persistently low inflation, while in Japan, headline inflation has been above target for nearly three years. However, in Japan, both headline and underlying inflation are expected to converge in 2027.

There are three reasons why Asia is particularly exposed to the recent trade policy shocks and increased trade policy uncertainty. First, many Asian economies are very open and oriented towards trade and goods. Second, emerging Asian economies benefited from a relatively early reopening from the Pandemic compared to other regions, which contributed to a strong recovery in exports. Third, Asian countries have continued to increase their participation in the global supply chain in recent years, with rising exposure to U.S. demand. The share of value-added exports to the U.S. has increased both directly and indirectly through global supply chains, as shown in the chart here. China is a notable exception where this share has declined or plateaued due to an earlier round of tariffs. The combination of greater exposure to the U.S. market and significantly high global policy uncertainty presents a vulnerability for the region.

Another factor shaping the outlook is that under the U.S. tariff package announced on April 2, the Asia Pacific region would have faced the sharpest increase in effective tariff rates globally. Although some of these measures have since been paused, trade tensions, particularly between the U.S. and China, have escalated further, contributing to a significant rise in trade policy uncertainty (currently on pause, with a 30.0% base tariff in effect until August 2025, allowing for a 90-day negotiation period).

The region's growth outlook has thus weakened. The forecast shows that growth for the region is projected to slow to around 3.9 percent in 2025 and 4 percent in 2026, down from 4.6 percent in 2024 and well below earlier expectations. Lower external demand, a soft tech cycle, and subdued private consumption in several countries will weigh on activity.

Regarding China, growth was downgraded to 4 percent this year and next (0.5 and 0.1 percentage points, respectively), due to increased tariffs and the prolonged trade policy uncertainty, which are expected to weigh on exports and investment going forward. The fiscal expansion in the 2025 budget provides a partial offset. In Japan, growth is projected to accelerate modestly from 0.1 percent in 2024 to 0.6 percent in 2025, but 0.5 percentage points less than anticipated.

In the October World Economic Outlook, growth in ASEAN is projected at 4.1 percent in 2025, down from 4.8 percent in 2024, a 0.7 percentage point decrease from the previously anticipated rate. For ASEAN, we observe significant markdowns for certain countries, such as Cambodia and Vietnam. In Korea, growth is revised downward by a full percentage point, reflecting heightened global trade tensions and domestic policy

¹⁹ Regional Economic Outlook Asia and Pacific, International Monetary Fund (IMF), October 2024

uncertainty. The outcome for the first quarter in Korea indicates that growth is slowing due to domestic demand weakness and a sharp decline in exports. In India, growth is projected at 6.2 percent this year and 6.3 percent next year, down from 6.5 percent in the previous year. The revisions are smaller than those for other countries, as India is less exposed to trade shocks.

Risks to the outlook are tilted to the downside. While a tech cycle presents mixed risks, the region is vulnerable to the uncertain trade environment and weaker-than-expected global demand. In this environment, financial markets pose an additional downside risk as asset price volatility may further increase, disrupting capital flows and investment.

Policy tradeoffs are becoming sharper. Exchange rate flexibility will be a key buffer against shocks; however, in the event of heightened financial market volatility, FX intervention may be necessary in certain circumstances. The IMF's Integrated Policy Framework provides a good playbook. In regions where inflation is mostly at or below target, there is scope for monetary easing to mitigate external shocks in many countries. While medium-term fiscal consolidation remains essential, temporary and targeted fiscal support measures may become necessary to smooth the adjustment and boost demand.

Finally, bold and durable structural reforms are necessary to reinvigorate productivity and promote growth, which is essential for improving resilience in the medium term. The Asia Pacific region faces significant structural challenges, including increasing demographic pressures and productivity growth that has slowed and remains sluggish in recent years. To boost the region's productivity, priority should be given to improving the efficiency in matching capital, labor, and other resources to firms, thereby facilitating structural transformation and promoting innovation. In this context, new technologies such as AI may bring significant productivity gains and growth opportunities. We already see some frontrunners of AI adoption in Asia, which will enable the sharing of AI benefits across the broader society. Supportive policies are essential to enhance labor market flexibility, including targeted training programs, and to strengthen social safety nets. Reforms to reinvigorate domestic demand and deepen regional integration will also be crucial in reducing reliance on external markets and strengthening resilience to global shocks.

Economic forecasts: Asia and the Pacific

(real GDP growth; year-over-year percent change)

	PROJECTIONS			CHANGE FROM OCT 2024 WEO	
	2024	2025	2026	2025	2026
Asia	4.6	3.9	4.0	-0.5	-0.3
Advanced Economies	1.5	1.2	1.4	-0.7	-0.3
Australia	1.0	1.6	2.1	-0.5	-0.1
Hong Kong SAR	2.5	1.5	1.9	-1.5	-1.0
Japan	0.1	0.6	0.6	-0.5	-0.2
Korea	2.0	1.0	1.4	-1.2	-0.8
Macao SAR	8.8	3.6	3.5	-0.5	-0.3
New Zealand	-0.5	1.4	2.7	-0.5	0.3
Singapore	4.4	2.0	1.9	-0.5	-0.6
EMDEs	5.3	4.5	4.6	-0.5	-0.3
Brunei Darussalam	4.2	2.5	2.6	0.0	0.0
Cambodia	6.0	4.0	3.4	-1.8	-2.8
China	5.0	4.0	4.0	-0.5	-0.1
India	6.5	6.2	6.3	-0.3	-0.2
Indonesia	5.0	4.7	4.7	-0.4	-0.4
Lao P.D.R.	4.3	2.5	2.0	-1.0	-1.1
Malaysia	5.1	4.1	3.8	-0.3	-0.6
Mongolia	4.9	6.0	5.9	-1.0	-0.1
Myanmar	-1.1	1.9	2.1	0.8	0.8
Nepal	3.1	4.0	5.5	-0.9	0.6
Philippines	5.7	5.5	5.8	-0.6	-0.5
Thailand	2.5	1.8	1.6	-1.2	-1.0
Vietnam	7.1	5.2	4.0	-0.9	-2.0
Pacific Island Countries	3.6	3.1	2.7	-0.2	-0.1
ASEAN	4.8	4.1	3.9	-0.6	-0.7

Sources: IMF, World Economic Outlook database; and IMF staff estimates and projections. Note: EMDE = emerging market and developing economies, excluding Pacific island countries and other small states. ASEAN = Brunei, Cambodia, Indonesia, Laos, Malaysia, Myanmar, Philippines, Singapore, Thailand, Vietnam. India data is by fiscal year, starting April 1. Pacific island aggregate is simple average, other aggregates use weighted average.

IMF

GUAM ECONOMIC OUTLOOK²⁰

Guam's economy is expected to continue expanding and recovering from the Pandemic downturn throughout Fiscal Years 2025 and 2026. Increased tourism, construction, and the number of DOD personnel are anticipated in 2026, broadening the expansion to industries beyond construction. This economic expansion and partial recovery began in 2021 and 2022, restoring Guam's growth trend. Furthermore, increased economic activity is anticipated due to simultaneous increases in construction, including the progression of the Camp Blaz Marine Corps base construction activity, which is nearing its planned peak, missile defense construction, private and Government construction projects, and the continued recovery in the tourism sector from Korea and Japan.

The three primary sources of fund inflows to Guam are tourism, federal expenditures, and capital investment in construction. Tourism has experienced a partial rebound from the pandemic-induced shutdown in March 2020. There is a solid upside for an increased tourism forecast with little downside. Federal expenditures are likely to remain well above recent levels due to the Marine Corps base projects and increased non-defense appropriation levels in general, as well as for Guam specifically. Construction is almost certain to increase substantially, as supported by private, Government of Guam, and Federal projects already contracted, increased appropriation levels, workload backlogs, and eased federal restrictions on imported workers to meet the demand. Guam's location in the Pacific will continue to provide a fundamental advantage for defense and support the long-term trend of tourism expansion.

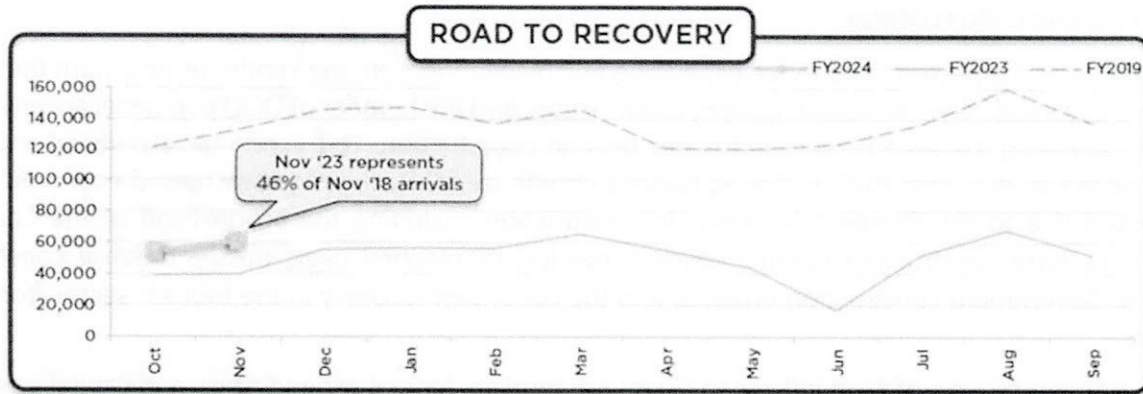
As always, a myriad of uncertainties regarding global health developments, economic or political issues, military conflicts, and potential natural disasters could enhance or impair the anticipated continued growth scenario. Proposed tariffs on imports and federal income tax changes, which may include adjustments to rates, credits, and deductions, could have a measurable impact on the economy and revenues. However, absent catastrophic events, the strength of the anticipated economic expansion in Guam is likely to more than offset foreseeable adverse events.

Increased tax revenues on Guam from 2022 to 2024 were partly due to increased economic activity and partly due to a spike in price levels. Price inflation led to wage inflation, which in turn increased payroll income tax collections and Business Privilege Tax Collections. As inflation rates decline, growth in Government revenues will be less influenced by higher price levels. The shift in industry activity from tourism to construction also caused a change in tax collections. There are fewer resident employees in the tourism industry and more non-resident employees in the Construction industry. Non-resident workers are subject to higher income tax rates; however, a substantial portion of their wage income is repatriated, resulting in a lower expenditure multiplier compared to resident employees, who spend a more significant portion of their income on Guam. Expansion of the DOD population will result in increased Section 30 and other Guam tax revenues.

Tourism

Before the pandemic, tourism expenditures represented the largest share of the sources of funds flowing into the Guam's economy. These expenditures significantly impacted revenue and employment primarily in sectors supported by tourism, including transportation, services, retail trade, and indirect effects across the entire economy. International travel and tourism in Guam are far more greatly affected than most larger economies, as Guam has a large component of its economy related to international tourism.

²⁰ 2026 Executive Budget Request, Economic Outlook for Guam Fiscal Year 2026, Gary Giles – Chief Economist, Feb. 2025



TOTAL VISITORS AND OCCUPANCY TAX COLLECTED (CY - JAN TO DEC)								
Item	CY 2019	CY2020	CY2021	CY 2022	CY 2023	CY 2024	% Change from 2023	% Change from 2019
Total Visitors	1,666,665	328,173	79,389	326,878	656,518	739,145	12.6%	-55.7%
Occupancy Tax Collected	\$44,894,930	\$21,105,264	\$13,133,501	\$25,370,211	\$25,370,211	\$32,114,929	26.6%	-28.5%

The significant resumption of international travel began with the easing of government travel and quarantine requirements in both the origin and destination countries. The history of Japanese tourist arrivals reveals a pattern of repeated recovery following downturns caused by natural or other adverse events. The pace of this recovery has been remarkable since the travel restrictions in Korea and Japan were eased. Effective October 11, 2022, Japan lifted the visa requirement for independent tourists and abolished the daily arrival cap. Similarly, as of June 8, 2022, all travelers entering South Korea are no longer required to undergo quarantine, regardless of their vaccination status. Additionally, as of September 3, 2022, COVID-19 testing before departure is no longer required.

Visitor arrivals from Korea were fewer than 2% of pre-pandemic levels as of March 2022; however, by December 2022, just nine months later, their numbers had increased dramatically to exceed 50% of pre-pandemic levels. Similarly, visitors from Japan were fewer than three percent of pre-pandemic levels in June 2022 but expanded to nearly nine percent over the six months ending in December 2022. The ongoing recovery has included restoring flight schedules and reopening hotels, shops, restaurants, and attractions as demand continues to rebound. Chart 1 shows the total number of visitors to Guam and the Occupancy tax collections by year.

The Guam Visitors Bureau's Road to Recovery chart above and the December 2023 arrivals chart show visitor arrivals continuing to increase in fiscal year 2023. Based on preliminary data from the Guam Visitors Bureau (GVB), tourism arrivals only reached 44.3% of the pre-pandemic highs in CY 2024. The total number of visitor arrivals during this period was 739,415, which is slightly higher than the same period in the previous calendar year. After experiencing a 100.9% increase from 2022 to 2023, 2024 only experienced a 12.6% increase from 2023.

"Guam's arrivals have plummeted 70% from 685,000 to 192,000, with market share declining by 60% from 3.4% market share to 1.3%. Without intervention, Guam's market share will stagnate between 1.3% and 1.5%, translating to just 200,000 arrivals in 2025. Aggressive marketing and investment aims to boost arrivals to 290,000 in 2025 followed by a goal of 500,000 in 2026, and recovery to 2019 levels by 2027 or 2028. This will require rebranding and a substantial investment in improving Guam's product."²¹

21 Guam Visitors Bureau SHORT-TERM TOURISM RECOVERY PLAN AND SITUATION REPORT - December 5, 2024

Guam Short Term Tactical Plan

Part II - Strategic Goals for 2025-27**Arrival Goals**

			Without Intervention			With Intervention		
<i>000's</i>	2019	2024	2025	2026	2027	2025	2026	2027
Japan	685	192	208	260	260	290	500	685
Korea	750	375	394	400	420	540	660	750
Total	1,435	567	602	660	680	830	1,160	1,435
<i>Vs. 2019</i>		-60%	-58%	-55%	-55%	-42%	-20%	-
Japan share	3.4%	1.3%	1.3%	1.3%	1.3%	1.8%	2.5%	3.4%
Korea share	2.6%	1.3%	1.3%	1.3%	1.3%	1.8%	2.2%	2.6%

The following factors are expected to continue impacting Guam's tourism industry in 2025.

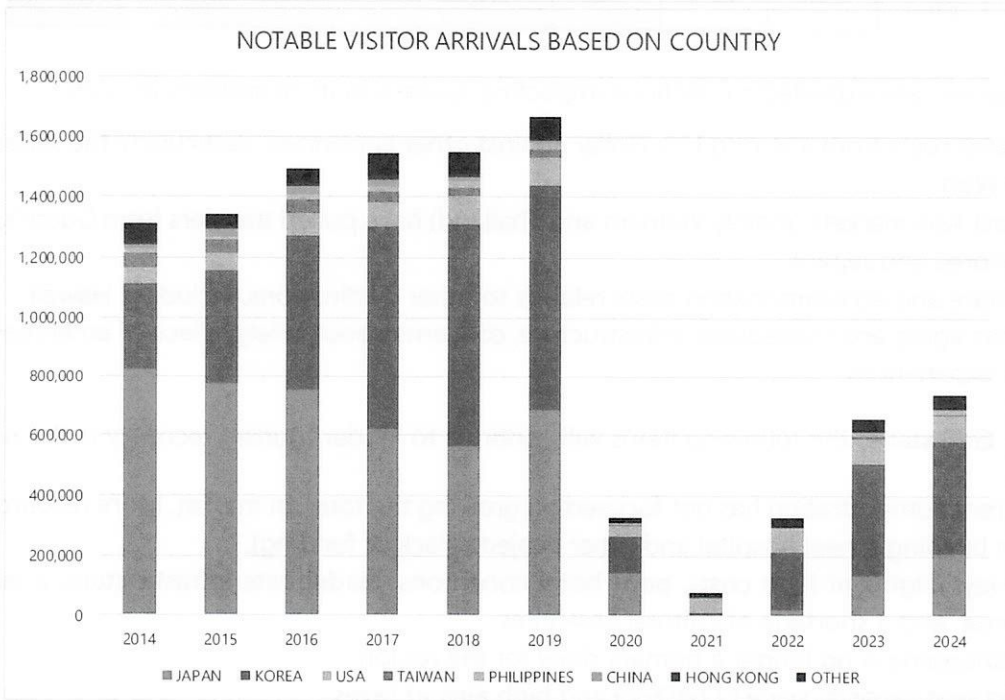
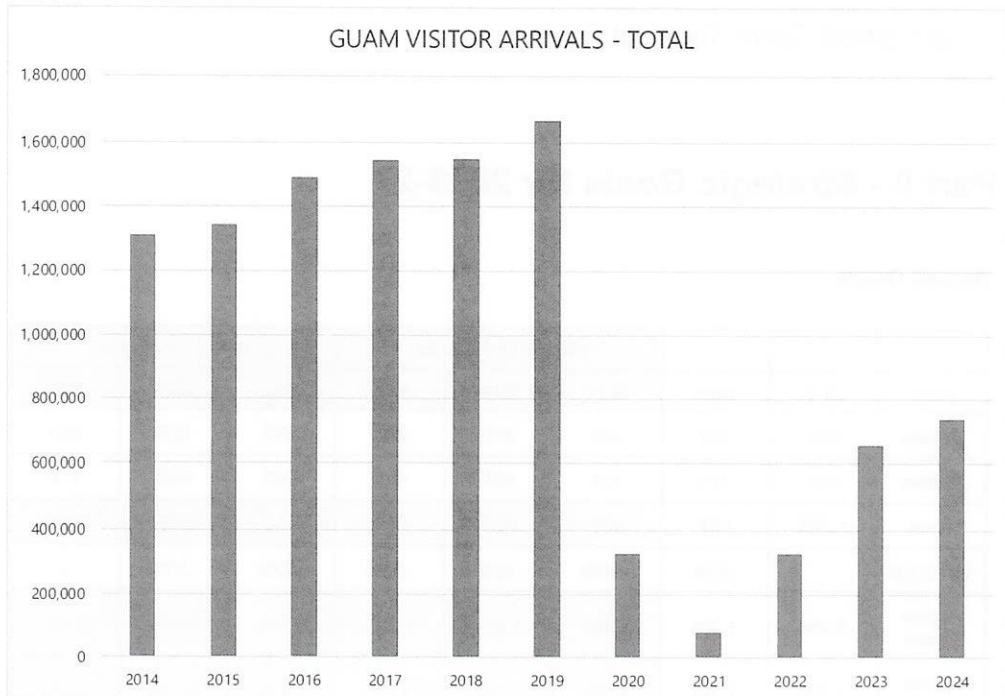
- High travel costs from a strong U.S. Dollar against other currencies, particularly the Japanese Yen and Korean Won.
- Southeast Asia markets (mainly Vietnam and Thailand) have pulled travelers from Guam's core markets (South Korea and Japan).
- High airfare and accommodation costs relative to other destinations, including Hawaii.
- Guam has aging and inadequate infrastructure, concerns about safety, a lack of amenities, and limited cultural experiences.

Interviews with GVB stated the following items will continue to hinder tourism recovery in the near term.

1. The current administration has not focused on growing the tourism market. More resources have been put into building a new hospital and other projects (lack of funding).
2. Exit surveys highlight high costs, poor hotel conditions, inadequate infrastructure, a lackluster food experience, and a shortage of cultural amenities.
3. Luxury shopping is no longer a primary draw for the region.
4. Reduced seat capacity since COVID-19 and high airport taxes.

Considering these obstacles, Guam's tourism market is not likely to recover in the near term. The tourism recovery will need an "all hands on deck" approach, including an administration focused on tourism after the 2026 elections, creative minds to rebrand the island as a destination, and community and business support. Mark Baldyga, chairman of the Guam Visitors Bureau's Tourism Recovery Committee, stated that if aggressive, creative, and proactive measures are not taken, it could take another decade to recover if the status quo remains²².

²² https://www.guampdn.com/news/baldyga-full-tourism-recovery-could-take-a-decade-if-we-just-keep-going-the-way/article_a47ceb65-3d10-44fd-a0ee-b2dc037a35d0.html



GUAM VISITOR ARRIVALS - BY AIR & SEA									
YEAR	JAPAN	KOREA	USA	TAIWAN	PHILIPPINES	CHINA	HONG KONG	OTHER	TOTAL
2014	820,593	293,305	52,103	50,914	11,678	14,487	8,605	58,921	1,310,606
2015	774,545	383,837	57,619	42,314	12,244	23,484	8,163	40,622	1,342,828
2016	752,757	519,430	76,727	41,534	18,704	26,271	8,397	48,459	1,492,279
2017	620,376	685,228	77,077	32,505	19,132	21,954	14,745	74,375	1,545,392
2018	563,368	746,986	93,269	27,880	19,092	16,275	6,587	75,550	1,549,007
2019	684,802	753,357	90,994	28,216	20,729	11,496	5,116	71,955	1,666,665
2020	144,240	124,181	33,666	4,601	3,279	2,050	487	15,669	328,173
2021	4,168	8,002	49,666	2,267	2,887	172	29	12,198	79,389
2022	23,501	192,141	70,018	633	8,831	552	246	30,515	326,437
2023	136,697	371,905	83,178	5,599	13,638	2,756	818	41,379	655,970
2024	208,855	374,635	84,957	3,598	13,551	4,892	702	47,955	739,145

Construction

Construction projects proceed through several phases: planning, funding, contracting or permitting, and construction and payment. Statistics are provided for funding, including appropriations, bonds, or private financing, as well as contracting and permitting. Funding authorizations provide an advanced indicator of upcoming construction, while building permits and contracts provide a more immediate leading indicator of construction that will likely commence soon. Employment statistics reflect current construction activity, and expenditures reflect payments for completed construction work. These figures, which represent the various stages of the construction activity, are included in this report.

Construction is expected to increase substantially in fiscal years 2025 and 2026. Construction activity began increasing dramatically in fiscal year 2023 as measured by employment, H2 workers, and gross receipts. Construction employment increased from 7,860 in September 2020 to 13,010 in September 2024. H2 workers increased from 1,527 in December 2020 to 5,357 in December 2024. As a measure of construction activity, gross receipt taxes paid for construction increased from \$48.2 million in fiscal year 2020 to \$70.7 million in 2023 (a 47.0% increase over three years).

The total value of building permits for civilian projects and Department of Defense (DOD) construction contracts increased substantially from 2021 to 2022 (Chart 2). High levels of previously permitted and contracted projects are underway. Building permits and DOD construction contracts are solid indicators of plans backed by financial commitments to commence construction soon.

CHART 2 - BUILDING PERMITS & CONSTRUCTION CONTRACTS (in thousands)

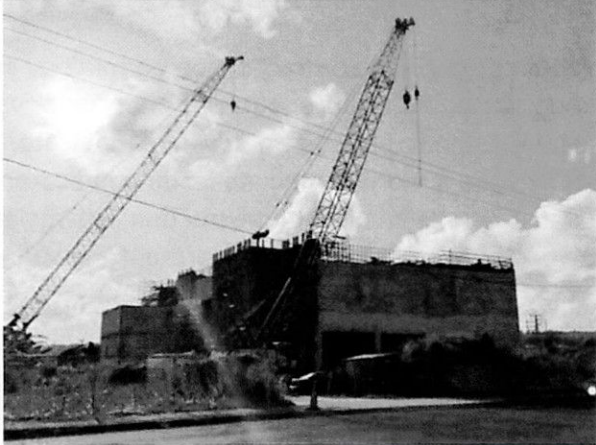
Fiscal Year	2017	2018	2019	2020	2021	2022	2023	2024
Building Permits*	\$436,833	\$365,589	\$361,574	\$379,612	\$307,928	\$580,040	\$253,860	\$378,092
US Military Construction Contracts	\$167,932	\$294,999	\$427,229	\$153,347	\$473,159	\$799,917	\$754,577	\$626,521
Japan Funded Base Relocation Contracts	\$203,500	\$78,300	\$208,100	\$350,900	\$918,900	N/A	N/A	\$239,253
TOTAL	\$808,265	\$738,888	\$996,903	\$883,859	\$1,699,987	\$1,379,957	\$1,008,437	\$1,243,866

Federal appropriations for military construction projects, Government of Guam bond or other financing commitments, and announcements of private sector projects are strong indicators of future construction. Federal DOD construction appropriations have increased from \$248.7 million in fiscal year 2017 to \$523.0 million in 2023 and just over \$1.0 Billion in 2024. (Chart 3).

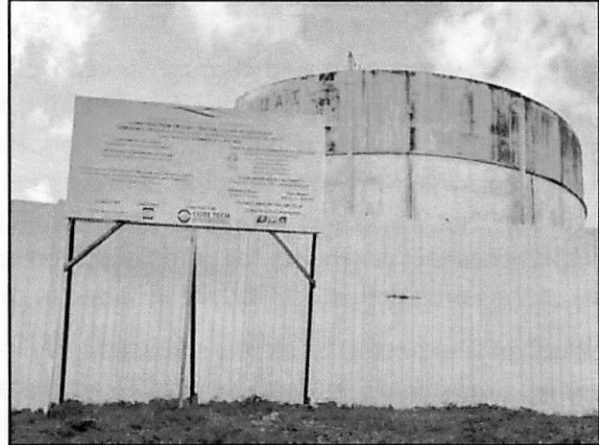
CHART 3 - APPROPRIATIONS (in thousands)

Fiscal Year (FY):	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
US DoD Military Construction	\$272,268	\$248,658	\$354,654	\$448,500	\$470,638	\$571,205	\$761,217	\$522,994	\$1,018,925	\$1,468,623
DOD Civilian Guam Infrastructure	\$20,000	-	-	-	-	-	-	-	-	-
Government of Japan (Revenues)	\$124,500	\$235,800	\$521,400	\$193,600	\$367,000	\$401,900	\$38,700	-	-	-
Combined:	\$416,768	\$484,458	\$876,054	\$642,100	\$837,638	\$973,105	\$799,917	\$522,994	\$1,018,925	\$1,468,623

A list of DOD projects currently under construction is also substantial at over \$2.2 billion project cost, with over \$1.1 billion in work remaining to be completed.



Smithbridge Guam is constructing GTA Teleguam's Alupang Data Center to accommodate new undersea fiber cables.



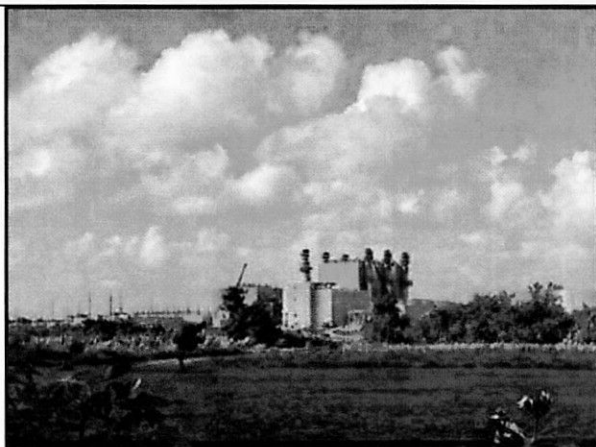
Guam Waterworks Authority is in the process of building a new Tamuning Reservoir No. 2.



Radome structures are visible from Army Drive (Route 16) in Radio Barrigada.



Pictured is the Dr. Lucio Tan Student Success Center at the University of Guam. UOG is expanding its campus with a new nursing school, water and environmental research institute, and its school of engineering.



Ukudu Power Plant in Dededo with completion targeted for Q3 2025



The Super Happy Mart flagship store opened in June 2025

Other notable projects that are ongoing or recently completed include:

- Japanese retail store Don Quijote opened a sizeable retail discount store known as Don Don Donki. The property lease was registered at the Guam Department of Land Management on March 20, 2019, at a lot near the corner of Airport Road and Marine Corps Drive, which the Triple J Auto Group occupied. Don Don Donki is affiliated with Don Quijote, Japan's biggest discount store. The Guam location's retail space will be about 160,000 square feet, with grocery sales and a food court with in-house restaurants.
- The American Grocery store in Maite is near completion, with Ediya Coffee secured as a junior anchor tenant.
- Infrastructure projects for Guam's roads, drinking water system, and internet access were included in the \$193 million federal and \$1.2 trillion bipartisan infrastructure law. A release from Congressman San Nicolas indicated that "Guam can expect a permanent 2.5 times the annual increase in our highway funds to \$45 million and access to billions in public transportation grants, and grants to expand and harden our broadband and water infrastructure."
- Community First Guam Federal Credit Union opened its new Hågatña Headquarters and Members Service Center on October 7, 2023.
- Coast360 Federal Credit Union opened its newly built Upper Tumon center on January 21, 2024.
- Bank of Hawaii held a groundbreaking ceremony on August 9, 2023, for its new West Pacific Regional Headquarters in Tamuning, initiating the construction of a new branch and center for various private, commercial, and lending activities (scheduled for opening in July 2025).

Bonds and Financing Closed in Fiscal Year 2024

The University of Guam

The University of Guam Endowment Foundation closed a \$21.7 million loan with the U.S. Department of Agriculture (USDA) on October 13, 2023, for funding a portion of the cost of acquiring and constructing a Student Success Center and an Engineering Annex. The loan was authorized and entered into in accordance with the provisions of Guam Public Law 31-277, as amended by PL 32-063 and PL 33-92. The project was already awarded to Reliable Builders, with building permits secured in October 2023.

The Guam Waterworks Authority

The Guam Waterworks Authority (GWA), issued the 2024A Bonds to refund the Authority's outstanding 2013, 2014, 2016, 2017 and 2020 Water and Wastewater System Revenue Bonds Series for debt service savings and to pay the purchase price of certain of the Authority's outstanding Bonds tendered for cash pursuant to the Invitation to Tender Bonds for Purchase. The 2024 Bonds were authorized pursuant to Chapter 14 of Title 12 of the Guam Code Annotated. No new projects were funded with this bond financing.

As it relates to ongoing Capital Improvement Programs (CIP), the GWA has stated the following as part of their FY 2026 CIP Plan:

Water production, treatment, distribution, and storage	\$69,500,000
Wastewater collection and treatment	\$57,576,000
Electrical (including monitoring and control)	\$10,100,000
General plant and misc.	\$26,150,000
TOTAL	\$163,326,000

Major projects in the “Water Production, Treatment, Distribution, and Storage” category of the Interim CIP include distribution system valve and line replacement projects to improve pressure zone realignment, water loss, and facilitate implementation of district metering. Major projects in the “Wastewater Collection and Treatment” category of the Interim CIP include projects to repair/rehabilitate gravity sewer and force main piping, expand the sewer network, and upgrade selected sewer pump stations. Major projects in the “Electrical” category of the Interim CIP include continued connection of the Authority’s water and wastewater facilities to the SCADA network, as well as attendant facility electrical system upgrades. Major projects in the “General Plant and Miscellaneous” category of the Interim CIP include replacement of the Authority’s vehicle maintenance facility, as well as repairs/upgrades to its main operations, customer service facility, and warehouse complex.

The Guam Power Authority

The 2024A Senior Bonds were issued for the purposes of refunding a portion of the GPA's outstanding 2014 Senior Bonds for debt service savings. The 2024A Senior Bonds were authorized pursuant to Chapter 8 of Title 12 of the Guam Code Annotated, Section 50103 of Title 12 of the Guam Code Annotated, and Public Law No. 37-095 (May 8, 2024). No new projects were funded with this bond financing.

Ongoing GPA Capital Improvement Program for FY 2026 includes the following:

Transmission system additions and improvements	\$1,110,000
Distribution system additions and improvements	\$2,300,000
Substation system additions and improvements	\$500,000
Generation plant additions and improvements	\$5,000,000
General plant improvements and replacements	\$350,000
TOTAL	\$9,260,000

The A.B. Won Pat International Airport Authority

The 2024 Bonds were authorized to be issued pursuant to Chapter 1 of Title 12 of the Guam Code Annotated, as amended, to refund the 2021 GIAA General Revenue Bonds, for debt service savings. No new projects were funded with this bond financing.

The GIAA is currently working to update its airport capital improvement program for fiscal years 2025 to 2027, some of which will overlap with the airport master plan

Fiscal Year 2026 Initiatives

GEDA Venture Capital Program funded by SSBCI Grant Funds

GEDA’s PFD Division has been developing the corporate documents and forms to establish the first-ever venture Capital Corporation, to be named the Destinu Guahan Fund (DG Fund). The State Small Business Credit Initiative (SSBCI) is a \$1.5 billion federal program administered by the U.S. Department of Treasury to strengthen state programs that provide access to capital. GEDA has received initial approval of \$56 million to fund various programs to assist Guam in its economic recovery. Initial funding for the program will start at \$10 million to support startups and early-stage businesses, particularly in the fields of agriculture, technology, medicine, and shipping. Additional funding is available and requires amending the initial application.

Fiscal Year 2026 Update: GEDA secured a Memorandum of Agreement with the UOG Small Business Development Center (SBDC) to assist with business counseling on venture capital financing. It is anticipated that approximately \$10 million in matching funds for small business projects will be issued in fiscal year 2026.

Guam Healthcare Campus Leaseback Financing

The 36th Guam Legislature passed legislation, now Public Law 36-56, that pledges \$35 million as an annual lease payment for the new healthcare facility for up to forty (40) years. The law further states that the first payment in fiscal year 2022 will be made from the Federal reimbursement of the Earned Income Tax Credit (EITC), with subsequent years' payments to be made from the General Fund.

- 2 yr CAPI approximately \$531,084,038 PAR - \$34 million DS
- 3 yr CAPI approximately \$521,557,026 PAR - \$34 million DS

Fiscal Year 2026 Update: With the location of the new hospital finalized through the purchase of Mangilao property by the Guam Housing and Urban Renewal Authority (GHURA), GEDA will spend approximately \$104 million on the installation of required power and water infrastructure.

Guam Department of Corrections Leaseback Financing

The 36th Guam Legislature passed legislation, now Public Law 36-57, that pledges \$5 million as an annual lease payment for the construction of a new and modernized Correctional Facility for up to thirty (30) years. The law further states that the first payment in FY2022 will be covered by the Federal reimbursement of the Earned Income Tax Credit, with subsequent years' payments to be covered by the General Fund. Preliminary architectural, engineering studies, and financial plans are to be completed before GEDA issues an RFP for a developer.

- \$5M DS annually – approximately \$73M PAR
- \$4M DS + \$1M I/M – approximately \$58.5M PAR

Simon Sanchez High School Leaseback Financing

P.L. 31-229, 32-120, 32-121, 36-107, and 37-22 authorized a lease financing, construction, FF&E services, and insurance and maintenance of a new Simon Sanchez High School in an amount not to exceed \$166,365,000. Authorization includes the following:

- Within 90 days (October 3, 2023), the Guam Department of Education, through the Department of Public Works, shall issue a solicitation.
- Term of thirty (30) years and interest rate of 8.50%;
- \$16,377,125 per year from any lawfully available funds of the Government of Guam, annually appropriated during the pre-development, construction, and leaseback periods.

Fiscal Year 2026 Update: The DPW secured the services of SSFM in September 2024 to serve as the construction manager, who is working to release the leaseback financing RFP by the end of March 2025. Following an estimated 6-month procurement process, it is anticipated that a developer will be secured by the end of September 2025, with financing expected to be completed by December 2025.

Department of Public Works (DPW)

Public Law 31-233 authorizes the issuance of GARVEE bonds in an amount not to exceed \$75 million to implement the capital improvement highway projects identified in the 2030 Guam Transportation Plan to improve Guam's highway infrastructure. DPW has been working to clear title issues.

- 2nd phase of the Route 17 Cross Island Road project, with the estimated construction amount of \$35 million
- Awaiting confirmation to include a portion of Route 15 in the financing.

Marine Corps Relocation

The effect of the ongoing Marine Corps Relocation projects on Guam's economy in fiscal year 2026 will involve further increases in construction activity. The acceleration of DoD personnel transfers to Guam, including active duty personnel, dependents, and DoD civilians, will proceed to operate Camp Blaz as the facilities are completed and become operational. Despite the acceleration in construction, delays related to labor shortages, the pandemic, and other causes have extended the realignment of forces to Guam again to fiscal year 2028, as noted in the Inspector General's Realignment report covering fiscal year 2020. Those increases and their impacts on the economy are interrelated and discussed in the sections on construction and federal expenditures in this report. This section focuses on realignment issues specifically.

The Record of Decision, released in August 2015, substantially downsized and lengthened the time frame compared to the initial 2010 plan. The realignment cost is capped at \$8.7 billion, of which approximately \$3 billion will be covered by the Government of Japan. The plans were to relocate about 5,000 Marines and their dependents from Okinawa to Guam between 2020 and 2025. Delays to the plan continue. Marine Corps Base Camp Blaz will be home to approximately 5,000 Marines from the III Marine Expeditionary Force, who are expected to begin relocating from Okinawa, Japan, by FY 2025, according to the December 21, 2021, Guam Realignment Report. The plan is summarized in an article published in the Pacific Daily News on August 18, 2017. It includes "a Marine base on a military property at Naval Computer and Telecommunications Station; housing Marine families in homes to be built within the fence at Andersen; developing a live fire training range complex on 338 acres of land at Andersen, adjacent to the wildlife refuge at Ritidian; and developing a hand-grenade training facility at Andersen South." It also includes many off-base infrastructure capital improvements. These include civilian water and wastewater projects, port projects, road improvements for Routes 1, 3, and 11, and Agana bridge projects.

Public Law 111-84, "National Defense Authorization Act (NDAA) for Fiscal Year 2010," section 2835, October 28, 2009, designates the DoD Inspector General as the chairperson of the Interagency Coordination Group of Inspectors General for Guam Realignment. It required an annual report to be submitted by February 1 of each year. Section 2851 of the Fiscal Year 2021 National Defense Authorization Act (NDAA) changed the reporting requirement from annual to biennial, with the next report due for fiscal year 2023 on February 1, 2024, and every other February 1 thereafter. The latest report, published on January 27, 2022, shows that each year DoD's obligations exceeded expenditures, resulting in a significant backlog of work and limited funding availability for higher levels of construction for years beyond the original plans.

In fiscal year 2017, the Department of Defense (DoD) obligated \$417.9 million and expended \$152.7 million. For fiscal years 2017 and 2018 combined, obligations exceeded expenditures by \$452.1 million. This excess of new obligations increased further in fiscal year 2019, with obligations of \$309.4 million and expenditures of \$210.3 million. In fiscal year 2020, the gap widened again, with obligations of \$529.3 million and expenditures of \$365.1 million, resulting in an excess of \$164.2 million. In fiscal year 2021, the DoD obligated \$1.4 billion and expended \$448.3 million, resulting in an excess of \$951.7 million.

Over the course of five years, the accumulation of obligated funds available for disbursement as work progresses amounts to \$1.67 billion. Combined appropriations for fiscal years 2022 and 2023, totaling over \$1.3 billion, further add to the available funding. This indicates that a substantial amount of work, both contracted and in process, has accumulated and will likely accelerate the pace of realignment-related construction activity. Expenditures have increased from \$152.7 million in fiscal year 2017 to \$448.3 million in 2021.

The report presents the total relocation project cost from inception to September 30, 2021, including costs incurred by the DOD, other federal agencies, and the Government of Japan, at \$2.6 billion, approximately 30

percent of the \$8.7 billion project cost. Fiscal year 2025 includes a \$438 million budget for military construction, including the missile defense system, as well as the Marine Corps base project.

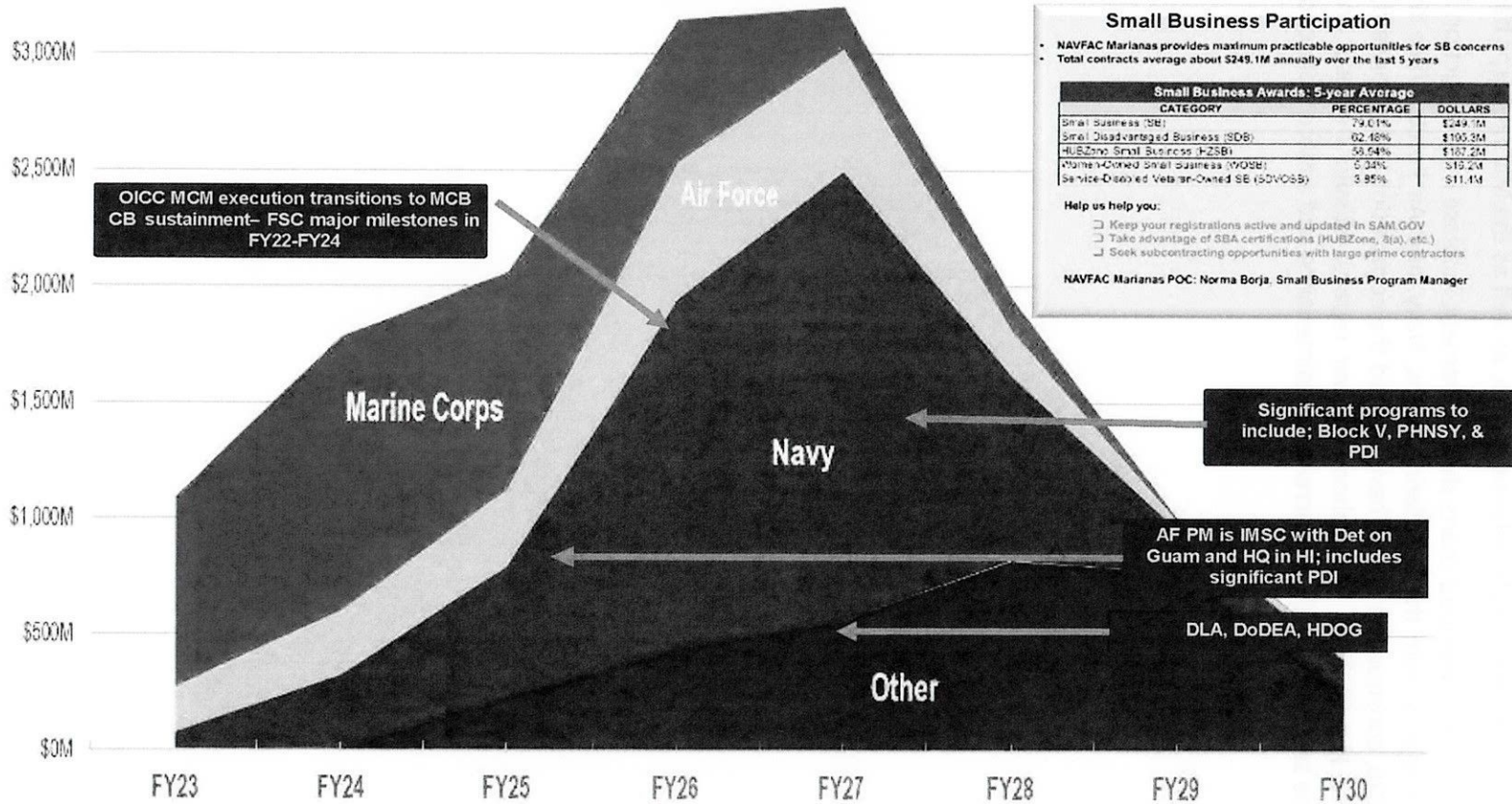
The following two DoD workload charts show a dramatic increase in construction and maintenance amounts, which include projects from the US Marine Corps, Navy, and Air Force. While the charts show a declining workload in 2026, construction delays have pushed the completion dates forward, and substantial additional workloads have been added for Typhoon Mawar repairs, Missile Defense, and the repair of the Glass Breakwater. The second chart shows increasing maintenance and service workloads.





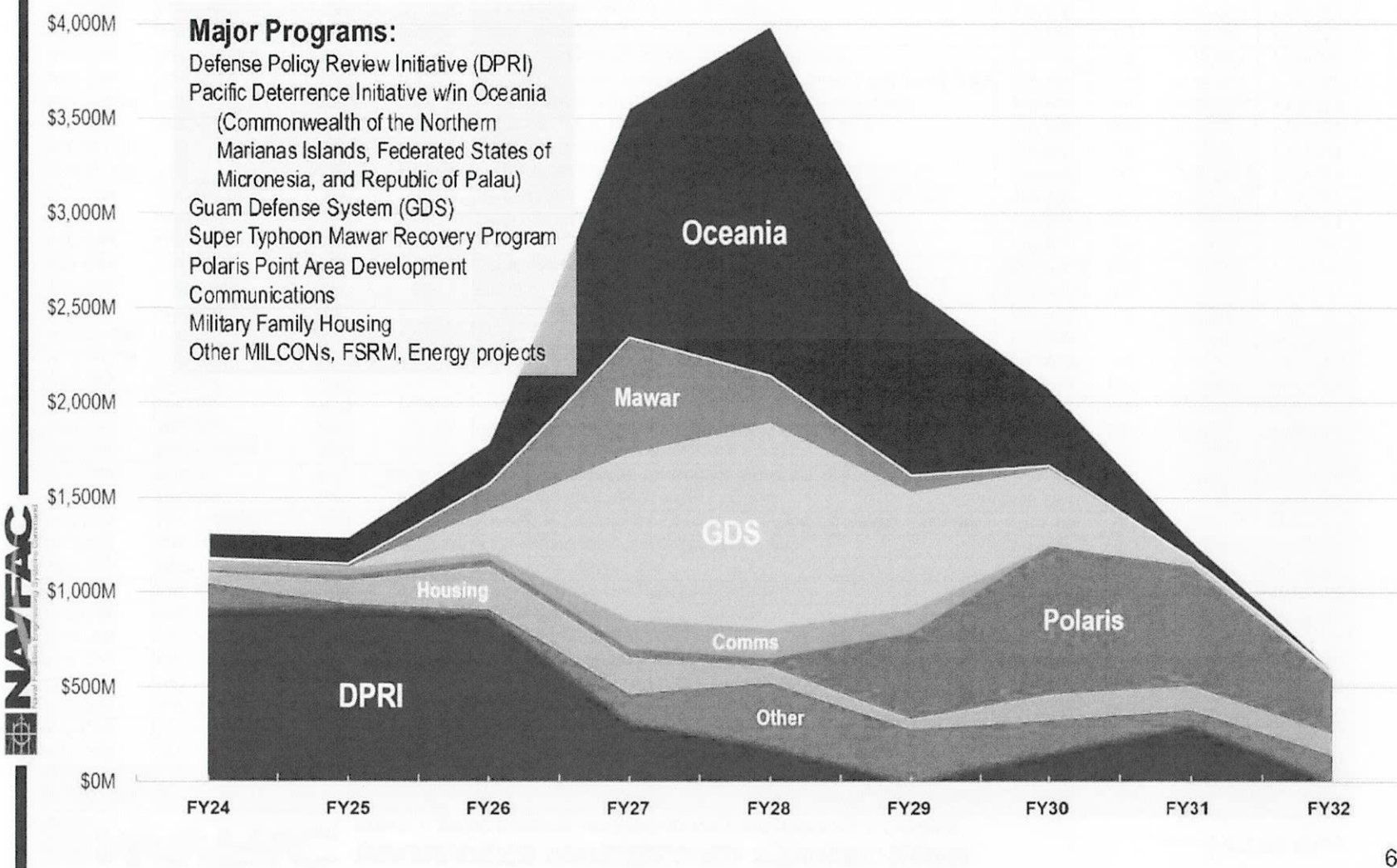
Workload Projections (dtd 18 OCT 22)

WIP = Annual Maintenance & Service Growth





Military Construction Workload (Guam/Micronesia Sub-Region)





MARIANAS WORKLOAD PROJECTION
SINGLE TASK ORDER / STAND-ALONE CONTRACT ACTIONS

as of FY25 Qtr1

Contact	Contract Vehicle	Inst	Project No	Project Title	Cost Range	Delivery Method	Planned RFP	Planned Award
MAR Core	MAC 8(a)	NBG	1704725	Harden Office Space at B-4175B, NIWC	\$1M-\$5M	DBB	ISSUED	AWARDED
MAR Core	MAC HubZone	NBG	RM20-0898	Replace/Upgrade 12" & 16" CIP Waterline, Sumay Dr, Phase 3	\$5M-\$10M	DB	ISSUED	AWARDED
NBG CON	MAC 8(a)	NBG	1673906	Remove and Replace Roof Metal Panels at B-642	\$1M-\$5M	DBB	ISSUED	AWARDED
NBG CON	MAC HubZone	NBG	1630449	Repair Exterior Walls and Roofs at B-4176, Apra View	\$1M-\$5M	DB	ISSUED	AWARDED
MAR Core	MAC HubZone	NBG	1719859	Road Landslide Mitigation Near B-785NM, NMCPAC	\$1M-\$5M	DB	ISSUED	AWARDED
NBG CON	MAC HubZone	NBG	1743225	Replace Emerg Release Valve, B-1283, FENA Reservoir Raw Water Tunnel	\$1M-\$5M	DB	ISSUED	AWARDED
MAR Core	MAC HubZone	AAFB	1725539	Replace Delta and Echo Wharf Tide Risers	\$1M-\$5M	DB	ISSUED	AWARDED
MAR Core	MAC 8(a)	AAFB	1657301	HVAC Replacement Capehart Ph 2, 94 Units	\$1M-\$5M	DBB	ISSUED	AWARDED
MAR Core	MAC	NBG	1691489	Relay Ground Station - Asia	\$25M-\$100M	DB	ISSUED	AWARDED
NBG CON	MAC 8(a)	NBG	1673906	Remove and Replace Roof Metal Panels, B-642	\$1M-\$5M	DBB	ISSUED	AWARDED
MAR Core	MAC HubZone	NBG	691	Energy-Fac Ctrls Upgrds, Connectivity & Cybersec for NBG Smart Grid	\$5M-\$10M	DB	ISSUED	AWARDED
MAR Core	MAC 8(a)	NBG	1662139	Replace A/C North Tupalao Phase 1, 96 Units	\$1M-\$5M	DBB	ISSUED	AWARDED
MAR Core	MAC SB	NBG	RM18-1361	Replace 14" Waterline, Turner Road, Nimitz Hill, Upper Sasa Valley	\$10M-\$25M	DB	ISSUED	AWARDED
NBG CON	MAC HubZone	NBG	1647037	NCTS Guam Locking Manholes: Route 1 Section 1	\$1M-\$5M	DB	ISSUED	AWARDED
MAR Core	MAC 8(a)	NBG	H-21-08	Replace A/C at Harbor/Bay View, Ph 2 and 3, 137 Units	\$1M-\$5M	DBB	ISSUED	AWARDED
MAR Core	MAC 8(a)	NBG	1729629	Replace Existing 4" Waterline with 8" Fused PVC Pipe, Ph 2	\$1M-\$5M	DBB	ISSUED	AWARDED
MAR Core	MAC 8(a)	NBG	1731834	Construct Concrete De-mil Pad, DLA Disp Services Guam, near B-631	\$1M-\$5M	DBB	ISSUED	AWARDED
MCBCB CON	TBD	AAFB	1768417	Tarague Conservation Fence 3 Construction	\$1M-\$5M	DB	ISSUED	AWARDED
MCBCB CON	TBD	MCBCB	1780756	5 FTE Contractor DOD Liaisons in support of JRM Guam	\$1M-\$5M	-	ISSUED	AWARDED
MAR Core	MAC HubZone	NBG	1710310	Construct Readiness Center NOC, GUARNG, Barrigada	\$5M-\$10M	DB	ISSUED	FY25 Qtr1
MAR Core	Stand-Alone	NBG	696	ERCIP Energy Inner Apra Harbor Resiliency Upgrades	\$25M-\$100M	DBB	ISSUED	FY25 Qtr1
MAR Core	Stand-Alone	NBG	806	ERCIP Generation, Controls & Feeders Upgrades	\$25M-\$100M	DBB	ISSUED	FY25 Qtr1
MAR Core	MAC 8(a)	NBG	1654170	Install New Pad-Mounted Switchgear	\$1M-\$5M	DBB	ISSUED	FY25 Qtr1
MAR Core	MAC 8(a)	NBG	1654170	Install New Pad-Mounted Switchgear at Two Locations	\$1M-\$5M	DBB	ISSUED	FY25 Qtr1
MAR Core	MAC HubZone	NBG	1703175	Replace Metal Frame & Canvas Canopy w/ Conc Frame/Canopy, NH	\$1M-\$5M	DB	ISSUED	FY25 Qtr1
MCBCB CON	TBD	MCBCB	1781699	Install Permanent 200 kW Standby Generator, Water Well NCS-11	\$1M-\$5M	DB	ISSUED	FY25 Qtr2
MCBCB CON	TBD	MCBCB	1781695	Install 200 kW Standby Generator, Water Well NCS-12	\$1M-\$5M	DB	ISSUED	FY25 Qtr1
MAR Core	MAC HubZone	NBG	1771276	Replace 4", 6" & 8" Waterline w/ 12" Fused PVC Pipe, Ph 3	\$1M-\$5M	DBB	ISSUED	FY25 Qtr2
MCBCB CON	TBD	MCBCB	1782129	Install Permanent 200 kW Standby Generator, Water Well NCS-7	\$1M-\$5M	DB	ISSUED	FY25 Qtr2
MAR Core	MAC 8(a)	NBG	1630157	Replace Deteriorated Pole-Mounted Transformer Banks & Pad, Transf. at Wat	\$1M-\$5M	DBB	FY25 Qtr1	FY25 Qtr2
MAR Core	MAC HubZone	NBG	1726304	Install Clean Agent Fire Suppression System at B-3012	\$1M-\$5M	DB	FY25 Qtr1	FY25 Qtr2
MAR Core	MAC HubZone	NBG	1669301	Sumay Marina Repairs to Coast Guard and Port Ops	\$1M-\$5M	DB	FY25 Qtr1	FY25 Qtr2
MAR Core	MAC HubZone	NBG	1594376	Install Fena Dam Safety Monitoring System	\$1M-\$5M	DB	FY25 Qtr1	FY25 Qtr2
MAR Core	MAC 8(a)	NBG	1736326	Relocate Polaris Point Helo Pad	\$1M-\$5M	DBB	FY25 Qtr1	FY25 Qtr2
NBG FSC	IDIQ SB	NBG	DE16-0822	Demolish Various Facilities (B-3003, 3003A, 7011, 260, 40, 42, 43, 2078, 2)	\$1M-\$5M	-	FY25 Qtr1	FY25 Qtr2
MCBCB CON	TBD	MCBCB	1748447	Repair/Replace/Widen Bullard Avenue, Haputo Road & Howth Street	\$5M-\$10M	DB	FY25 Qtr2	FY25 Qtr2
MAR Core	MAC 8(a)	AAFB	1723034	HVAC Replacement 64 FH Units	\$1M-\$5M	DBB	FY25 Qtr2	FY25 Qtr3
MAR Core	MAC 8(a)	AAFB	1723034	HVAC Replacement, 64 FH Units	\$1M-\$5M	DBB	FY25 Qtr2	FY25 Qtr3
MAR Core	MAC HubZone	NBG	1727567	Remove and Replace Fire Protection System at B-1790	\$1M-\$5M	DB	FY25 Qtr2	FY25 Qtr3



MARIANAS WORKLOAD PROJECTION
SINGLE TASK ORDER / STAND-ALONE CONTRACT ACTIONS

as of FY25 Qtr1

Contact	Contract Vehicle	Inst	Project No	Project Title	Cost Range	Delivery Method	Planned RFP	Planned Award
MAR Core	MAC HubZone	NBG	1571955	Mitigation of Storm Water Deficiencies, Sasa Valley and Tenjo Vista	\$5M-\$10M	DB	FY25 Qtr2	FY25 Qtr3
MAR Core	MAC HubZone	NBG	1588709	Provide Compliant Stairs, Ladders and Hand Railing	\$1M-\$5M	DB	FY25 Qtr2	FY25 Qtr3
MAR Core	MAC HubZone	NBG	1621149	Replace Transformer & Install Switchgear at Various Locs (V2, S2 & V3 subst)	\$1M-\$5M	DB	FY25 Qtr2	FY25 Qtr3
NBG CON	MAC HubZone	NBG	1720860	Replace Playground Equipment & Lighting, Harbor/Bay View, NTip & Apra Vie	\$1M-\$5M	DB	FY25 Qtr2	FY25 Qtr3
MAR Core	MAC 8(a)	NBG	1726660	Relocate/Replace 2 Transformers & Dist Power Line, B-400, 401 & 769	\$1M-\$5M	DBB	FY25 Qtr3	FY25 Qtr4
NBG CON	MAC HubZone	NBG	1720764	Replace Playground Equipment and Lighting Lockwood	\$1M-\$5M	DB	FY25 Qtr3	FY25 Qtr3
MAR Core	MAC HubZone	NBG	1743539	Replace Playground Equip, Structures, Canopies & Flooring, DoDEA B-1601 &	\$1M-\$5M	DB	FY25 Qtr3	FY25 Qtr3
MAR Core	MAC 8(a)	NBG	H-22-07	Replace A/C Apra View Phase 1, 55 Units	\$1M-\$5M	DBB	FY25 Qtr3	FY25 Qtr3
NBG CON	MAC 8(a)	NBG	1720880	Roof Coating, Lockwood Phase 3, 70 Units	\$1M-\$5M	DBB	FY25 Qtr4	FY25 Qtr4
NBG CON	MAC 8(a)	NBG	1720873	Roof Coating, Lockwood Phase 2, 75 Units	\$1M-\$5M	DBB	FY25 Qtr4	FY25 Qtr4
MAR Core	MAC HubZone	NBG	1652522	Replace Wireless Radios at Sewage Lift Stations #10, 16, 18 & 22	\$1M-\$5M	DB	FY25 Qtr4	FY26 Qtr1
MAR Core	MAC 8(a)	NBG	1651625	Install Permanent Generator for B-1806 at AHWWTP	\$1M-\$5M	DBB	FY26 Qtr2	FY26 Qtr2
MAR Core	MAC HubZone	NBG	1751342	Maintenance Dredge Sierra/Tango Wharves	\$1M-\$5M	DB	TBD	TBD
MCBCB CON	TBD	MCBCB	1729625	Repair/Replace NCS Wells 2 & 5 South Finegayan Route 3	\$1M-\$5M	-	TBD	TBD
MCBCB CON	MAC HubZone	MCBCB	1733318	South Finegayan Latte Stone Park Restoration and Improvements	\$1M-\$5M	-	TBD	TBD
MCBCB CON	MAC 8(a)	AAFB	1722611	Upgrade Existing Bike Path & Install Lighting	\$1M-\$5M	-	TBD	TBD
MCBCB CON	TBD	MCBCB	1748455	Asphalt Road Surfacing on Skaggs Urban Training Area	\$5M-\$10M	-	TBD	TBD
MCBCB CON	TBD	MCBCB	1757953	Construct Semi-permanent Tower & Fence South Finegayan	\$1M-\$5M	-	TBD	TBD
MCBCB CON	TBD	MCBCB	1758404	Sites Irrigation Well and Storage (Forest Enhancement), NWF	\$1M-\$5M	-	TBD	TBD
MCBCB CON	TBD	MCBCB	1763824	Forest Enhancement Wells and Storage Tank	\$1M-\$5M	-	TBD	TBD
MCBCB CON	TBD	AAFB	1769011	Construct Logistics Storage Warehouse to service GuANG near B-254	\$10M-\$25M	-	TBD	TBD
MCBCB CON	TBD	AAFB	1769016	Construct 254 RED HORSE Operations Facility	\$25M-\$100M	-	TBD	TBD
MCBCB CON	TBD	AAFB	1771266	Replacement of Chiller #1 at AAFB Elem/Middle Schools, B-1603	\$1M-\$5M	-	TBD	TBD
MCBCB CON	MAC HubZone	AAFB	1724984	Replace and Upgrade Playgrounds #5, 9 and 11	\$1M-\$5M	-	TBD	TBD
MCBCB CON	TBD	MCBCB	1744839	Sites Irrigation Well and Storage (Forest Enhancement), NWF	\$1M-\$5M	-	TBD	TBD

Contracting Officer Contact Information

MAR Core	Doris Castro (doris.r.castro.civ@us.navy.mil, 671-339-8465)
NBG CON	Sonia Neves (sonia.l.nieves.civ@us.navy.mil, 671-333-2117)
NBG FSC	Daniel Calvo (daniel.calvo.civ@us.navy.mil, 671-355-8345)
MCBCB CON	Jessica Blas (jessica.blas@usmc.mil, 671-362-7179)
MCBCB FSC	Angela Santos (angela.santos@usmc.mil, 671-362-7154)

Abbreviations

AAFB: Andersen Air Force Base	Inst: Installation
NBG: Naval Base Guam	DB: Design-Build
MCBCB: Marine Corps Base Camp Blaz	DBB: Design-Bid-Build
RFP: Request For Proposal	TBD: To Be Determined

****DISCLAIMER**** United States Code Title 15, Section 637, (A) (12) (c) requires NAVFAC to prepare a forecast of expected contract opportunities of the next and succeeding fiscal years and make the forecast available to small businesses. The forecast is for informal marketing purposes only. It does not constitute a specific offer of commitment by NAVFAC to fund, in whole or in part, the opportunities referenced herein. This listing is not all inclusive and is subject to change.



MARIANAS WORKLOAD PROJECTION
MULTIPLE ORDER / MULTIPLE AWARD CONTRACT ACTIONS

as of FY25 Qtr1

Contact	Contract Vehicle	Firm(s) Awarded	Description of Services	Task Order			Planned RFP	Planned Award
				Range	Capacity	Duration		
NBG FSC	IDIQ SB	White Eagle Global Solutions, Inc.	Commercial Vehicle Lease	\$5K-\$200K	\$4.9M	3 years	ISSUED	AWARDED
MAR Core	IDIQ	Sundance-EA Associates II	EV Compliance IDIQ	\$2.5K-\$2M	\$30M	5 years	ISSUED	AWARDED
NBG FSC	IDIQ SB	Guahan Waste Control Inc	Integrated Solid Waste Management, NBG	\$2K-\$2.5M	\$12.4M	5 years	ISSUED	AWARDED
NBG FSC	IDIQ HubZone	Advance Management Inc	Janitorial Services	\$2K-\$2.5M	\$18.4M	5 years	ISSUED	AWARDED
MAR Core	MAC HUBZone	Agbayani Construction Corp. Allied Pacific Builders, Inc. BME and Sons, Inc. Fargo Pacific, Inc. LRG Construction JV, LLC Modern International, Inc. Sea Pac Engineering, Inc. Serrano Construction and Development Corp. Techni-Con, Inc. Weldin Construction, LLC	Construction; HUBZone set-aside	\$1M-\$10M	\$400M	8 years	ISSUED	AWARDED
MAR Core	IDIQ HubZone	WMEM JV, LLC	Mechanical / Electrical / Fire Protection A-E Design Services; HUBZone set-aside	None	\$20M	5 years	ISSUED	AWARDED
NBG FSC	IDIQ SB	Pacific Federal Management, Inc.	Demolition Services	\$2K- \$2M	\$60M	5 years	ISSUED	AWARDED
NBG FSC	IDIQ	Defense Base Services, Inc.	Housing Operations/Change of Occupancy Maintenance Services	\$5K-\$1M	\$78M	15 mos	ISSUED	AWARDED
MCBCB FSC	IDIQ HubZone	Pacific Federal Management, Inc.	Grounds Maintenance, MCBCB	\$5K-\$1M	\$26M	5 years	ISSUED	AWARDED
MCBCB FSC	IDIQ HubZone	KTH Services JV LLC	PFM Annex 1501/1502 Services, MCBCB	TBD	\$43M	5 years	ISSUED	AWARDED
MAR Core	IDIQ SB	Agbayani Construction Corporation AIC International, Inc. Chugach Consolidated Solutions, LLC InfraTech International, LLC Islands Mechanical Contractor, Inc. Pacific Federal Management, Inc. Reliable Builders, Inc. Sea Pac Engineering, Inc. Techni-Con, Inc.	Construction; Small Business set-aside	\$1M-\$20M	\$600M	8 years	ISSUED	AWARDED



MARIANAS WORKLOAD PROJECTION
MULTIPLE ORDER / MULTIPLE AWARD CONTRACT ACTIONS

as of FY25 Qtr1

Contact	Contract Vehicle	Firm(s) Awarded	Description of Services	Task Order Range	Capacity	Duration	Planned RFP	Planned Award
MAR Core	MAC 8(a)	Addon Services, LLC Ahtna Global, LLC ARS Aleut Construction, LLC CCS King George 2 LLC Chugach Solutions Enterprise, LLC FedVet Construction GSINA-Pacific JV II LLC JM Construction Services Inc. North Star Government Services Inc. Pacific Federal Management, Inc.	Construction; 8(a) set-aside	\$25K-\$2M	\$150M	5 years	ISSUED	AWARDED
MAR Core	IDIQ HubZone	Proferre, Inc.	Grounds Maintenance	\$5K-\$1M	\$140M	5 years	ISSUED	AWARDED
MCBCB FSC	IDIQ HubZone	TBD	Custodial Services, MCBCB	\$2K-\$2.5M	\$2M	5 years	ISSUED	FY25 Qtr3
MAR Core	TBD	TBD	Housing Operations/Change of Occupancy Maintenance Services for Unaccompanied Housing	\$5K-\$1M	TBD / <\$250M	7 years	FY25 Qtr1	FY25 Qtr3
MAR Core	Stand-Alone	TBD	Water Blasting	\$5K-\$200K	TBD	TBD	FY25 Qtr2	FY25 Qtr4
MAR Core	TBD	TBD	Commercial Vehicle Lease	\$5K-\$200K	TBD	TBD	FY25 Qtr2	FY25 Qtr4
MAR Core	TBD	TBD	Hazardous Waste	\$2.5K-\$2M	TBD	TBD	FY25 Qtr2	FY25 Qtr4
MAR Core	TBD	TBD	Tire and Wood Material Collection/Disposal	\$1M-\$2.5M	TBD	TBD	FY25 Qtr2	FY26 Qtr1
MAR Core	TBD	TBD	Job Order Contract	\$5K-\$1M	TBD / <\$250M	7 years	FY25 Qtr3	FY26 Qtr3
MAR Core	IDIQ SDVOSB	TBD	Painting; SDVOSB set-aside	\$2K-\$150K	\$30M	5 years	TBD	TBD
MAR Core	IDIQ HubZone	TBD	Multi-Discipline A-E Design Services; HUBZone set-aside	None	\$20M	5 years	TBD	TBD
MAR Core	IDIQ HubZone	TBD	Civil & Structural A-E Design Services; HUBZone set-aside	None	\$20M	5 years	TBD	TBD
MAR Core	MAC SDVOSB	TBD	Construction; SDVOSB set-aside	\$2K-\$150K	\$30M	5 years	TBD	TBD
Contracting Officer Contact Information				Abbreviations				
MAR Core	Doris Castro (doris.r.castro.civ@us.navy.mil, 671-339-8465)		AAFB: Andersen Air Force Base		Inst: Installation			
NBG CON	Sonia Neves (sonia.i.nieves.civ@us.navy.mil, 671-333-2117)		NBG: Naval Base Guam		DB: Design-Build			
NBG FSC	Daniel Calvo (daniel.calvo.civ@us.navy.mil, 671-355-8345)		MCBCB: Marine Corps Base Camp Blaz		DBB: Design-Bid-Build			
MCBCB CON	Jessica Blas (jessica.blas@usmc.mil, 671-362-7179)		RFP: Request For Proposal		TBD: To Be Determined			
MCBCB FSC	Angela Santos (angela.santos@usmc.mil, 671-362-7154)							
DISCLAIMER United States Code Title 15, Section 637, (A) (12) (c) requires NAVFAC to prepare a forecast of expected contract opportunities of the next and succeeding fiscal years and make the forecast available to small businesses. The forecast is for informal marketing purposes only. It does not constitute a specific offer of commitment by NAVFAC to fund, in whole or in part, the opportunities referenced herein. This listing is not all inclusive and is subject to change.								

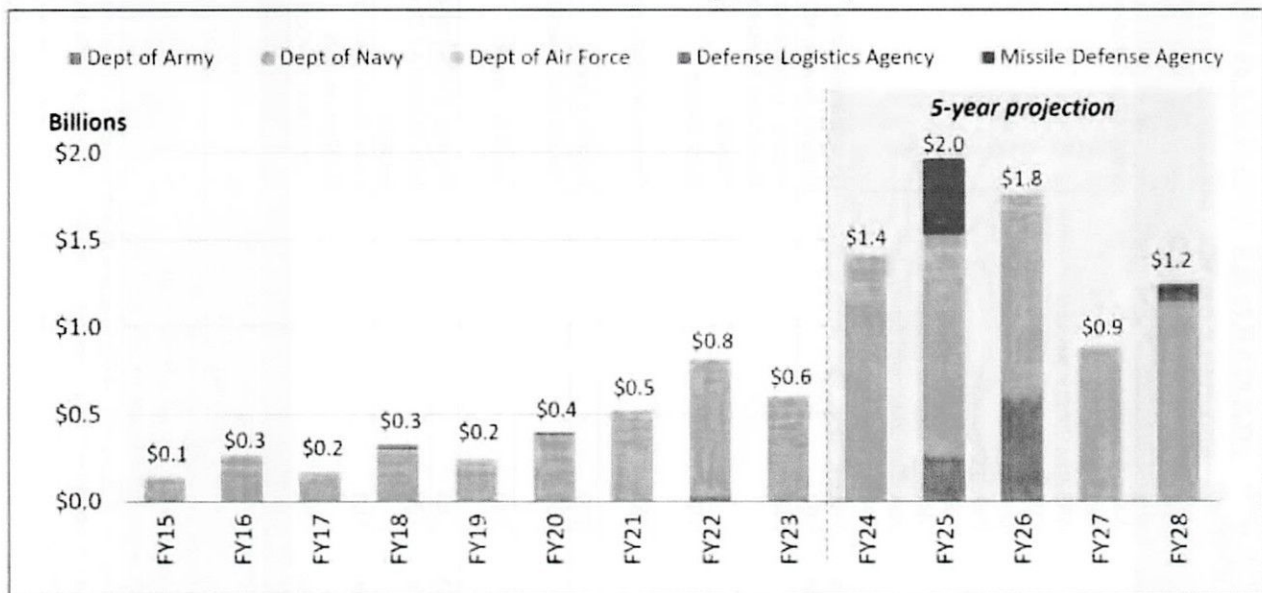
Table 2. U.S. Missile Defense Agency Budget for Defense of Guam Program
(Dollars in millions)

Fiscal Year	2022	2023	2024	2025	2026	2027	2028	Totals
RDT&E	110.6	393.2	397.6	291.3	272.2	238.8	232.1	1,935.8
Procurement	80	26.5	169.6	85.7	5.3	—	—	367.1
MILCON	—	—	—	438.0	—	—	—	438.0
Total	190.6	419.7	567.2	815.0	277.5	238.8	232.1	2,740.9

Source: Department of Defense Fiscal Year (FY) 2024 Budget Estimates, Missile Defense Agency Defense-Wide Justification Book Volume 2a of 5 Research, Development, Test & Evaluation, Defense-Wide, March 2023, see p. 2a 577. Also see Department of Defense Fiscal Year (FY) 2024 Budget Estimates, Missile Defense Agency Defense-Wide Justification Book Volume 2b of 2 Procurement, Defense-Wide, March 2023, see p. 2b 125. Military Construction (MILCON) data provided to CRS by the Under Secretary of Defense for Comptroller.

Notes: RDT&E = Research, Development, Test and Evaluation accounts; MILCON = Military Construction accounts. Budget data for FY2024 reflects the 2024 President’s Budget Request. Budget data for 2025 to 2028 reflect the Future Years Defense Program (FYDP). MDA budget documents indicated that costs for RDT&E related to the Guam Missile Defense system will continue beyond FY2028.

Figure 3. Military Construction Funding for Guam and Northern Mariana Islands
FY2015 to FY2023 funding (\$ billions)



Source: CRS graphic based on data from DOD Comptroller and CRS analysis.

Notes: Data for FY2015 through FY2023 reflect Military Construction (MILCON) appropriations of enacted budgets and budget execution adjustments as reported by the DOD Comptroller; FY2024 numbers reflect the President’s Budget Request; FY2025 – FY2028 reflect Future Years Defense Program as reported by the DOD Comptroller; budget numbers exclude family housing construction, Government of Japan funding, and planning and design accounts.

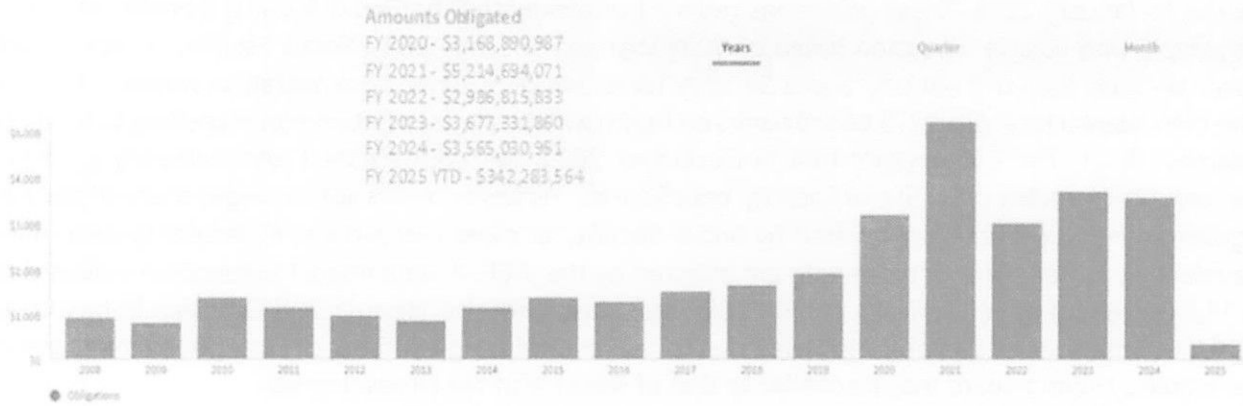
In December 2023, Congress directed DOD to provide a report to the congressional defense committees on future construction requirements for Guam and the Northern Mariana Islands.³¹

Federal government expenditures now represent the largest single source of funds flowing to Guam. Federal government expenditures in recent years were the second-largest source of funds, well behind tourism expenditures in recent years. The pandemic induced reduction in tourism, and an increase in Federal expenditures changed that. To provide perspective to the federal expenditures as a component of the economy, the total value of sales or revenue reported on Guam in the 2022 Economic Census was \$10.38 billion up from \$8.47 billion in the 2017 Economic Census. The Gross Domestic Product in 2022 was \$6.9 billion, up from \$6.2 billion in 2021.

Continuation of the full reimbursement of Government of Guam annual costs tied to the Earned Income Tax Credit and the Child Care Tax Credit, which has averaged \$53 million and \$28 million per year since 2017 will also provide continue to provide a boost to Government of Guam federal receipts and budgetary relief for the general fund.

Transactions Over Time

The graph below shows trends over time for amounts awarded to this state. Break down the amounts by years, quarters, or months, and hover over the bars for more detailed information.

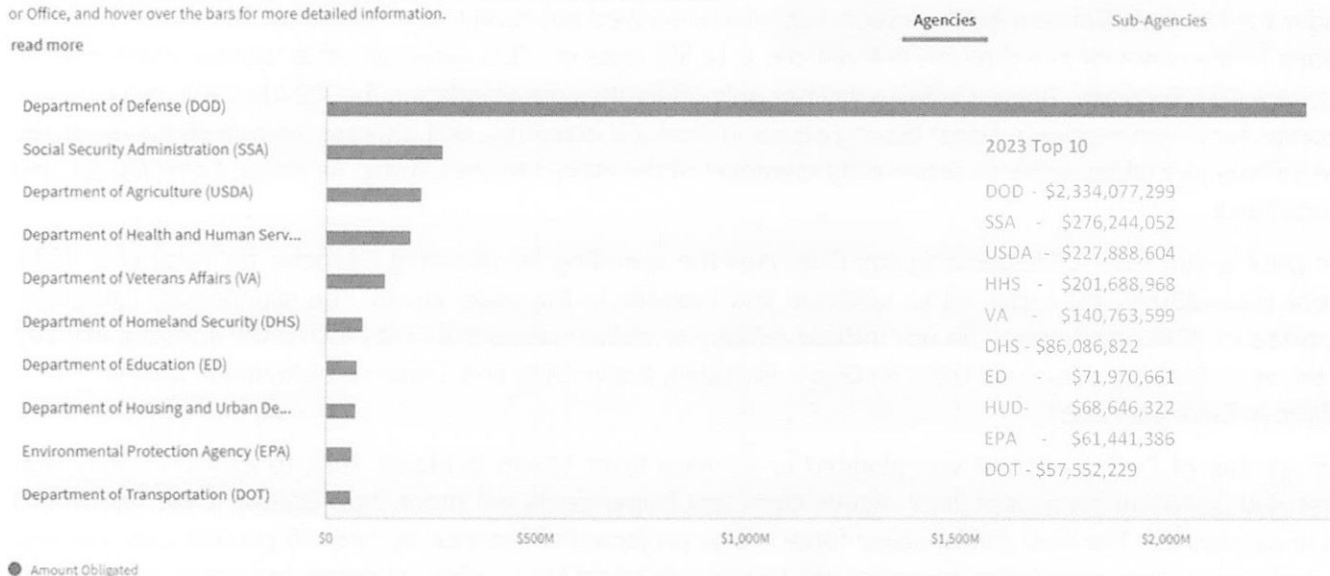


Spending by Awarding Agency

What's included in this view of the data?

View a list of the top Agencies from highest to lowest. View your results by Awarding Agency, Sub Agency, or Office, and hover over the bars for more detailed information.

read more



The fiscal year 2025 budget has not been passed except for the NDAA, and the federal Government is operating under a continuing resolution. President Trump's "Big Beautiful Bill" is expected to increase spending, particularly for the Department of Defense. The Department of Government Efficiency (DOGE) has identified fraud, waste, and abuse within the Federal Government that has resulted in temporary funding cuts. However, these cuts have not been codified by Congress.

A substantial component of federal expenditures in Guam is for non-discretionary payments, including Social Security and Federal Pensions. Those programs are committed to having increases effective January 1, 2025, which sets the floor to continue these higher payment amounts in 2026 and will likely increase further with next year's adjustments. The latest COLA is 2.5 percent for Social Security benefits, payable in January 2025. The 2025 federal retiree cost-of-living adjustment (COLA) will be 2.5 percent for those under the Civil Service Retirement System (CSRS) and 2.0 percent for those under the Federal Employees Retirement System (FERS).

On January 5, 2025, President Biden signed the Social Security Fairness Act of 2023 into law. This legislation repeals the Windfall Elimination Provision (WEP) and the Government Pension Offset (GPO), reportedly resulting in increased Social Security benefits to approximately 2.5 million retirees, spouses, and survivors, retroactive to January 2024. These provisions reduced or eliminated the Social Security benefits of over 3.2 million people who receive a pension based on work that was not covered by Social Security (a "non-covered pension") because they did not pay Social Security taxes. Social Security Administration statistics for Guam indicate there were a total of 19,279 beneficiaries on Guam with total monthly benefits exceeding \$20.0 million in December 2021. The CRS reports that in December 2023, the WEP affected approximately 2.1 million people, around 3 percent of all Social Security beneficiaries. However, states with a larger share of state and local government employees not covered by Social Security or more civil service retirement system retirees have a relatively larger share of those who are affected by the WEP. A state impact breakdown indicates that 7.0 to 11.8 percent of beneficiaries in Alaska, Colorado, Massachusetts, Nevada, and Ohio would be affected. Details for Guam were not available; however, due to the relatively large number of local government and civil service retirees, Guam's share may be similar to that of states with the largest impact.

Federal civilian and military members will also see a pay increase in 2025. Executive Order (EO) 14132, dated December 23, 2024, authorizes an average 2 percent increase (combination of the base of 1.7 percent and a locality of 0.3 percent, for a total of 2 percent), depending upon locality, effective January 12, 2025, for employees under the General Schedule (GS) and Foreign Service Schedule

Under the National Defense Authorization Act, which received approval in the House on December 11, 2024, troops in the ranks of E-1 through E-4 will see a 14.5% raise in 2025, while all other service members will receive a 4.5% increase. These increases will not only offset the cost of inflation for 2024 but will also enhance incomes for Guam residents, boost buying power in the local economy, and increase Section 30 tax revenues. The military pay tables apply to active-duty members of the Navy, Marines, Army, Air Force, Coast Guard, and Space Force.

The prior graph from USASpending.gov illustrates the spending by awarding agencies for fiscal year 2024. These expenditures are expected to continue and increase in the years ahead. The expenditure categories reported in USASpending.gov do not include military or civilian personnel costs, which will substantially add to the total. Defense personnel costs on Guam, including Active Duty and Civilian employment, totaled \$781.5 million in fiscal year 2021.

The number of DoD personnel was planned to increase from 11,616 in March 2023 to 23,452 in fiscal year 2024 and 28,163 in fiscal year 2027. Active Duty and Dependents will more than double if the relocations occur as planned. The DoD civilian labor force is also projected to increase by over 50 percent over the next several years. These population increases will increase demand for a variety of goods and services on Guam, and also increase Section 30 and other tax revenues.

DOD Personnel on Guam

DOD reports a total of 11,616 personnel on Guam, including active-duty servicemembers, reservists, and civilian employees (see **Table 1**).³³ The numbers do not include contractors or personnel deployed to Guam on temporary duty.

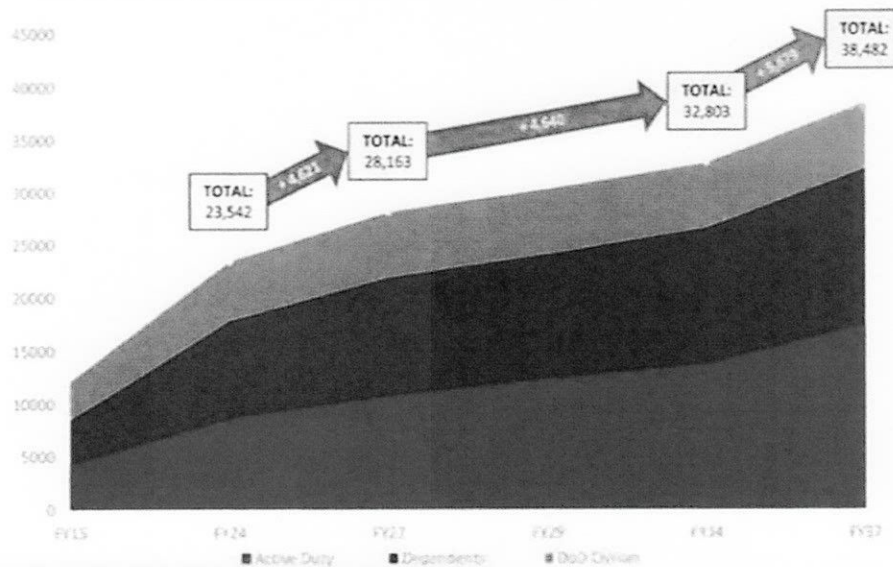
Table 1. DOD Personnel on Guam

DOD Component	Active Component	Reserve Component	Civilian	Total
Army	207	1,657	185	2,049
Air Force/Space Force	2,250	648	435	3,333
Navy	3,825	177	1,350	5,352
Marine Corps	135	0	9	144
Other DOD Components ^a	--	--	738	738
Total	6,417	2,482	2,717	11,616

Source: DOD, Defense Manpower Data Center. The table reflects data in the most recent report available, from March 2023. Updated data for the Army active component and Army reserve components were not available in the March 2023 report, so the data for those components included in this table are drawn from a prior report, September 2022. Reserve component totals reflect both National Guard and reserve component service members. Reports are available at <https://dwp.dmdc.osd.mil/dwp/app/dod-data-reports/workforce-reports>.

Note:

- a. Other DOD Components include civilians employed by the Defense Logistics Agency, Defense Commissary Agency, Defense Health Agency, or the Defense Finance and Accounting Service.



Personnel Type	FY15	FY24	FY27	FY29	FY34	FY37	Total Growth ¹
Active Duty	4301	8705	10963	12477	13829	17626	13325
Dependents	4258	9212	11102	11668	12776	14658	10400
DoD Civilian ²	3632	5535	6198	6198	6198	6198	2566
TOTAL	12191	23452	28163	30343	32903	38482	26291

- 1. Total Growth is FY37 total minus FY15 total.
- 2. Includes APF, NAF, and CTR civilian personnel.

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Resident Expenditures

Resident expenditures are about 43.0 percent of business receipts in 2022, up from 35 percent in 2017 according to the Guam Economic Census. The reduction in tourism-related expenditures increased the relative share of residents. Resident incomes are heavily dependent on external inflows. Hence, as those flows increase or decrease, so should their expenditures. They are affected indirectly by changes in employment associated with additional business and directly as recipients of increased federal pensions and Social Security payments. Wage earnings are the primary source of income for most people. Other sources of income also represent a sizeable component of disposable income. These include federal and local government pensions, social security, rental, interest, investment income, and transfer payments for food, housing, and medical services

Employment and average weekly hours paid have continued their recovery from the pandemic lows. Employment numbers began a moderate rebound in December 2020, with the recovery continuing. Total employment as of September 2024 has reached the pre-pandemic level of 67,580, as of December 2019, despite an increase of 5,760 jobs in the construction industry, the majority of which were held by foreign workers under the H-2 visa category. Preliminary Private Sector employment figures increased by 1,270 over the year in the quarter ending September 2024. Average hourly earnings increased from \$18.07 to \$18.38, and average weekly earnings increased from \$690.56 to \$695.56.

Unemployment rates in Guam have followed the direction of those in the U.S. and Hawaii; however, Guam's unemployment rates have been more severely impacted by the pandemic than those in the U.S. and Hawaii, as Guam has a more significant share of international tourism relative to its economy. The Guam unemployment rate increased from 3.6 percent in September 2019 to 19.4 percent in December 2020. The unemployment rate has fallen since then, dropping to 3.4 percent in September 2024. Income is the primary determinant of consumer spending, but changes in financial and real estate asset values, as well as the confidence level in the economy, may also affect consumer expenditures.

Summary Economic Indicators

Employment	Mar 2020	Mar 2021	Mar 2022	Mar 2023	Mar 2024	Percent Change from 2023	Percent Change from 2020
Private	51,600	45,010	46,350	50,020	51,800	3.6%	0.4%
Construction	7,830	8,090	6,700	11,250	13,000	15.6%	65.6%
Federal Government	3,890	3,920	3,920	4,080	3,930	-3.7%	1.0%
Government of Guam	12,240	11,750	12,010	12,240	12,130	-0.9%	-0.9%
Total Employment	67,730	60,680	62,280	66,340	67,860	2.3%	0.2%

Weekly Earnings	Mar 2020	Mar 2021	Mar 2022	Mar 2023	Mar 2024	Percent Change from 2023	Percent Change from 2020
Private (Nonsupervisory)	\$519.29	\$554.28	\$617.28	\$656.61	\$710.56	8.2%	36.8%
Gov/Guam (All Branches)	\$1,002.80	\$1,119.47	\$1,130.63	\$1,130.04	\$1,233.08	9.1%	23.0%

Unemployment Rate	Dec 2019	Mar 2021	Mar 2022	Mar 2023	Mar 2024	Change from 2023	Change from Dec 2019
	6.1%	16.5%	5.1%	4.3%	4.0%	-0.3	-2.1

Gross Domestic Product	2018	2019	2020	2021	2022	Percent Change from 2021	Percent Change from 2018
GDP (millions of dollars)	6,051	6,355	5,916	6,234	6,910	10.8%	14.2%
Real GDP (millions of chained 2012 dollars)	3,508	3,647	3,053	3,157	3,420	5.1%	-1.6%
Personal consumption expenditures (Real GDP)*	3,418	3,421	3,305	3,408	3,450	1.2%	0.9%
Government consumption expenditures and gross investment (Real GDP)*	3,003	3,115	3,406	3,547	3,595	1.4%	19.7%

Construction (Thousands of Dollars)	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Percent Change from 2023	Percent Change from 2020
Building Permits	379,612	307,628	580,040	253,860	378,092	48.9%	-0.4%
DOD Construction Contracts**	153,347	473,159	799,917	754,577	626,521	-17.0%	308.6%
Total	532,959	781,087	1,379,957	1,008,437	1,004,613	0.4%	88.5%

Tourism	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Percent Change from 2023	Percent Change from 2020
Total Visitors	737,385	61,607	216,915	602,261	752,479	24.9%	-6.6%
Occupancy Tax Collected	\$28,390,797	\$13,002,438	\$16,778,539	\$26,142,339	\$33,346,720	27.6%	17.5%

Federal Expenditures/Obligations (Millions of Dollars)	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Percent Change from 2023	Percent Change from 2020
Source: USAspending.gov							
Department of Defense	1,260.06	2,099.57	1,776.49	2,355.72	2,112.22	-10.3%	67.6%
Non-Defense/Other	1,908.83	3,115.13	1,210.32	1,321.61	1,452.81	9.9%	23.9%
Total Amount Awarded	3,168.89	5,214.69	2,986.82	3,677.33	3,565.03	-3.1%	12.5%

*Millions of chained (2012) dollars.

**DOD construction contract awards for projects \$5 million and above.

Guam's Q4 of 2024 CPI increased by 0.41 percent from 171.4 to 172.1 from the prior quarter. Inflation appears to be slowing, but the current average remains similar to that of 2021, when inflation began. Since the COVID-19 pandemic, CPI has increased by 28.9 percent (Q1 2020), reflecting the substantial impact on the Cost of Living in Guam. The Food Index increased by 0.6 percent to 190.6 from the prior quarter and 0.7 percent above the same period the prior year. The Housing Index remained increased by 1.0 percent from the prior quarter and was 5.3 percent above the same period of the prior year. Energy prices increased 1.4 percent from the prior quarter to 147.7 from the prior quarter and up 7.5 percent from the same period of the prior year. The Car Insurance index increased by 0.6 percent from the prior quarter, but decreased by 3.6 percent from the same period the prior year. The Transportation Index, at 132.5, remained unchanged from the prior quarter and increased 3.3 percent from the same period a year ago. The Motor Fuel index decreased by 1.4 percent from the prior quarter but was 8.5 percent above the Q4 2023 level. The Medical Care Index at 267.9 reflects no change but is up 13.8 percent from Q4 2023. The Recreation Index, at 145.7, reflects no change from the prior quarter and is 1.2 percent higher than it was a year ago. The Education and Communication Index at 124.2 shows an increase of 0.8 percent over the prior quarter and is up 0.4 percent from Q4 2023. The Other Goods and Services index at 142.3 reflects no change and a decrease of 1.4 percent from Q4 2023.

Inflation appears to be slowing; however, increases since 2020 have been significant. The inflationary trend persists in key sectors, particularly housing and energy, and has consistently impacted affordability in Guam since the COVID-19 pandemic. Median income has not kept pace with the rising cost of living for the middle class in Guam.

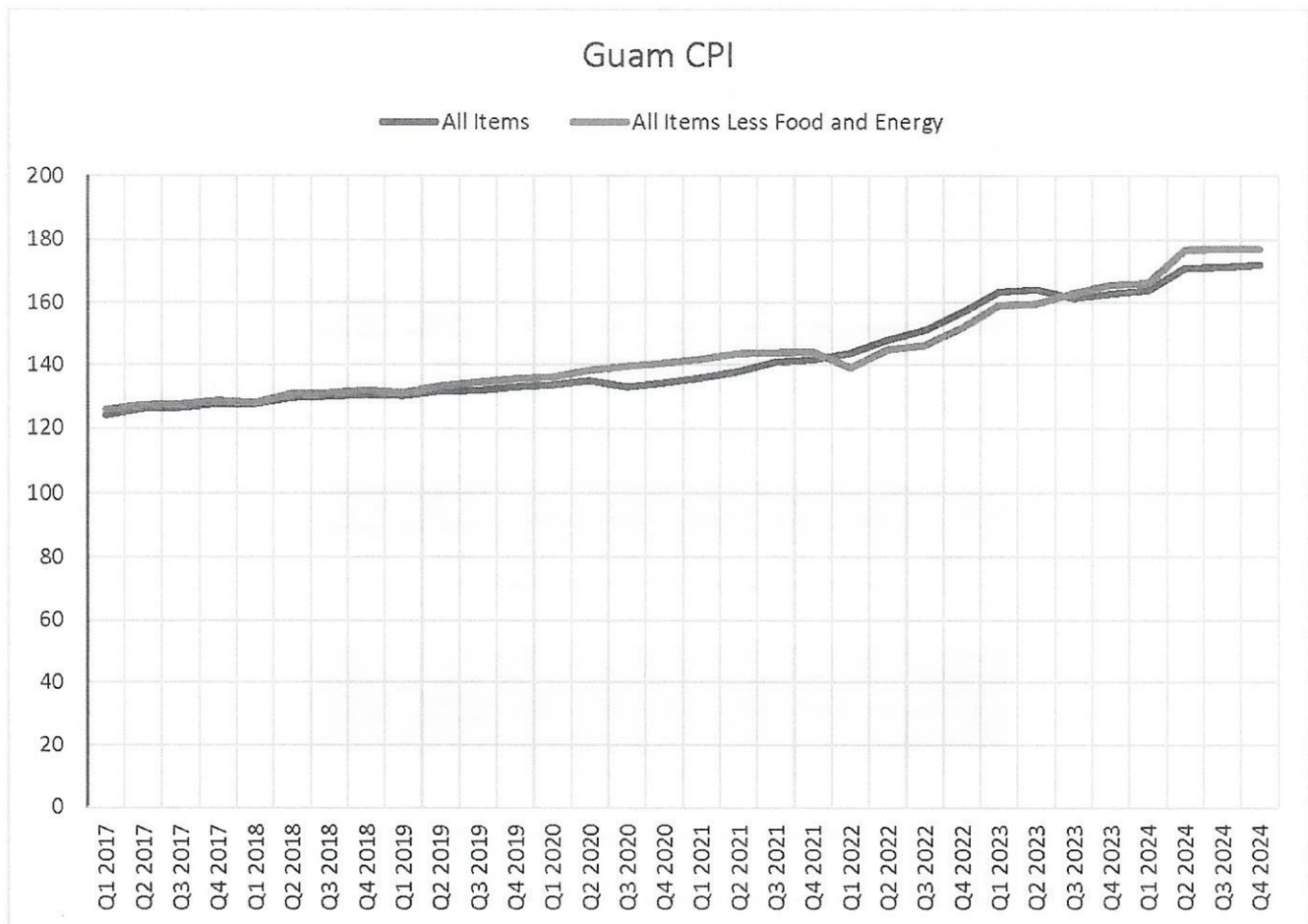


TABLE C
CONSUMER PRICE INDEX (CPI)
 (1st Qtr. 2007 = 100.00)

Rebased Indexes ² , Average Annual Percent Change						
Calendar Year	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Annual Average	Average Annual Percent Change
2005	79.3	80.9	81.5	88.1	82.5	7.7%
2006	88.8	91.3	92.4	95.5	92.0	11.6%
2007	97.2	98.1	97.6	100.0	98.2	6.8%
2008	101.1	104.1	106.0	106.1	104.3	6.2%
2009	105.6	105.4	106.9	106.5	106.1	1.7%
2010	107.8	108.9	109.4	110.6	109.2	2.9%
2011	109.8	112.9	113.3	115.0	112.8	3.3%
2012	116.0	116.4	116.6	116.3	116.3	3.2%
2013	116.8	117.0	115.5	115.8	116.3	0.0%
2014	116.4	117.1	117.2	117.9	117.2	0.8%
2015	116.0	116.5	116.4	115.4	116.1	-0.9%
2016	121.3	123.5	123.6	123.6	123.0	6.0%
2017	124.1	126.1	126.4	127.6	126.1	2.5%
2018	127.6	129.3	129.9	130.5	129.3	2.6%
2019	130.1	131.6	131.8	132.9	131.6	1.8%
2020	133.5	134.9	132.9	134.2	133.9	1.7%
2021	135.8	137.8	140.9	141.3	139.0	3.8%
2022	143.7	147.9	151.1	156.8	149.9	7.9%
2023	163.6	164.3	161.1	162.6	162.9	8.7%
2024	164.0	171.1	171.4	172.1	169.6	4.1%

FOOTNOTE: "2" See page (i) Example II, for the discussion on rebasing indexes.

SOURCE: Cost of Living Section, Business and Economic Statistics Program, Bureau of Statistics and Plans, Government of Guam

Conclusion

Overall, Guam's macroeconomic recovery is still ongoing five years after the pandemic. The short-term benefits of policies, mandates, lockdowns, and restrictions for public health and safety reasons had unforeseen and unpredictable implications locally, nationally, and globally. Apart from sectors directly linked to the military buildup, recovery has been slow and below anticipated projects (particularly in the tourism sector, with some experts anticipating a 5 to 10-year recovery window). Inflation, high interest rates, supply chain disruptions, and Typhoon Mawar have hampered the island's economy. Other critical indicators include unemployment, the rising cost of living (including housing, utilities, and commodities), and a shortage of available housing (private and military sectors). Businesses are continuing to close, and smaller mom-and-pop operations can no longer weather the slow recovery from the pandemic. The combination of these factors prevents the economy from thriving during the Marine relocation window.

The outlook remains soft across all sectors except construction (particularly with Federal Expenditures related to the pandemic nearing its peak), industrial (high demand for warehouses and M1 zone land for staging, storage, and temporary workforce housing), housing, and some retail sectors (mainly food and beverage).

LOCAL AREA DEMOGRAPHICS

DESCRIPTION					
POPULATION TOTAL					
DESCRIPTION	2000	2010	2020	% Change (2000 to 2010)	% Change (2010 to 2020)
POPULATION					
Total Population	154,805	159,358	153,836	2.9%	(3.5%)
In Households	150,928	154,060	149,444	2.1%	(3.0%)
Group Quarters	3,877	5,298	4,392	36.7%	(17.1%)
AGE STRUCTURE					
0-14 years	47,156	43,319	34,297	(8.1%)	(20.8%)
15-64 years	99,434	105,294	102,349	5.9%	(2.8%)
65 years and older	8,215	10,745	17,190	30.8%	60.0%
Males					
0-14 years	24,309	22,322	17,721	(8.2%)	(20.6%)
15-64 years	50,919	54,225	52,581	6.5%	(3.0%)
65 years and older	3,953	5,005	7,969	26.6%	59.2%
Females					
0-14 years	22,847	20,997	16,576	(8.1%)	(21.1%)
15-64 years	48,515	51,069	49,768	5.3%	(2.5%)
65 years and older	4,262	5,740	9,221	34.7%	60.6%
IN LABOR FORCE					
Civilian	64,452	69,394	64,648	7.7%	(6.8%)
Employed	57,053	63,678	58,078	11.6%	(8.8%)
Unemployed	7,399	5,716	6,570	(22.7%)	14.9%
Armed Forces	4,442	5,006	2,691	12.7%	(46.2%)
Not in the Labor Force	36,120	38,667	43,270	7.1%	11.9%
Unemployment Rate (% of Civilian Labor Force)	11.5%	8.2%	10.2%	(28.2%)	23.4%
EDUCATIONAL ATTAINMENT (25 years and older)					
Percentage high school graduate or higher	76.3%	79.4%	86.0%	4.1%	8.3%
Percentage bachelor's degree or higher	20.0%	20.4%	25.3%	2.0%	24.0%
MARITAL STATUS (15 years and older)					
Never Married	37,711	43,795	44,085	16.1%	0.7%
Married (except separated)	57,505	57,836	55,116	0.6%	(4.7%)
Separated or Divorced	8,180	9,085	7,750	11.1%	(14.7%)
Widowed	4,253	5,303	6,011	24.7%	13.4%
HOUSEHOLD INCOME (HOUSEHOLDS)					
Median Household Income	\$39,317	\$48,274	\$58,289	22.8%	20.7%
Percent Households less than \$50,000	76.3%	79.4%	42.9%	4.1%	(46.0%)
Percent Households \$50,000 to \$99,999	20.0%	20.4%	32.2%	2.0%	57.8%
Percent Households \$100,000 or more	20.0%	20.4%	24.9%	2.0%	22.1%
HOUSING OCCUPANCY AND TENURE (HOUSING UNITS)					
Housing Units	47,677	50,567	51,555	6.1%	2.0%
Occupied Housing Units					
Owner-Occupied Housing Units	18,747	21,140	22,545	12.8%	6.6%
Renter-Occupied Housing Units	20,022	20,886	20,836	4.3%	(0.2%)
Vacant Housing Units	8,908	8,541	8,174	(4.1%)	(4.3%)

Source: U.S. Census Bureau and Guam State Data Center Bureau of Statistics and Plans.

TOP 10 COMPANIES IN MICRONESIA (BY REVENUE)

RANK	PRIOR RANK	COMPANY	REVENUES (\$ MIL)		NO. OF EMPLOYEES	LINE(S) OF BUSINESS
			2025	PRIOR YEAR		
1	1	Core Tech International Corp.	\$742.61	\$631.66	2,749	Construction, Real Estate, Hospitality, Media
2	4	Black Construction Corp.	\$445.71	\$359.76	1,500	Construction
3	2	Mobil Oil Guam, Inc.	\$422.16	\$593.35	56	Petroleum
4	3	DZSP21	\$400.50	\$400.50	576	Base Operations Support (BOS)
5	6	Atkins Kroll Inc.	\$252.60	\$241.51	400	Automotive, Heavy Equipment
6	5	PMC Investments, Inc.	\$239.17	\$252.96	835	Grocery, Wholesale Distributor, Pharmacy, Real Estate
7	7	Triple J	\$205.33	\$198.60	896	Automotive, Real Estate, Wholesale Distribution, F&B
8	8	Bank of Guam	\$174.12	\$167.55	524	Local Bank
9	9	GTA TeleGuam	\$121.67	\$114.72	470	Telecommunications
10	10	FSM Petroleum Corp.	\$95.00	\$93.99	196	Petroleum

TOP 10 COMPANIES IN GUAM (BY NO. OF EMPLOYEES)

RANK	COMPANY	REVENUES (\$ MIL)		NO. OF EMPLOYEES	LINE(S) OF BUSINESS
		2025	PRIOR YEAR		
1	Core Tech International Corp.	\$742.61	\$631.66	2,749	Construction, Real Estate, Hospitality, Media
2	Black Construction Corp.	\$445.71	\$359.76	1,500	Construction
3	GFS Group	\$40.31	\$39.70	900	Federal contracts and commercial restaurants
4	Triple J	\$205.33	\$198.60	896	Automotive, Real Estate, Wholesale Distribution, F&B
5	PMC Investments, Inc.	\$239.17	\$252.96	835	Grocery, Wholesale Distributor, Pharmacy, Real Estate
6	Pacific International Inc.	\$63.29	\$46.00	748	Construction, Real Estate, Tourism, Insurance, Distribution
7	DZSP21	\$400.50	\$400.50	576	Base Operations Support (BOS)
8	Pacific Islands Club Guam	\$55.82	\$50.81	544	Hospitality
9	Bank of Guam	\$174.12	\$167.55	524	Local Bank
10	GTA TeleGuam	\$121.67	\$114.72	470	Telecommunications





(CONTINUED)

PRESENTATION OF DATA

LOCAL AREA ANALYSIS

The subject property is located in the Tamuning area of the Tamuning submarket. Tamuning is located at the west-central section of the island and bound by Tumon (Guam's primary location of tourist-related development) and the Philippine Sea to the north, Harmon Industrial Park to the northeast, Tiyan (formerly known as Naval Air Station Agana) and Guam International Airport to the south, Hagåtña to the southwest and Agana Bay to the west.

The U.S. Census Bureau reports that the population of Tamuning increased by 6.1% from 19,685 to 18,489 between 2010 and 2020.

Municipality of Tamuning

The main geographic features of this region are the low plateau of Oka (Saupon) Point, which divides Tumon and Hagåtña bays, and the Tumon Bay area, which is enclosed by high cliffs leading to relatively flat Upper Tumon/ Harmon areas.

With its beautiful white sand beaches and protected waters, Tumon has developed over the last four decades into Guam's tourism center, while Tamuning has become a major commercial and residential area. Harmon, the sight of the post-World War II airfield, is now an industrial park.

Tamuning and its surrounding areas have a rich history. A large number of latte stones and other archeological finds around Tumon Bay are evidence that Tumon Bay, with its freshwater springs and excellent inshore fishing, has long been a major population center of the island. During the Spanish conquest of Guam in the late seventeenth century, Tumon (Tumhun), Ipao, and Apotguan were all listed as major villages.

However, with the resettlement of Chamorros during the Spanish-Chamorro wars, the area was completely emptied of people. For the next two centuries, the area was primarily used for ranching, hunting, and fishing. The village of Tamuning was established in 1849 by Governor Pablo Perez as a refuge for a group of Carolinians whose islands had been destroyed by a 1848 typhoon.

During the American naval era, several changes came to the area. Unhappy with the cultural practices of the Carolinians, Governor Seaton Schroeder transported them to the neighboring island of Saipan, north of Guam, in 1901, which was then under the administration of Germany. Schroeder also established a leper colony at Ypao in 1902, which lasted until 1912, when its inhabitants were exiled to the Philippines, most never to be heard from again. During Guam's American naval era, people began to settle permanently in this part of Guam and established the village of Dededo, which was centered at the current location of the San Miguel Brewery building in Harmon but included what is now considered Tamuning and Tumon. Tumon was a popular fishing and salt-making area during these years.

World War II brought many changes to the Tumon-Tamuning region. Life went on as usual for the Dededo villagers who did not have to leave their homes during the war, but Tumon Bay was fortified by the Japanese, and ranchers were restricted from the area.

Before Guam was liberated from the occupying military forces in 1944, most residents in this part of Guam were forced into Japanese concentration camps. After the war, the people returned to the area and discovered their homes and ranch lands were being used by the U.S. military for the Harmon Air Force Base (stretched from Two Lovers Point and Ukudu to what is now the intersection of Airport Road and Marine Corps Drive). Much of the land in Tumon Bay was also now off-limits because it was designated as an Army Air Corps recreation area.

Tamuning is Guam's primary submarket area for commercial development. Due to its central location, the area has substantial residential and limited industrial developments along secondary and interior roads. Its positioning near Tumon Bay attracts tourist-oriented projects, including hotels, a major shopping center, and

a water park. Key submarkets in Tamuning include Chalan San Antonio, Pick-A-Nail, Harmon Industrial Park, Upper Tumon, and Central Tamuning.

Significant improvements in Tamuning include the ITC Building, Don Don Donki, Guam Premier Outlets (GPO), the Bank of Hawaii Headquarters, the Camacho Landmark Complex, the Park Place Business Center, Kmart, the Hakubotan Building, FHP Medical Center, DNA Plaza, Baltej Pavilion, the former DFS building, etc. Financial institutions present in the market include Bank of Hawaii, Bank of Guam, First Hawaiian Bank, PFC, and Community First Federal Credit Union. Insurance companies include PFC Insurance, Great National Insurance Underwriters, and other supporting commercial retail uses. All major telecommunication companies have a presence in Tamuning, including Docomo Pacific, GTA, and IT&E.

Most of the commercial developments in Tamuning are located along Marine Corps Drive (Route 1). Route 1 is the main thoroughfare connecting the northern (Yigo and Dededo), central (Tamuning and Hagåtña), and the southern portions of Guam. It is a six-lane roadway (plus a center turning lane) providing for traffic flow in primarily northeast and southwest directions. Other principal thoroughfares include Army Drive (Route 16), Route 27, Airport Road (Route 10A), and Chalan San Antonio. Chalan San Antonio is a six-lane (plus center turning lane), that connects to Pale San Vitores Road (Tumon Bay's main thoroughfare).

Vacant land is limited along major arterials (infill high demand central location). Available land is typically under one acre in size or more suited for residential developments within interior locations on secondary connectors or neighborhood streets. Some of the small available lots with main roadway frontage are tentatively proposed for future commercial or mixed-use developments. There are several schools, churches, and government offices located in the nearby vicinity.

Chalan San Antonio is a minor arterial that connects the subject's submarket to Tumon Bay by way of Marine Corps Drive to Pale San Vitores Road. This thoroughfare was one of Guam's primary growth corridors during the 1990s. Developments completed during this era included the GPO (renovation after Gibson's), Baltej Pavilion, PeMar Place, Kim Chee Complex, Photo Town Plaza, DNA Plaza, Monticello Plaza, and the Sony Building. The most recently completed commercial project along Chalan San Antonio involves the Bank of Hawaii Headquarters (2025) and the Phase I Camacho Landmark Center development, which is owner-occupied by Personal Finance Center (2013). The Phase II Camacho Landmark Center was completed in 2017 and involved a two-story, 21,000± square feet commercial building with Marine Corps Drive frontage. Tenants include Infusion Coffee and Tea, APL, GTA Guam, and Navy Federal Credit Union (ATM only). All the recent developments are near GPO, which is a destination location for locals, tourists, and the military.

GPO is Guam's second-largest shopping center. It involves a 252,004± square feet, outlet-style shopping center with anchor and inline retail tenants (national and local), a 14-screen megaplex theater, a food court, and pad retail buildings. Town Plaza (CAM Properties) is adjacent to the north and is leased to Applebee's, Pieology, and Gourmet Guam. Two lots to the north of GPO include the Cost-U-Less and the DNA property (18,850± square feet with Yogurt Land and Tokyo Mart). Baltej Pavilion is a major commercial center along Chalan San Antonio and contains approximately 55,000± square feet of GLA. PeMar Place is a 14,000± square feet commercial building and was formerly leased to Sagua Managu (Guam's first birthing center, which closed in December 2022).

Park Place Business Center (formerly the Northwest Plaza) was acquired in July of 2022 by Monster Auto Corp., led by CEO Derrick Muna Quinata. It subsequently underwent a full renovation, including modern finishes and essential upgrades such as solar panels, a full backup generator, and 24-hour mobile security. Additionally, the center is benefiting from a \$1 million Rural Energy for America Program (REAP) grant to reduce energy costs, including the installation of solar energy and future EV charging stations for tenants. Tenants at the property include IT&E, MacTech Guam, Sixt Rent-a-Car Guam (related party), and August Supermarket.

The ITC Building is another critical development in the area and is located at the southwesterly corner of Marine Drive and Chalan San Antonio. It is Guam's largest office building with approximately 211,042± square feet of gross building area (completed in 1974). Government agencies occupy the majority of the building. Located on the southeast corner of Marine Corps Drive and Chalan San Antonio is the FHP Health Center Guam.

The western portion of Tamuning is a secondary market and includes the Oka Subdivision, Governor Carlos Camacho Road, and Farenholt Avenue. This market was once designated as an alternate location for Tumon, thanks to its Agana Bay beachfront and exposure. This speculation fueled hotel and condominium developments (Alupang Beach Tower, Agana Bay Condominiums, Agana Beach Condominiums, Oka Towers Condominiums, Summer Towers, Onward Beach Resort Guam, Sheraton Laguna Guam Resort, Hotel Santa Fe Guam, etc.). However, the market never gained traction, and Tumon remains the premier tourist destination on Guam. There is also a demand for medical-related services driven by Guam Memorial Hospital and Guam Medical Plaza.

Important Submarkets in Tamuning

Harmon Industrial Park is Guam's oldest, dedicated industrial park and includes a variety of uses such as industrial warehouses, apartments, restaurants, auto-related uses, and others. Noteworthy tenants in the immediate area include Quality Distributors, Ambros Inc., Pepsi Cola Bottling, Lam Lam Tours, Dewitt, IT&E, Harmon Mini Storage, Guam Dry Cleaners, Black Construction, LBC/UPS, ABC Stores, JMI-Edison, Jack Peters, Carrier, etc. The main road servicing Harmon Industrial Park is a former World War II runway (Harmon Industrial Park Road) and connects to Marine Corps Drive via Tun Joaquin Flores Street (westernmost point) and Ilipog Street (center point). It also connects to Route 27 (Hamburger Highway) by a secondary road.

Tumon Bay is featured as the Waikiki of Guam and is substantially developed with hotels, condominiums, and tourism-related commercial facilities. Grandview and Goodwind Development (Lucio Tan, owner of the Micronesia Mall) acquired Tumon Shopping Mall, a 200,000± square foot regional mall. The project is still not complete, and an anchor tenant has yet to be secured.

Tumon Bay is known for its warm, reef-protected water, sandy beaches, and picturesque sunsets. The island's major hotels, including Hilton Guam Resort & Spa, Pacific Islands Club, Pacific Star Resort and Spa, Fiesta Resort, Hyatt Regency Guam, Dusit Thani, Outrigger, Reef Hotel, Westin Hotel, Lotte Hotel, Hotel Nikko Guam, and others, are located within Tumon Bay. Major tourist retail centers in Tumon include the T Galleria by DFS, JP Superstore, and The Plaza. Attractions in the area include Sand Castle, The Globe, Underwater World, the Pentagon, and a high concentration of local and fine dining. Tumon has three distinct segments: Pleasure Island (high demand, east Tumon), Central Tumon (moderate demand), and West Tumon (low demand).

The majority of the commercial and hotel developments are along Pale San Vitores Road, with single and multi-family developments on interior roads. There are a few remaining large, undeveloped oceanfront and interior sites in the area. Many of these lots were proposed for development, but have since been put on hold.

LOCAL AREA SUMMARY

The subject property is located in the Tamuning submarket. The subject area is considered a residential community. Commercial uses are situated on major arterials, Marine Corps Drive and Chalan San Antonio. Industrial uses are located on interior roads, with the highest concentration within the Pick A Nail submarket. Ypao Road is a minor arterial connecting Marine Corps Drive and Pale San Vitores Road. Limited commercial, including retail, office, medical, motel/hotels, and industrial, are positioned on this road.

New developments completed in the area include the Camacho Landmark II, Soka Gakkai International, Don Don Donki, Bank of Hawaii, and the newly renovated Park Place Business Center (former Northwest Plaza). The area is near key services and employment, including the A.B. Won Pat International Airport and Tumon Bay. Overall, the subject location is average and conveniently located near community services, recreation, and employment hubs.

MARKET AREA ANALYSIS

Guam is an unincorporated and organized territory of the United States and is the closest point to Asia for the United States. Its small market and remote location impact Guam's supply and demand economics in the Western Pacific. Local market activity mitigates susceptibility to external forces and fluctuations in foreign investment. The market's foundation is built on local activity with isolated, high-priced institutional foreign transactions. Historically, the U.S. military, tourism, and the local government have been the main economic drivers.

Three critical periods of foreign investment occurred in Guam: the early 1970s, the late 1980s, and the mid-2000s. In the early 1970s, the doors opened to Japanese tourism, and investors from Taiwan were seeking a haven within the United States. In the late 1980s, during the "Japanese economic miracle," Japanese investors flooded Guam with cash, driving up real estate prices. In the mid-2000s, the combination of the military build-up speculation (relocating Okinawa Marines, including personnel and family) and readily available capital resulted in another mini-boom. However, the real estate market experienced a significant decline and stabilization between 2008 and 2012, reaching a plateau in late 2012.

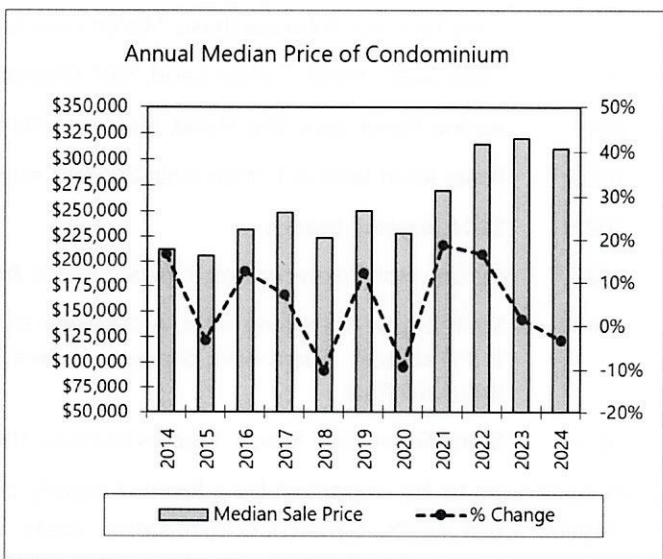
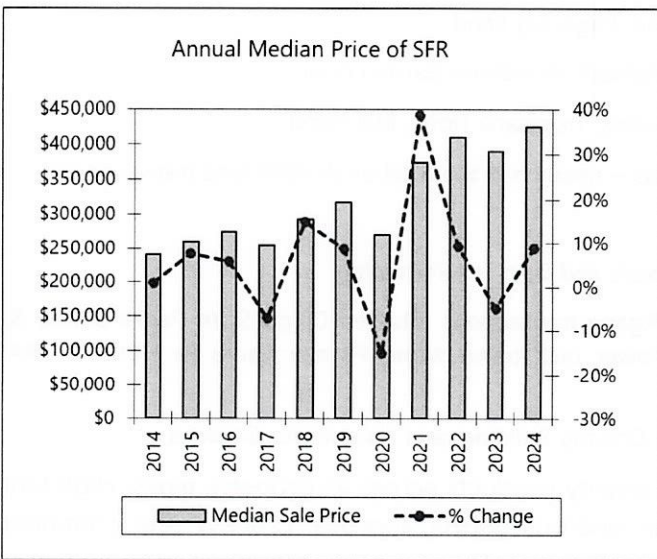
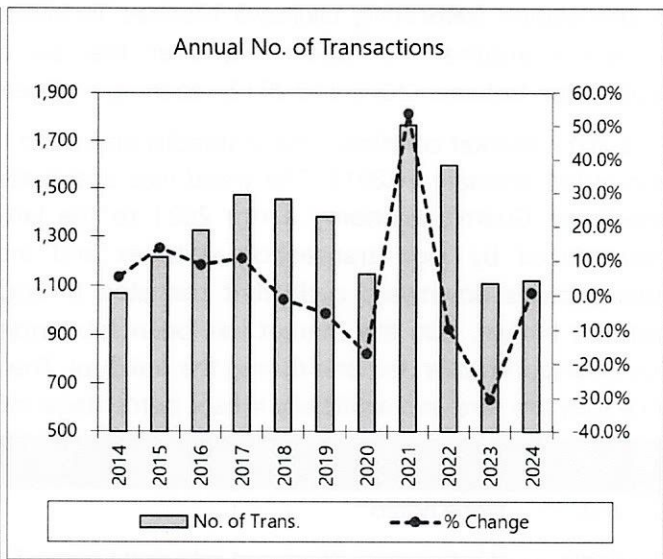
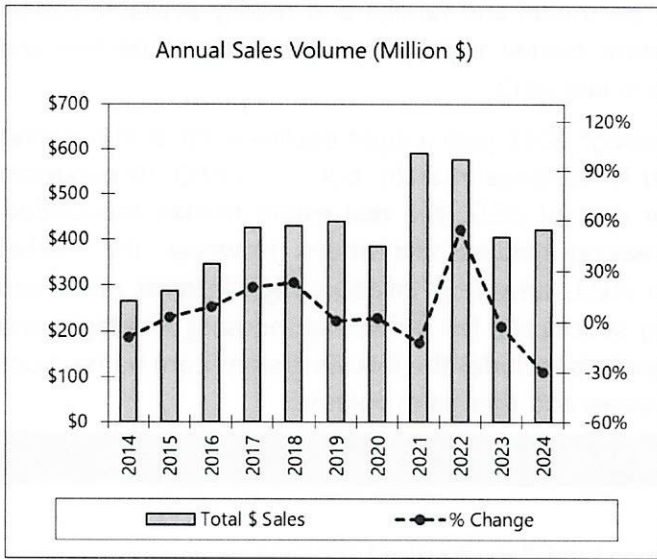
Since 2012, market conditions have steadily improved through 2017, with a slight decline in 2018. The market rebounded strongly in 2019. The trend was anticipated to continue in 2020, but the COVID-19 pandemic devastated Guam's economy. From 2021 to the latter part of 2022, the real estate market rebounded, characterized by high transaction volumes and increasing median sale prices. However, the market experienced a downward cycle that persisted through 2023, driven by inflation, high interest rates, and Typhoon Mawar. But, the market has been rebounding specifically for residential (housing shortage) and industrial (contractor demand during the buildup). The analysis excludes the following significant transactions since they are rare and artificially inflate percentage increases and total sales volume.

Year	Significant Transactions Excluded (\$4.0 million+)
2013-2015	None noted
2016	Westin Hotel, Windward Hills Golf Course, Tumon Land, Pago Bay Land, ITC Building
2017	Core Tech portfolio purchase, Marbo Cave Land, Pago Bay Land
2018	Lotte Guam Hotel, Tumon Land, SIFA Charter School, Wyndham Garden Guam
2019	Accion Hotel, Sure Stay Hotel, Red Plumeria Suites, Tropicana Hotel, BOH land
2020	Fujita Road land in Tumon (sold by 2018 buyers – nearly half the total of all 2020 land transactions)
2021	BOH Hagåtña branch
2022	Verona Hotel (foreclosure), Onward Beach Resort, and Days Inn Tamuning.
2023	Smithbridge Tamuning land, Archbishop of Agana transactions (Blessed Diego Saint Pedro Shrine & FHP/Takcare), Guam Mini Storage, Ladera Tower bulk transactions, Former Santa Fe Hotel, IXORA Industrial Park
2024	Starts Guam Golf Resort, Macheche Plaza, the Cheung Building, and Hamamoto Gardens

Guam continues to be impacted by a limited supply of quality products across all property types. High land acquisition, labor costs, construction/material costs, an onerous permit approval process, and continued supply chain disruptions further complicate the pent-up demand. These market pressures have increased demand and pricing for existing improvements (renovation or repurposing), with owner-users willing to pay near the replacement cost. However, market conditions have softened (since late 2022) as inflation continues to impact the market, high interest rates, and tighter lending requirements.

Historically, more than 50% of Guam’s annual real estate sales volume involves residential dwellings (up to four units). In 2024, the volume increased to nearly 59.8%, and the number of transactions was almost identical to that in 2023 (562 vs. 568). The limited number of transactions was attributed to high interest rates, a lack of supply (particularly below \$ 500,000), and reduced purchasing power. Buyers shifted to the secondary market for older “fixer-upper” homes. Limited inventory and the benefits of high military and Section 8 rental rates outweighed high interest rates, resulting in a 9.0% increase in the median price of residential units (a total of ten transactions over \$1 million).

The total sales volume of condominiums decreased sharply in 2023 and 2024. Quality condominium units are limited, and buyers prefer to purchase SFRs. Additionally, the cost of ownership increased due to inflation, as evidenced by higher HOA dues. This further reduced investor margins on a for-rent basis. Overall, the median condominium prices decreased to \$310,000 (down 3.1% from the prior year).



In 2014, this sector experienced the first wave of mainland Chinese investors seeking to lease condominiums to U.S. military members, aiming to capture higher yield rates and rental income. This economic influence has continually fueled buyers as the housing shortage persists. Additionally, Guam attracts its fair share of Free Independent Travelers (FIT). Investors seized the opportunity to capitalize on this demand by purchasing

condominium units for Airbnb users. However, pushback from HOAs quickly caught the attention of Guam's taxation authority since Airbnb units were not classified as hotels (they did not have to pay the hotel occupancy tax). Regardless, tourists primarily stay in Tumon for its white sand beaches, central location to amenities, available public transportation, and overall safety.

Traditional motivations and the pandemic rebound drove the market rebound in 2021, as investors sought to secure assets in anticipation of the military buildup (during a low-interest rate environment). This demand is still present and may pressure condominium demand and pricing upward. The buildup is estimated to increase the military population (enlisted and support personnel) to 50,000 ±. The increase primarily involves the Marine buildup, but includes the Army (for the proposed 16 Aegis Guam System missile defense sites) and the Air Force (added half of Singapore's F-15 Air Force fleet (12 planes) – joint alliance). The DoD estimates a 1% spillage to the outside market (approximately 5,000 units). The current and future supply will likely fall short of the necessary military demand, which will keep housing prices at an all-time high.

Additionally, it was announced that overseas housing allowances (OHA) would be increased, which may justify higher prices for investors. However, there are rumors that Guam will change to Basic Allowances for Housing (BAH). BAH allows personnel to retain the portion of the housing allowance not spent (unlike OHA, where 100% must be used for housing).

A "Request for Information (RFI) for Transient Lodging, Unaccompanied Housing, Family Housing or combination thereof for increased military capability, supporting the Department of Navy Guam", was released in February of 2024. The RFI stated the following information.

"The Department of the Navy (DON) is pleased to present this Request for Information (RFI) for a rare opportunity to gather insights, expertise, and potential solutions from industry experts, developers, and stakeholders regarding the need for transient lodging, unaccompanied housing, family housing, or a combination thereof, to accommodate the housing requirements of 1,000 to 4,000 additional accompanied and unaccompanied service members on the island of Guam. While specific sites for expanded housing have not yet been identified, the Government is seeking visionary feedback and/or incremental solutions to assess the feasibility of transient lodging, unaccompanied housing, family housing, or integrated solutions that will effectively address the growing military presence in Guam. In order to minimize and eliminate the military impact on the housing availability and be a part of the total economic contributions, the Government is seeking all ideas or concepts and is open to innovative ideas to best provide capability to the growing military presence on the island."

The Guam Housing and Urban Renewal Agency (GHURA) hosted a Housing Summit in January 2025. The summit provided industry and government leaders with an update on the current state of Guam's affordable housing. Their findings stated that low supply, high demand, and the cost of construction (including labor and materials) were critical issues adversely affecting housing affordability. Below are key data points presented.

- a) Pent-up demand: 6,650 units required (excluding DoD)
- b) Organic population growth: 2,768 units required
- c) New Housing Units Needed: 9,908 by 2025 (excluding DoD)
- d) DoD induced population growth (2015-2024): approximately 15,000 or more; an additional 7,228 by 2029;
- e) DoD utilization: >9% of the total housing inventory; unknown number utilized for Temporary Workers
- f) DoD community housing shortfall: 2,881 units by 2029
- g) Hidden Homeless: increased 29% from 2009-2019; despite 1,377 new housing units from 2010-2019
- h) Approximately 52% of households in Guam are overburdened, paying more than 52% of GHI on housing costs
- i) Home construction: Ranging from \$250/SF to \$341/SF
- j) Homelessness: increased 38% from 2020-2022 and 16% from 2023-2024

Based on current market information, the housing shortage appears to be worsening, and there are no immediate solutions to address the near-term demand. The shortage will continue to place upward pressure on residential units (1-4 units, condominiums, and apartments) until a solution from industry experts resolves the supply chain disruption, labor and material cost increases, high land acquisition costs, and government regulations.

Land sales typically reflect the most significant category after residential 1-4 and condominium sales (historically tied to near-term economic development and tend to fluctuate more). Total land transactions peaked during rumors of military build-ups from 2006 to 2008, with sales decreasing through 2016 due to delays in the buildup. As military-related projects commenced in 2017, coupled with a strong tourism industry (reaching all-time visitor arrival highs before the COVID pandemic), transactions began to ramp up, particularly in terms of average price. However, Guam's economy was not immune to the impacts of the COVID-19 pandemic. Apart from federal funding, the pent-up demand market rebound was short-lived and further complicated by a limited supply of usable land, inflation, supply chain disruptions, and high interest rates. Transactions dropped during the pandemic to 261, totaling \$69.1 million, then rebounded significantly in 2021 with 475 transactions, totaling \$100.5 million. Transactions remained high in 2022 at 421, but the total volume was down by 15.0% or \$85.4 million (12 transactions were above \$1 million in 2022). The market softened further in 2023 with only 276 transactions and a total volume of \$44.2 million (down 48.2%). In 2024, sales volume remained relatively flat at 271 transactions, but the total volume increased to \$54.7 million (up 23.8%).

However, it is important to note that there were 11 transactions above \$1 million (three over \$2 million and the highest at \$4.5 million) and only seven in 2023 (the highest was \$1.8 million). Excluding these high sales, the total 2024 volume was only slightly higher at \$48.8 million.

The military buildup and lack of affordable housing fueled the multi-family and apartment segment. However, the limited available inventory reduces the reliability of the total transactions and sales volume raw data (small dataset). On a price-per-unit basis, this segment typically traded below \$100,000/unit (unless in core central submarkets). However, since 2019, the unit indicators have increased, with transactions exceeding \$200,000 per unit (see table below).

YEAR	NO. OF TRANSACTIONS			NO. OF UNITS	TOTAL VOLUME	\$/UNIT
	< \$100K	\$100K+	\$200K+			
2021	2	2	1	47	\$6,287,000	\$133,766
2022	3	1	2	46	\$5,828,000	\$126,696
2023	2	1	4	66	\$9,890,000	\$149,848
2024	0	0	4	41	\$6,195,000	\$151,098

The costs associated with land acquisition, material/labor costs, and an arduous permitting process have motivated contractors to purchase existing inventory for employee housing purposes (reduces cost without a lengthy permitting process). Additionally, they can repurpose/transition these properties to investments after the military build-up cycle (current build-up cycle followed by maintenance contracts). The highest transactions involved contractor purchases or turnkey investments (condominiums or renovated apartments). Additionally, investors are entering the market since Section 8 Fair Market Rents (FMR) have placed upward pressure on civilian apartment rental rates (upside potential).

Factors unique to Guam caused a rise in apartment rental rates starting in 2021. The combination of inflation and the lack of housing is becoming a pressing issue (high cost of living with relatively flat wages). Section 8 vouchers have historically been marginally higher than civilian rents, which did not justify the added cost of operations. Therefore, landlords opted for qualified civilian tenants over Section 8 vouchers. This management practice has created a substantial shortage of Section 8 housing in Guam. However, GHURA has increased

rates to be competitive with military OHA allowances, which set the top end of the market at \$2,205 per month (although inspectors can adjust rents as necessary).

CY25 ALLOWANCES	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
FMR	\$1,222	\$1,345	\$1,765	\$2,473	\$2,964	\$3,408	\$3,853
HCV Program	\$1,344	\$1,480	\$1,942	\$2,720	\$3,260	\$3,749	\$4,239
With Disabilities	\$1,466	\$1,614	\$2,118	\$2,986	\$3,557	\$4,090	\$4,624
% Increase from CY24							
FMR	1.3%	1.4%	1.3%	0.7%	0.3%	0.3%	0.3%
HCV Program	11.4%	9.4%	8.2%	7.6%	7.1%	7.1%	6.1%
With Disabilities	1.3%	1.4%	1.3%	1.4%	0.3%	0.3%	0.3%

This substantial increase has incentivized landlords to lease to Section 8 tenants and increase civilian rental rates. The downside of this market phenomenon is increased cost of living and affordability issues for residents. This potential threat may cause a market adjustment and potentially displace tenants until a market equilibrium is reached. Residents may seek to move off-island to parts of the U.S. Mainland, where wages are equivalent or higher, but the cost of living is lower. There is some early evidence of this migration, with the 2020 census data reporting a population decrease for Guam.

It is also important to note that GHURA and the U.S. Military can adjust their housing allowances. These agencies aim to mirror the market and not set market rents. Therefore, these agencies may make future adjustments if the recent increases are aggressive (particularly if the military changes Guam from OHA to BAH). Additionally, potential homeowners are priced out of the market because of high-interest rates and median home prices. The increasing demand and lack of inventory will continue to push rental rates up in the near term (particularly for one-bed and two-bed units). Affordability in the private sector will remain an issue until a market correction occurs (higher wages, lower cost of living, or both).

MLS LEASING DATA						
Category	2019	2020	2021	2022	2023	2024
One Bedroom						
Low	\$550	\$450	\$600	\$600	\$600	\$750
High	\$1,700	\$1,800	\$1,850	\$1,800	\$1,750	\$1,600
Median	\$800	\$800	\$916	\$975	\$1,000	\$1,050
Average	\$857	\$834	\$991	\$986	\$990	\$1,065
No. of Transactions	88	72	92	77	65	91
Two Bedroom						
Low	\$700	\$750	\$750	\$750	\$800	\$800
High	\$1,900	\$1,950	\$1,800	\$1,650	\$2,100	\$2,000
Median	\$950	\$950	\$1,100	\$1,200	\$1,250	\$1,350
Average	\$1,008	\$1,053	\$1,132	\$1,219	\$1,296	\$1,366
No. of Transactions	291	247	268	284	212	258
Three Bedroom						
Low	\$950	\$800	\$950	\$1,050	\$800	\$1,100
High	\$1,900	\$1,860	\$2,180	\$2,188	\$2,100	\$2,100
Median	\$1,351	\$1,400	\$1,700	\$1,800	\$1,800	\$1,800
Average	\$1,377	\$1,397	\$1,653	\$1,718	\$1,725	\$1,739
No. of Transactions	102	115	138	109	97	134

*Data excludes military, above market Section 8 vouchers, and furnished units.

Because of economic obsolescence, owners or partial owner-users purchase commercial properties (opting for owning benefits instead of leasing). Initially, these buyers targeted assets with good locations (Tumon, Tamuning, or Marine Corps Drive Frontage). The military build-up has fueled this trend and created a seller's

PRESENTATION OF DATA

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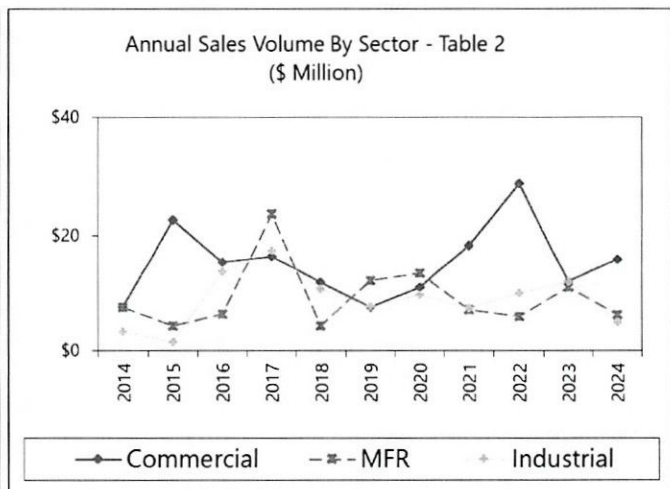
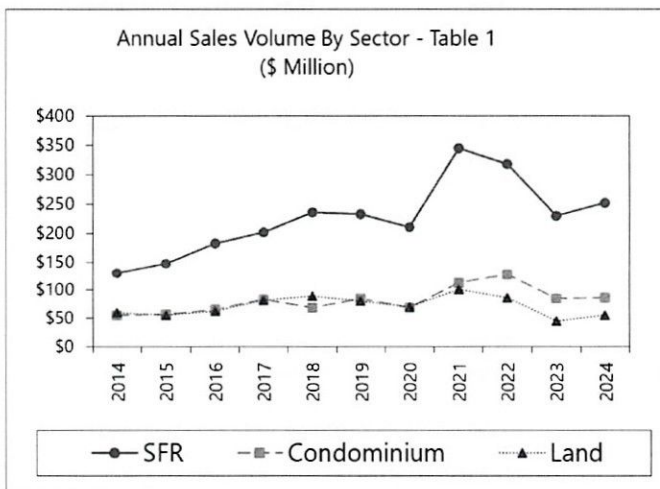
market, evidenced by record selling prices. Buyers are targeting any available semi-functional building to eliminate the permitting process and the new construction cost. Early evidence shows that this microeconomic characteristic has motivated buyers to view assets as irreplaceable and place more emphasis on a depreciated cost basis.

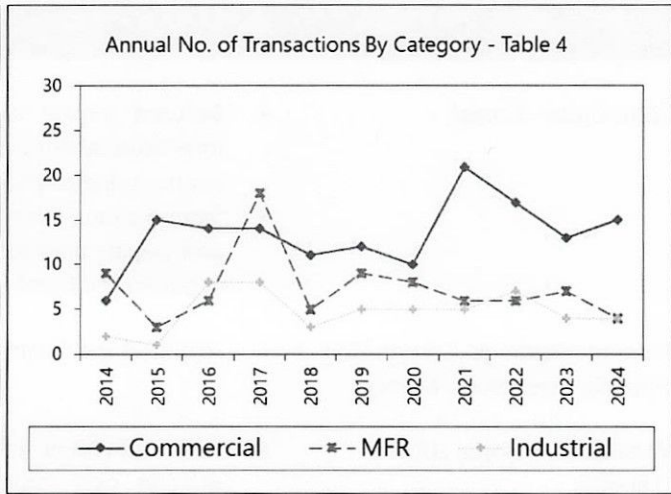
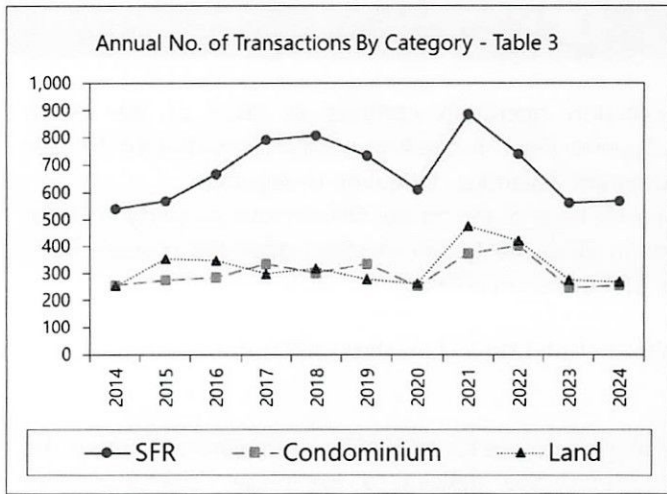
Retail lease transactions have declined significantly since 2022 as market conditions soften (the tourism market has yet to recover). Further impacting this sector is the lack of quality properties with ample parking. Office leasing has stabilized, with total transactions exceeding pre-pandemic levels at higher average rental rates. The industrial sector remains strong, as the buildup continues and the scope is further expanded. Average rental rates have also reached an all-time high due to the limited supply of available properties. The lack of supply has also led tenants to proactively renew their leases at higher rates (these transactions are not published in MLS). Guam continues to be impacted by a slow economic recovery (particularly tourism), supply chain disruptions, inflation, high interest rates, and geopolitical unrest.

MLS COMMERCIAL LEASING DATA							
CATEGORY	2018	2019	2020	2021	2022	2023	2024
NO. OF TRANSACTIONS							
Retail ^[1]	23	27	16	19	30	13	13
Office	41	40	35	47	41	45	51
Warehouse	15	11	8	20	9	12	7
TOTAL	79	78	59	86	80	70	71
RENTAL RATE AVERAGE^[1]							
Retail (\$/SF/Mo) ^[2]	\$0.78 - \$3.98 (\$1.89)	\$0.58 - \$2.00 (\$1.48)	\$0.61 - \$2.63 (\$1.46)	\$0.62 - \$3.30 (\$1.37)	\$1.09 - \$3.33 (\$1.85)	\$1.00 - \$2.60 (\$1.78)	\$1.00 - \$3.37 (\$1.89)
Office (\$/SF/Mo)	\$0.47 - \$2.34 (\$1.16)	\$0.50 - \$3.30 (\$1.43)	\$0.75 - \$2.04 (\$1.21)	\$0.71 - \$2.91 (\$1.36)	\$0.75 - \$3.21 (\$1.43)	\$0.89 - \$2.50 (\$1.52)	\$1.00 - \$2.90 (\$1.55)
Warehouse (\$/SF/Mo)	\$0.45 - \$1.50 (\$0.75)	\$0.39 - \$1.00 (\$0.80)	\$0.50 - \$1.00 (\$0.84)	\$0.60 - \$1.67 (\$1.05)	\$0.46 - \$1.50 (\$1.11)	\$0.80 - \$1.25 (\$1.05)	\$0.60 - \$1.31 (\$1.00)
TOTAL LEASED AREA (SF)							
Retail	33,007	36,010	18,800	29,667	47,625	15,568	19,018
Office	48,738	52,936	42,202	49,277	55,354	58,581	59,308
Warehouse	70,474	44,466	32,754	99,791	36,972	42,132	31,522
AVERAGE LEASED AREA (SF)							
Retail	1,435	1,334	1,175	1,561	1,588	1,198	1,463
Office	1,189	1,323	1,206	1,048	1,350	1,302	1,163
Warehouse	4,698	4,042	4,094	4,990	4,108	3,511	4,503

[1] Excluded in the ranges are executive office suites, specialty commercial (accessory to large hotel or office buildings, cargo buildings, TWHF, etc.), new construction, and self storage units.

[2] Upper tier of the rental range in 2018 were from transactions in Tumon and the Camacho Landmark building. Upper end of leases in 2024 were from the newly renovated Park Place Business Center.





Most of the significant real estate transactions in Guam involve foreign investors. These transactions typically set the upper tier of the market, as foreign investors continue to seek safe havens in the United States, lower real estate costs, and the potential for higher returns (albeit with significantly higher risk). These significant foreign investors can create an environment of higher and more difficult barriers to entry. Additionally, speculative land banking has been the most common source of demand. Further compounding the situation is the strong U.S. dollar versus Asian market currencies (Won, Yen, Yuan, and Taiwan Dollar). Below is a list of investors and recent high-profile transactions.

Investors	Assets and Comments
Lih Pao (Taiwan):	<ul style="list-style-type: none"> • Ypao Beach land for \$17.7 million or \$385/sq. m. (2011) • Ypao Beach land for \$10.4 million or \$616/sq. m. (2012 - assemblage) • Fujita Road land for \$12.1 million or \$360/sq. m. • Former Aurora Villas land for \$10.5 million or \$616/sq. m. (2013)
Zhongyi Group (Taiwan):	<ul style="list-style-type: none"> • Controversial Pago Bay land for \$6.7 million or \$270/sq. m. (2014). The intent is to develop the Pago Bay Marina Resort, two towers with a total of 239 units.
Evergreen Phoenix Resorts Hotel (Taiwan):	<ul style="list-style-type: none"> • Adjacent Hyatt land for \$34.0 or \$674/sq. m. (2016) • Tumon land for \$6.3 million or \$775/ sq. m. (2017 – assemblage)
Tumon Tasi Land, LLC (Local Japanese):	<ul style="list-style-type: none"> • Beachfront land for \$4.0 million or \$1,888/sq. m. (2017 - assemblage)
Ken Corporation (Japan):	<ul style="list-style-type: none"> • Hotel operations include Hyatt, Nikko, Pacific Island Club, Hilton, and Sheraton hotels (all acquired between 2005 and 2008). Tsubaki Tower (luxury 26-story, 325-room, five-star hotel) was completed next to Nikko Hotel in 2020.
Lucio Tan (Philippines):	<ul style="list-style-type: none"> • A Filipino billionaire active in Guam since the 1970s. • Significant holdings include Tumon Bay Mall, Micronesia Mall, Guam Beach Front Residences, Tumon land, and significant land holdings along Route 3 (targeted military build-up area). • 2016 expanded Micronesia Mall. Secured Ross as an anchor tenant in 2017 and completed a pad restaurant in 2019 (Jollibee).

Investors (Cont'd)	Assets and Comments (Cont'd)
Lotte Group (Korea):	<ul style="list-style-type: none"> Secured airport concession operation contract in 2013 at the Guam International Airport. Superior Court Judge Arthur Barcinas voided the 10-year contract due to procurement violations. Litigation is ongoing. Signed a long-term master lease of the former Okura Hotel property in Guam and began operations in 2015 (no longer in effect after JR6 (Korean REIT) acquired the hotel for \$64 million in 2018).
Pioneer Holdings Corporation – Hyundai Subsidiary (Korea):	<ul style="list-style-type: none"> Acquired the Guam Westin Hotel for \$125 million (430 room, resort hotel).
Wonderful Resorts, LLC (Taiwan):	<ul style="list-style-type: none"> Acquired Windward Hills Golf Course for \$8.5 million and plans to improve the existing golf course facility and develop a five-phase, master-planned community with 488 dwelling units and commercial and recreational facilities.
IT&E (Guam)	<ul style="list-style-type: none"> IT&E acquisition of the Guam International Trade Building (ITC) in 2016 for \$36 million. Acquired the Bank of Hawaii Hagåtña headquarters for \$6.75 million in 2021.
Honhui, LLC	<ul style="list-style-type: none"> Assembled from Guam TKY, LLC, and NTSS Guam LLC, Tumon land on Fujita Road for \$35.8 million.
Tyche Acquisition Guam, LLC	<ul style="list-style-type: none"> Purchased the Verona Hotel via foreclosure/auction at \$13.6 million.
Hoshino Resorts	<ul style="list-style-type: none"> A Japanese luxury hotel operator purchased the Onward Beach Resort at approximately \$73 million (8.5 billion Yen). The transaction included the hotel and a 32-unit employee housing facility, which was later sold to a local entity.
Finest Guam Golf & Resort	<ul style="list-style-type: none"> Purchased the Starts Guam Golf Resort for approximately \$24 million, which included the 27-hole golf course, hotel, and restaurant facilities. Investors from South Korea funded the purchase.
Cartium Enterprise Guam LLC	<ul style="list-style-type: none"> Purchased the Pacific Star Resort and Spa for \$33 million (foreclosure) or approximately \$75,712/room (436-room hotel). The purchase was funded by investors from South Korea (Eastern Corporation Korea). Purchased the leased fee interest in the Pacific Star Resort and Spa for \$7 million (consolidated the fee simple ownership).

The market generally classifies the subject as a standard multiple dwelling land property that, if exposed to the open market, would command good interest from local developers due to the subject's zoning, Tamuning location, and proximity to employment and critical community services. Currently, there is good buyer demand, while there is limited availability for this property type on the supply side.

The following SWOT Analysis chart summarizes the major property strengths and weaknesses while outlining potential opportunities or threats to the subject's competitive position and overall marketability.

STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> - U.S. Territory as a safe, tropical, resort image destination for the Asia and Southeast Asia market. - Visa waiver programs with south Asia countries. - U.S. Military presence and Marine relocation buildup. - Closest U.S. destination for Asia and Southeast Asia markets. - Central location in Tamuning. - Road frontage on Ypao Road (Route 14B). 	<ul style="list-style-type: none"> - Tourism has only two main source markets (S. Korea & Japan). - Small and isolated market that lacks employment and industry diversity (DoD and local government related). - Economic obsolescence: high land acquisition cost (limited usable/functional land), high construction and labor costs, and an onerous permit process. - Inadequate and aging infrastructure (to support the military buildup and local population). - Jones Act (high shipping costs hampers economic growth).
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> - Military buildup, expansion, and maintenance contracts. - Marketing beyond Korea and Japan for visitor arrivals. - Meeting, Incentive, Conference, and Exhibition/Event (MICE) program. - Diversifying Guam's economic industry as a U.S. hub to Asia. - Rebranding Guam as a tourist destination. - Future repurposing of older existing properties. - High demand for housing with limited supply. 	<ul style="list-style-type: none"> - Natural disasters in the region (typhoons and earthquakes). - Susceptible to market changes and geopolitical events in the U.S. and Asia. - Losing visitors to other tropical resort locations in Asia. - High interest rates, geopolitical events, slow tourism recovery, and strong USD versus visitor source countries. - Socioeconomic impacts of the military buildup. - No economic diversity (DoD, local government, and tourism). - Slow tourism recovery. - More focused development near population and buildup critical mass (northern portion of the island).



Front view of the subject (towards the east)



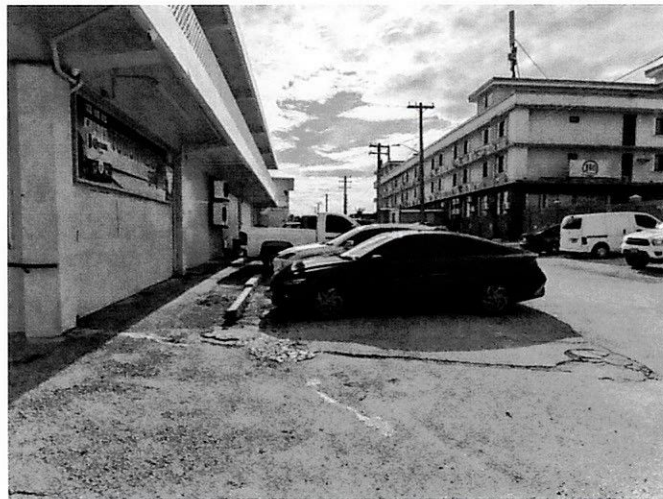
Rear view of the subject (towards the west)



View of the area to be acquired (parking area) facing south



Alternate view of the area to be acquired facing north



Easterly view of the access easement



Westerly view of the access easement



Northbound view of Ypao Road (Route 14B) (the subject is to the right of the photograph)



Southbound view of Ypao Road (Route 14B) (the subject is to the left of the photograph)



Eastbound view of Sali Lane, the subject is to the left of the photograph (note that the parking area within the 20' access easement portion)



Westbound view of Sali Lane, the subject is to the right of the photograph (note the parking area within the 20' access easement portion).

LARGER PARCEL ANALYSIS

230 – PERTINENT FEATURES OF THE SUBJECT PROPERTY

The subject property consists of one parcel with a total site area of 4,982 SQM (53,626 SF or 1.23 AC), which was based on information obtained from the recorded map number 95FY70 (see extraordinary assumption). Recorded map 235FY2014 was relied upon for to identification and land area calculations related to the area to be acquired and the remainder parcels. I have relied on this site area and reserve the right to amend the analysis upon receipt of a formal legal plan. The following summarizes the salient characteristics of the subject larger parcel.

- 1) **Property Type:** R2 Zoned (previously built as a hotel, now operating as a mixed-use, apartments over commercial uses)
- 2) **Existing Use:** Mixed-use apartments over retail
- 3) **Land (Lot No.):** 2143-2-1NEW
 - a) **Land Area:** 4,982 SQM (1.2311-acres or 53,626 SF)
 - b) **Shape:** Generally rectangular
 - c) **Dimension:** Frontage: 120.2' / Depth: 450.1' (NB) and 443.7' (Sali)
 - d) **Ingress/Egress:** Exposure of the subject is average, with frontage on the north side of Marine Corps Drive, a major arterial with six lanes and improved with power poles, street lights, utilities, asphalt paving, sidewalks, curbs, gutters, a center turning lane, and signals.
 - e) **Topography:** Level to sloping
 - f) **Flood Zone Data:** Zone X (Unshaded). This is referenced by Panel Number 6600010084D, dated September 28, 2007. Zone X (unshaded) is a moderate and minimal risk area. Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local storm water drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities but is not required by regulation in these zones. Nearly 25% of all flood claims filed are for structures located within these zones. Minimal risk areas outside the 1% and 0.2% annual chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)
 - g) **Drainage:** The land appears to have adequate drainage and does not appear to be impacted by flooding.
 - h) **Soil Characteristics:** A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.
 - i) **Utilities:** All public utilities are on-site or along nearby roadways.
 - j) **Utilities Available:** Power, water, sewer, telephone, internet, and cable.

- k) **Site Improvements:** Asphalt paving, partial perimeter fencing, and parking bumpers.
- l) **Easements, Encroachments or Restrictions and their Effect or Limitation:** A preliminary title report was not available for review. During the property inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there are no adverse easements present. If questions arise, further research is advised.
- m) **Environmental Issues:** Based on a review of an independent investigation to determine the presence or absence of toxins on the subject property, none are present. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.
- n) **Natural and Manmade Constraints:** According to the Bureau of Planning maps for Guam, natural and manmade constraints do not encumber the subject property.
- o) **Seismic:** The subject is in a low risk area.

Site Rating: Overall, the subject site is considered average as a land site in terms of its location, exposure and access to employment, education and shopping centers, based on its location along a minor arterial.

In conclusion, the site's physical characteristics appear to be supportive of the subject's current use and there were no significant detriments discovered that would inhibit development in accordance with its highest and best use.

Land Area: Since the original recorded lot map, there have been two subsequent maps recorded that changed the lot numbers and the land areas. I have provided the following history of the subject's recorded lot maps. Each will be provided in a later section of this appraisal report presented herein.

- a) Map 35FY69, Per Parcel Survey Plat of Basic Lot, the subject is identified as Lot No. 2143-2-1, with a gross land area of 4,156± square meters (SQM). The map also designates a 40-foot easement for access adjacent to the south.
- b) Subsequently, map 95FY70, a Consolidation and Parceling of Lots 2143-2-1, 2143-2-2, and 2143-2-R2 was recorded. This map parceled the 40-foot access easement into two pieces and tied approximately 20 feet (depth) to Lot Nos. 2143-2-1 and 2143-2-2 along their southern boundaries. The consolidation and parceling resulted in a new lot number for the subject (Lot No. 2143-2-1NEW) and increased the gross land area to 4,982± SQM. Additionally, map 140FY89 (although the subject is not part of the survey), shows the subject property identified as Lot No. 2143-2-1NEW (inclusive of the 20-foot access easement and consistent with 95FY70). It is noted that the severance and consolidation of an existing easement is unusual, but the recorded map has all the required signatures for approval. Additionally, the subject's improvements were likely constructed when 95FY90 was recorded (Polynesian Motel), and the consolidation may have been part of the development plan since Ada Butler held title to both 2143-2-1 and the access easement. Further, the owner's representatives stated that DPW was allowing the access easement to be used for parking spaces. No documentation was presented by the property owners, but this consolidation map would support their claim.
- c) In 2017, map 235FY2014, the Real Estate Requirements Survey Map of Lot 2143-2-1 (Route 14B, Ypao Road Severance – Phase 1), was recorded, which revised lot numbers for the subject property and the access easement. Per this map, the parcels owned by Gye Sook Park (title is now held by the surviving heirs) were identified as Lot Nos. 2143-2-1-R1 (remainder) and 2143-2-1-1R/W (part acquired). The

boundaries reverted to the original map (Item A). The 20-foot access easement portion was owned by Ada Butler and Trifon Valencia and identified as Lot Nos. 2143-2-R2 (remainder) and 2143-2-R2-R/W (area acquired). Map 95FY70 was used as the reference for the severance for the Butler/Valencia lots. However, there were several atypical items regarding this map: Firstly, there are no property owners' signatures, and the map indicates "not required", which is not common practice. Secondly, the special notes stated that the map filed in 95FY90 was only in reference to Lot 2143-2-1NEW and hereby voided by this survey map. This is also unusual for a prior signed and recorded map to be voided without a clear explanation why. Thirdly, the remainder for the Ada Butler and Trifon Valencia parcel was "not part of the survey". However, the only instance of the access easement being severed was in map 95FY70, which was to be voided. If the map in Item 1 is referenced, then the access easement extends to Lot 2143-2-R2 as well.

These irregularities were discussed with the Client; however, no further context, details, or documentation were available to confirm that map 95FY90 should be voided. Additionally, historically, recorded documents legally describe the subject as either Lot 2143-2-1 and 2143-2-1NEW. Documents to note include a mortgage in 1969 (Instrument No. 92250), which identifies the subject as 2143-2-1NEW with a gross land area of 4,982 SQM and a Grant of Right of Way for the Erection of Maintenance of Power Lines, Poles, Wire, Cables, and Underground Conduits (Instrument No. 357984, April 1985). The latter involves a 5' x 150' strip of land extending partially across the subject, and states "Owner shall have the right to use said strip for purpose not inconsistent with Authority's full enjoyment of rights hereby granted, provided that Owner shall not erect or construct any building or other structure, or drill or operate any well within said strip". These documents were in place prior to the current owner's acquisition of the subject property.

Thus, due to the recording history combined with irregularities with the most recent map record, I have relied on map 95FY70 for the identification of the subject property and the gross land area (the Larger Parcel). Map 235FY2014 was relied upon for identification purposes only for the Area to be Acquired and the Remainder (summarized in the following table).

ITEM	LOT NUMBER(S)	LAND AREA (SQM)	SUBTOTAL (SQM)	SOURCE (FY NO.)
Larger Parcel	2143-2-1NEW	4,982		95FY70
			4,982	
Area to be Acquired	2143-2-1-1R/W	130		235FY2014
	2143-2-R2-R/W	30		235FY2014
			160	
Remainder	2143-2-1-R1	4,026		235FY2014
	2143-2-R2	796		235FY2014
			4,822	

235 – EXISTING TRANSPORTATION FACILITY DESCRIPTION

Access to the subject site is considered average overall.

STREET & TRAFFIC DETAIL

Street Improvements	Type	Direction	Lanes	Lights	Curbs	Sidewalks	Signals	Median	Parking	Center Lane	Bike Lane
Ypao Road (Route 14B)	Minor arterial	Two-Way	2	x	x	x	x			x	
Sali Lane	Cul-de-sac	Two-Way	2	x							
Frontage											
Ypao Road (Route 14B)	120.17 feet; Western boundary.										
Sali Lane	443.66 feet; Southern boundary.										

Guam Regional Transit Authority provides routes in the area; however, the general perception is that the public transportation system is necessary but unreliable. Below is the scheduled time for the Municipality of Tamuning.

BLUELINE 1										
HAGATNA - TAMUNING - MICRONESIA MALL - TUMON - HAGATNA										
Transit Stops	1st Run	2nd Run	3rd Run	4th Run	5th Run	6th Run	7th Run	8th Run	9th Run	10th Run
	5:30AM	7:30AM	8:30AM	9:30AM	11:30AM	1:30PM	3:30PM	4:30PM	5:30PM	7:30PM
	DEPART	DEPART	DEPART	DEPART	DEPART	DEPART	DEPART	DEPART	DEPART	DEPART
1 Hagatna Pool Terminal	5:30			9:30		1:30			5:30	
2 Citibank, East Agana	5:36			9:36		1:36			5:36	
3 Old Ben Franklin Building, Tamuning	5:38			9:38		1:38			5:38	
4 ITC Building, Tamuning	5:40			9:40		1:40			5:40	
5 Summer Garden Apartments, Tamuning	5:42			9:42		1:42			5:42	
6 Across Century Plaza, Tamuning	5:44			9:44		1:44			5:44	
7 Pak Air (Social Security)	5:50			9:50		1:50			5:50	
8 GIAA Departures, Airport	5:55			9:55		1:55			5:55	
9 Kmart Traffic Light, Tamuning	6:00			10:00		2:00			6:00	
10 GTA Upper Tumon	6:03			10:03		2:03			6:03	
11 Traffic Light (PIA Marine) Upper Tumon	6:05			10:05		2:05			6:05	
12 Calvary Baptist Church Bus Stop, Upper Tumon	6:08			10:08		2:08			6:08	
13 Micronesia Mall Dededo	6:11			10:11		2:11			6:11	
14 GRMC Rt 3 (NCS Rd)	6:15	BlueLine Express	BlueLine Express	10:15	BlueLine Express	2:15	BlueLine Express	BlueLine Express	6:15	BlueLine Express
15 Dededo Public Health	6:20			10:20		2:20			6:20	
16 Calvo's Building (next to Fatima Mobil)	6:23			10:23		2:23			6:23	
17 FAMS (Former Fortune Cookie)	6:25			10:25		2:25			6:25	
18 Kayen Kaskado Entrance (Harmon)	6:26			10:26		2:26			6:26	
19 Cost-U-Less Traffic Light, Harmon	6:27			10:27		2:27			6:27	
20 Iglesia Ni Cristo Church (Rt 16) Harmon	6:28			10:28		2:28			6:28	
21 Harmon Drugs (Rt 16 by Micro Mall)	6:29			10:29		2:29			6:29	
22 Reef Hotel Traffic Light, Hotel Rd, Tumon	6:37			10:37		2:37			6:37	
23 Hyatt Hotel Bus Stop, Tumon	6:41			10:41		2:41			6:41	
24 Burger King (across Tumon Sands Plaza)	6:46	10:46	2:46	6:46						
25 Subway/Fuji Ichiban, Tumon	6:48	10:48	2:48	6:48						
26 Across Fountain Plaza, Tumon	6:50	10:50	2:50	6:50						
27 PIC Hotel Bus Stop, Tumon	6:53	10:53	2:53	6:53						
28 Hilton Hotel Entrance, Tumon	6:55	10:55	2:55	6:55						
29 Guam Memorial Hospital (GMH) Entrance, Tamuning	7:00	11:00	3:00	7:00						
30 Guam Medical Plaza, Tamuning	7:03	11:03	3:03	7:03						
31 Farenholt Joy Market, Tamuning	7:06	11:06	3:06	7:06						
32 Baltej Pavillion, Tamuning	7:09	11:09	3:09	7:09						
33 GPO, San Antonio, Tamuning	7:12	11:12	3:12	7:12						
34 Orleans Plaza, Tamuning	7:19	11:19	3:19	7:19						
35 Hagatna Pool Terminal	7:30			11:30		3:30			7:30	

240 – ZONING, LAND USE, CONCURRENCY

The subject is located in the Multiple Dwelling (R2) zoning area, which is designated for multiple dwelling residential uses. It is noted that the MLS listing reflects the subject zoning as C, Commercial, which was based on the 235FY2014 map. Under Note 4, "Subject lots are zoned "C", Commercial Per 1967 Official Zoning Map. F367S36. However, as shown in the Official Zoning Map presented in this report, the subject zone is "R2", Multiple Dwelling.

ZONING	
Designation	Multiple Dwelling (R2)
Zoning Authority	Department of Land Management (Planning Division)
Permitted Uses	One-family dwellings, duplexes, multi-family dwellings, hotels, private groups, institutions and accessory uses and structures to any permitted uses (full details are provided in the Addenda).
Prohibited Uses	Industrial uses (full details are provided in the Addenda).
Current Use	Mixed-use apartments over retail
Current Use Legally Permitted	No
Conforming Use	The bulk of the improvements including the parking do not conform to the requirements ordinance, but, however are deemed legal.
Conforming Lot	The bulk of the improvements including the parking do not conform to the requirements ordinance, but, however are deemed legal.
Zoning Change	No
Parking Spaces Required	N/A
Parking Spaces Provided	58 (legally marked spaces)

Source: Department of Land Management (Planning Division) Planning & Zoning Department

A summary of the development standards is provided in the table below.

Category	A	R1	R2	C	M1	M2	H
Front Yard (FT)	15	15	15	None	None	25	Conditional use, TPC Interim Rules and Regulations
Rear Yard (FT)	10	10	10	20	20	20	
Side Yard (FT)	8	8	8	None	8	15	
Lot Width (FT)	100	50	50	20	50	120	
Lot Area (SF)	20,000	5,000	5,000	2,000	5,000	40,000	
Lot Per Density Unit (SF)	10,000	5,000	1,250	400	1,250	1,250	
Height Regulations	3 stories not to exceed 30 feet ^[1]						

[1] C-zone within New Agana and H-zone is 6 stories not to exceed 75 FT. Hotels shall add 2 FT to each of the required yard area that exceeds the standard height regulation.

As stated, the subject land has R1/R2 split zoning as of the effective date of value. Per Public Law, the landowner can apply either zone to the entire site for development purposes. Under both zone designations, commercial uses are not permitted unless they are accessory uses to hotel/motel operations. Research with the Department of Land Management (DLM) did not uncover a conditional use permit that would allow for commercial uses. The lack of documentation could be related to limited historical record-keeping. However, an old document was discovered relating to the original development as a hotel with accessory ground-floor retail spaces (Polynesian Motel). Per discussions with DLM Zoning Division, Mr. Frank Taitano (Planner IV) stated that, based on precedent, the business licenses for the existing commercial uses would likely be

renewed by DLM. However, any new businesses would have to be allowable uses in the current underlying zone. Additionally, there is the potential for the property owners to apply for a variance that would allow for the existing use. The analysis assumes the continual operation of the existing businesses based on precedent, continued business license renewal, a long operating history at the subject property, and potential for a variance (grandfathered use).

Tumon Heights Convenience Store is using a portion of the area to be acquired for customer parking. Using this area for parking presents potential safety concerns since it is immediately adjacent to Ypao Road and lacks adequate depth to safely ingress/egress from the subject property (customers have to back out into traffic on Ypao Road). Research with the DLM (Records Division and Planning Division) did not find any document or building permit that approved this area for parking purposes. Mr. Taitano stated it would be difficult to make a definitive determination due to the lack of historical documents. However, precedent would be considered with any decision by DLM regarding the legality of using the area for parking.

Mr. Lynden Kobayashi, P.E. of Parsons Binckerhoff, stated that, based on the required ingress/egress turning radius, using this area for parking is a safety hazard and would not be approved by the Department of Public Works. The Client contacted the Division of Capital Improvements Projects, Building Inspections, and Permit Section to review the subject property boundary lines. Mr. Joe Ulloa (building inspector) conducted an interview with the owner of the Tumon Heights Convenience Store. The store owner stated they were aware that this parking area was not legally conforming. The store owner also stated that the prior property owner was aware that parking was not permitted in this area. The Department of Public Works stated that there was no documentation that parking has ever been allowed along Route 14B, and any building permit application would be denied based on the existing configuration. The combined research efforts did not result in a clear or conclusive determination regarding the legality of using the area to be acquired for parking. However, it is a reasonable assumption that the current parking area in front of the Tumon Heights Convenience Store (along Ypao Road) is not legally permitted. Per the client's specific request (Department of Public Works, Division of Highway), it is assumed that the parking area used in front of Tumon Heights Convenience Store, along Ypao Road, is not legally conforming (not permissible).

Based on this assumption, the existing business and property owners are benefiting from non-permitted parking with no guarantee that the parking will be available into perpetuity. This risk would inherently be factored into the highest and best use conclusion, achievable rents, vacancy, and other assumptions. Therefore, since parking is not permitted, the loss of the parking area due to the taking has no impact on the existing business or the remainder of the lot. If any information contrary to that which is in this report is discovered, it can significantly impact the appraiser's opinions, analyses, and conclusions.

It is noted that the subject offers 58 legally marked parking spaces, which include 46 dedicated to the apartment tenants and 12 for the commercial spaces. However, it appears the open parking area (eastern portion of the property) is not maximized and can potentially be restriped for additional parking spaces (at a minimum of five additional stalls). As stated, the seven parking stalls in front of the Tumon Heights Convenience Store are considered not permitted (no damages).

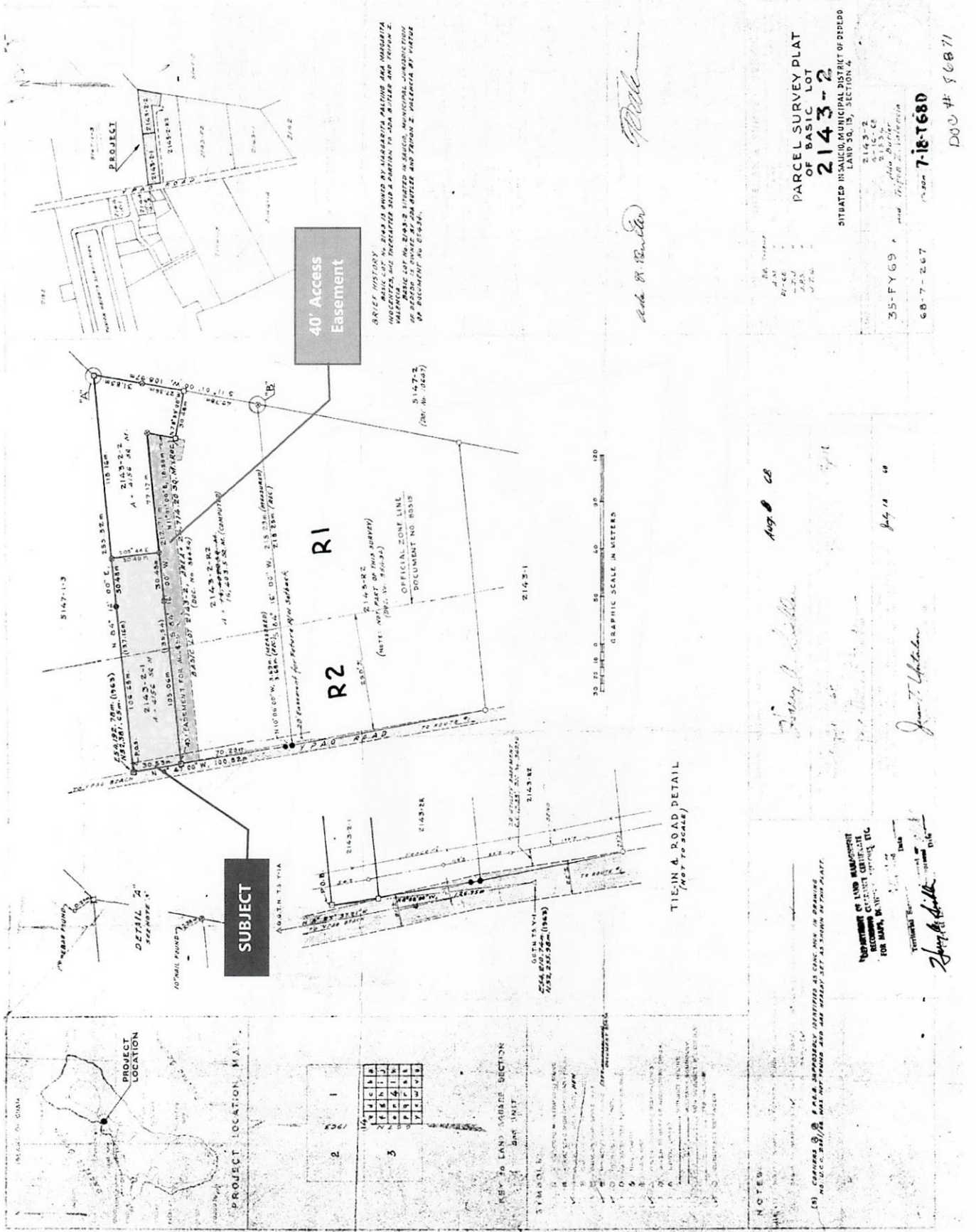
PARKING REQUIREMENTS

The subject land is improved with apartments over ground-floor commercial retail. Based on the underlying zoning, the subject use is not legally permitted (commercial uses are not permitted) and exceeds the maximum density allowed under the zone. My research at the Department of Land Management did not discover building plans, permits, variances, or notice of action that allow for the density increase and commercial uses. Per the Planning Division, the owner can apply for a variance to obtain legal-conforming status (favorable due to its seasoned grandfathered use). However, it is unlikely that the parking area within the area to be acquired

would be approved (public safety concern). Given the NONCOMPLIANT ISSUE, the subject represents a legal, non-conforming use.

The I Tano'-ta, the Land Use Plan for Guam, was previously authorized by the Territorial Planning Council (TPC) and passed into law on May 1, 1999. This comprehensive plan was controversial, with much public protest, which led to its repeal on May 26, 1999. It was recommended by a Governor-appointed task force to reject the plan.

ORIGINAL RECORDED LOT MAP (35FY69)



National Flood Hazard Layer FIRMette



144°47'5"E 13°30'N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

144°47'43"E 13°29'25"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

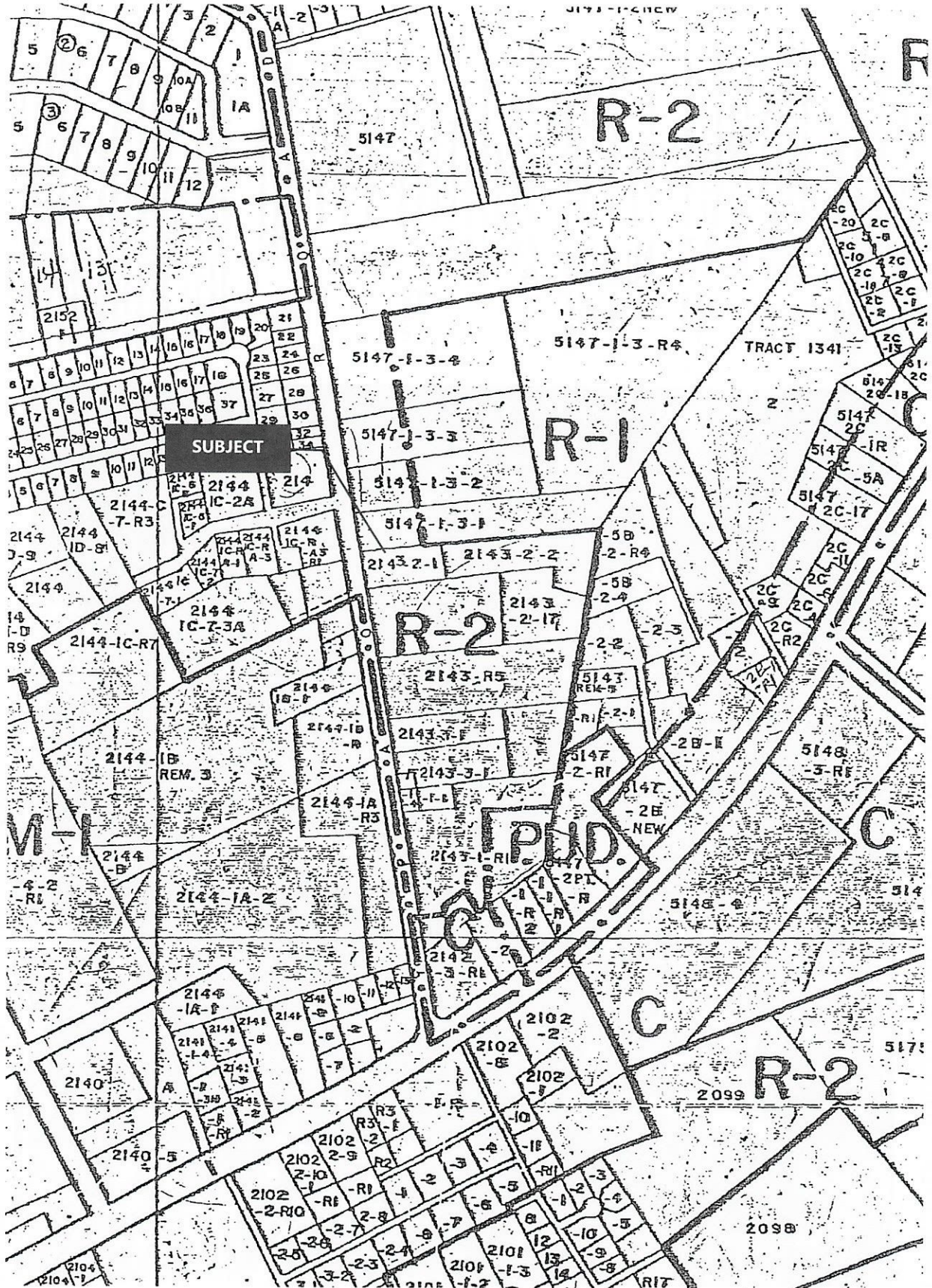
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/15/2025 at 4:49 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SUBJECT ZONING MAP



250 – ASSESSED VALUE, TAXES, AND SPECIAL ASSESSMENTS

The subject’s appraised and assessed values and property taxes for the current year are summarized in more detail in the following table.

ASSESSMENT & TAXES (2024)						
TAX RATE AREA	Island of Guam				TAX RATE	See Comments
ASSESSOR PARCEL #	LAND	IMPROVEMENTS	TOTAL	EXEMPTIONS	TAXABLE	BASE TAX
2143-2-1NEW	\$621,060	\$0	\$621,060	\$0	\$558,954	\$543
Less than/equal to \$1 million	-	\$358,246	\$358,246	\$0	\$322,421	\$1,254
Less than/equal to \$1 million	-	\$337,122	\$337,122	\$0	\$303,410	\$1,180
Less than/equal to \$1 million	-	\$396,060	\$396,060	\$0	\$356,454	\$1,386
Subtotal	\$621,060	\$1,091,428	\$1,712,488	\$0	\$1,541,239	\$4,363
Subtotal \$/NRA	\$24.22	\$42.57	\$66.79	\$0.00	\$60.11	\$0.17
TOTAL BASE TAX \$/NRA / \$ TOTAL					\$0.17	\$4,363

Source: Department of Revenue and Taxation (Property Tax Division) Assessment & Taxation

The table above shows the subject's most recent total appraised value of \$1,712,488. There are no exemptions in place. In this instance, the assessed (taxable) value is \$1,541,239. The conclusion shown in the table above is based on my findings are discussed below.

CONCLUSION

In this section, I analyzed the subject’s historical and current assessments and considered its tax burden related to its current stabilized market value on a fee-simple basis. According to Department of Revenue and Taxation (Property Tax Division), real estate taxes for the subject property are current as of the date of this report. It should be noted that I found no current or pending tax liens associated with the subject.

The last assessment for the subject was in March 2013 (reappraisal is scheduled to begin in the 2024 calendar year with a date of value of March 4, 2025). The Department of Revenue and Taxation does not reassess upon sale. Thus, the risk of a reassessment is low. The assessed value is 90% of the appraised value (per tax records). Real property taxes are computed based on 7/72% (0.000972) of the assessed land value and 7/18% (0.00389) of the assessed improvement value. The subject property **IS NOT** assessed an additional tax levy (P.L. 35-1) because each building's appraised value is less than or equal to \$1 million.

260 – HISTORY OF THE PROPERTY

Current Owner

Per Decree Settling Final Account of Administration and Final Distribution dated March 8, 2018 (Instrument No. 919287), Young Ky Park, Administrator of the Estate of Gye Sook Park, deceased, distributed accordingly the fee simple estate in the subject property to the following heirs; Young Ky Park, Lynn Park, Eugene Park, and Soo Jin Park. The prior owner, Gye Sook Park owned the fee simple estate in the subject property since 2006.

Three-Year Sales History

The subject has been listed in MLS (#21-2575) for 1,517 days as a pending transaction for a total consideration of \$5.6 million (list price was \$5.63 million), as of the effective date of value. The property was listed on July 15, 2021, and has been under contract since February 17, 2022. The listing agent confirmed that the sale has been canceled and the delays were related to the subject’s legal description (Lot No. 2143-2-1 versus Lot No. 2143-2-1NEW), which could not be resolved. The subject was also previously listed in 2018 (MLS #18-3065) for 364 days at an asking price of \$3.5 million. Apart from these listings, I am not aware of any other sale transactions, transfers, listings, pending, or recent contracts for sale that have occurred within the last three

years. This is based on my interview with the owner's representative and a search utilizing the Multiple Listing Service (MLS) and various other sources. Given that the noted previous transaction occurred more than three years ago, I have not reconciled this past indication of market value with my current indication of market value reported herein

270 – EXPOSURE TIME

Marketing time and exposure time are both influenced by price. That is, a prudent buyer could be enticed to acquire the property in less time if the price were less. Hence, the time span cited below coincides with the value opinion(s) formed herein.

USPAP Standard Rule 1-2(c)(iv) requires an opinion of exposure time, not marketing time, when the purpose of the appraisal is to estimate market value. However, contrary to Standard Rule 1-2(c), the UASFLA definition of market value does not call for an estimate of exposure time. Section 1.2.4 of the UASFLA states, "Appraisers should not link opinions of value under these Standards to a specific opinion of exposure time as discussed in Section 4.2.1.2, the federal definition of market value already presumes that the property was exposed on the open market for a reasonable length of time, given the character of the property and its market." Therefore, this instruction is considered a jurisdictional exception.

Similarly, estimates of marketing time are not appropriate for just compensation purposes and must not be included in appraisal reports prepared under these Standards. While estimates of marketing time may be appropriate in other contexts and are often required by relocation companies, mortgage lenders, and other users, "providing a reasonable marketing time opinion exceeds the normal information required for the conduct of the appraisal process" and is beyond the scope of the appraisal assignment under these Standards.

280 – PUBLIC AND PRIVATE RESTRICTIONS

Apart from easements imposed by local governmental and quasi-governmental agencies for common utilities, public right-of-ways, etc., I am not aware of any public or private restrictions affecting the subject property that substantially restrict existing or potential development of the subject land.

300 – HIGHEST AND BEST USE

The highest and best use of the subject property provides the foundation for the valuation section. Highest and best use is defined in the 7th edition of *The Dictionary of Real Estate Appraisal* (Appraisal Institute, Chicago, 2022), as follows:

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid.
3. The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.

Highest and best use analysis uses the following steps for the subject:

- ▶ Highest & Best Use As Vacant
- ▶ Determination of the ideal improvements
- ▶ Highest & Best Use As Improved
- ▶ Conclusion of the Highest & Best Use

The highest and best use analysis can be thought of as the logical end of a spectrum of market analysis procedures, running from the macroeconomic overview of a general market study, through more detailed marketability studies and analyses of financial feasibility, to the formal analysis of the highest and best use. In theory, the highest and best use is commonly described as that reasonable and most profitable use that will support its highest present value. The highest and best use, or most profitable use, must be legally permissible, physically possible, financially feasible, and maximally productive.

This section develops the highest and best use of the subject property As Vacant and As Improved.

AS VACANT ANALYSIS

In this section the highest and best use of the subject as-vacant is concluded after taking into consideration financial feasibility, maximal productivity, marketability, legal, and physical factors.

Legally Permissible

Private restrictions, zoning, building codes, historic district controls, and environmental regulations are considered, if applicable to the subject site. The legal factors influencing the highest and best use of the subject site are primarily government regulations, such as zoning ordinances. Permitted uses of the subject's Multiple Dwelling (R2) include one-family dwellings, duplexes, multi-family dwellings, hotels, private groups, institutions and accessory uses and structures to any permitted uses (full details are provided in the addenda). projects. Zoning change is not likely; therefore, uses outside of those permitted by the R2 zoning was not considered moving forward in the as-vacant analysis.

Physical Possible

The test of what is physically possible for the subject site considers physical and locational characteristics that influence its highest and best use. In terms of physical features, the subject site totals 4,982 SQM (1.2311-acres or 53,626 SF), it is generally rectangular in shape and has a terraced topography. The site has average exposure and average overall access. There are no physical limitations that would prohibit the development of any of the by-right uses on the site.

Financial Feasibility

High land acquisition costs impact Guam, increasing construction costs (hard and soft), and a lengthy permitting process, which creates economic obsolescence. Thus, generally, a newly constructed building would likely have a value lower than its total cost to build. A speculative build is not prudent, and the site should be held for development by an identified user.

Maximum Productivity

There is only one use that creates value and at the same time conforms to the requirements of the first three tests. Financial feasibility, maximal productivity, marketability, legal, and physical factors have been considered, and the highest and best use of the subject site as vacant has been concluded to be multiple dwelling residential use.

AS IMPROVED ANALYSIS

The subject property is vacant land; thus, this analysis was not presented.

MOST PROBABLE BUYER

Based on the type of property, it is my opinion that the most probable buyer for the subject would be a local investor or partial owner-user.

302 – HIGHEST AND BEST USE CONCLUSION

Highest and Best Use (As Vacant): Legally, the subject land is limited to uses within the R2 zone. There are no physical limitations that would prevent the development of the allowable uses. Residential-related uses are feasible due to high demand, limited supply, and the military buildup, but high land acquisition and construction costs will temper investor interest.

If the subject were vacant and suitable for development, it is my opinion that the highest and best use is for the subject land to be held for a future multiple dwelling residential development.

Highest and Best Use (As Improved): Based on client-provided information, the taking would not result in damages, and the analysis is based on land value only. Therefore, the highest and best use as-improved was not presented.

310 – LAND VALUATION

This section values the subject site by comparing it with substitute land sales or listings within the local market area or in competitive areas throughout the region. A number of factors influence land value, most notably development and use potential. These factors, as well as others, are factored into the following analysis.

UNIT OF COMPARISON

The most relevant unit of comparison for competing land is the \$/SQM. All of the comparable sales presented in this section were reported on this basis.

ADJUSTMENTS

Adjustments to the comparable sales were considered and made when warranted for expenditures after purchase, property rights transferred, conditions of sale, financing terms, and market conditions.

- 1. Property Rights** - All of the sales comparables were fee simple sales reflecting the property rights appraised herein per the agreed-upon scope of work. No adjustments were warranted.
- 2. Financing** - The sales all reflected typical cash equivalent, lender-financed transactions, and no adjustments were required for financing terms.
- 3. Sale Conditions** – None of the comparables required a condition of sale adjustment, as all were confirmed to be arm's length transactions.
- 4. Expenditures After Sale** - Expenses the buyer incurs after purchase (demolition, cleanup costs, etc.). No adjustments are warranted based on the review of the land sales.
- 5. Market Conditions (Time)** - A market conditions adjustment was not applied based on the analysis performed, which includes research and interpretation of value trends of the comparables presented herein.

QUANTITATIVE ADJUSTMENT PROCESS

Quantitative percentage adjustments are also made for location and physical characteristics, such as size, location quality, access, exposure, and other applicable elements of comparison. Where possible, the adjustments applied are based on paired data or other statistical analyses. It should be emphasized that the adjustments are subjective in nature and are intended to illustrate the logic behind deriving a value opinion for the subject property using the Land Sales Comparison Approach.

COMPARABLE SELECTION

A thorough search was made for similar land sales in the area. The survey parameters included highest and best use, zoning, proximity to the subject, size, and date of sale. In selecting comparables, emphasis was placed on confirming recent sales of sites that are similar to the subject property in terms of location and physical characteristics. Overall, the sales used represent the best comparables available for this analysis.

PRESENTATION

The following Land Sales Comparison Table, location map, and exhibits summarize the sales data. Following these items, the sales are adjusted for applicable elements of comparison, and the site value is concluded.

LAND SALES COMPARISON TABLE

	SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5
Name	Route 14B - Ocean Blue Apartment	N/A	N/A	N/A	N/A	N/A
Address	252 Ypao Road (Route 14B)	Sali Lane (east of Ypao Road)	Governor Carlos Camacho Road	Right-of-Way (off of Governor Carlos Camacho)	Tumon Lane (east of Tumon Bel Air Condo)	Governor Carlos Camacho Rd (south of Shirley's)
City	Tamuning	Tamuning	Tamuning	Tamuning	Tamuning	Tamuning
State	GU	GU	GU	GU	GU	GU
Zip	96913	96913	96913	96913	96913	96913
Submarket	Tamuning	Tamuning	Tamuning	Oka	Upper Tumon	Tamuning
Parcel(s)	2143-2-1NEW	2143-2-3NEW-REM-R1	2130#1E-2	2148-3-R8, 2148-3-7R/W	5089-1-12-1	2127#1NEW-R1

SALE INFORMATION

Transaction Price	\$900,000	\$1,000,000	\$5,106,000	\$1,398,000	\$4,500,000
Transaction Price \$/SQM	\$213	\$321	\$214	\$177	\$351
Property Rights ¹	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing ²	All cash	All cash	All cash	All cash	All cash
Sale Conditions ³	Conventional	Conventional	Conventional	Conventional	Conventional
Expenditures After Sale ⁴	-	-	-	-	-
Market Conditions ⁵	5/16/2024	2/8/2024	5/10/2022	1/14/2022	3/2/2021
Sale Status	Recorded	Recorded	Recorded	Recorded	Recorded
Recording Number	998299	995903	973950	969799	958628
Marketing Status	Off Market	Off Market	Off Market	Open Market	Open Market
Marketing Period (Months)	0.0 Months	0.0 Months	0.0 Months	2.9 Months	34.1 Months
Total Transactional Adjustments	\$0 0%	\$0 0%	\$0 0%	\$0 0%	\$0 0%
Adjusted \$/SQM	\$213	\$321	\$214	\$177	\$351

PHYSICAL INFORMATION

Location	Average	Average	Average	Average	Below Average 10%	Average
Access	Average	Average	Average	Average	Average	Average
Exposure	Average	Fair 30%	Average	Average	Fair 30%	Average
Shape	Rectangular	Irregular	Irregular	Irregular	Irregular	Irregular
Zoning	R2	R2	R2	R2	R2	R2
Topography	Other	Level	Generally Level	Level	Level	Level to Sloping
Utilities	All to the site or nearby (assumed)	All to the site or nearby (assumed)	All to the site or nearby (assumed)	All to the site or nearby (assumed)	All to the site or nearby (assumed)	All to the site or nearby (assumed)
View	No	No	Yes (5%)	No	No	Ocean (30%)
Land Area (SQM)	4,982	4,233	3,120	23,821 50%	7,885 15%	12,836 25%
Total Physical Adjustments	\$64 30%	(\$16) (5%)	\$107 50%	\$97 55%	(\$18) (5%)	
Adjusted \$/SQM	\$277	\$305	\$321	\$274	\$333	

CONFIRMATION INFORMATION

Company	Guam Realty International	Buyer's representative	CVC Land Development	Today's Realty	Today's Realty
Name	Rich Huang	Chieng Tan	Buyer's representative	Anthony Godwin	Yumiko H. Blaisus



COMPARABLE	LABEL	ADDRESS	MILES FROM SUBJECT
COMPARABLE 1	1	Sali Lane (east of Ypao Road), Tamuning, GU, 96913	0.1
COMPARABLE 2	2	Governor Carlos Camacho Road, Tamuning, GU, 96913	0.9
COMPARABLE 3	3	Right-of-Way (off of Governor Carlos Camacho), Tamuning, GU, 96913	0.9
COMPARABLE 4	4	Tumon Lane (east of Tumon Bel Air Condo), Tamuning, GU, 96913	2.0
COMPARABLE 5	5	Governor Carlos Camacho Rd (south of Shirley's), Tamuning, GU, 96913	1.0

LAND SALE EXHIBITS



COMPARABLE 1



COMPARABLE 2



COMPARABLE 3



COMPARABLE 4



COMPARABLE 5

LAND SALES ADJUSTMENT DISCUSSION

The comparable land sales indicate an overall unadjusted value range from \$177/SQM to \$351/SQM, and the average of \$255/SQM. After adjustments, the comparables indicate a narrower range for the subject site between \$274/SQM and \$333/SQM with an average of \$302/SQM. The adjustment process is described below.

Land Sale 1 (\$277/SQM Adjusted) – - The listing agent confirmed the details of this transaction. The sale was an arm's-length, market-oriented transaction of an interior, R2 zoned parcel. The buyer and seller were, to a degree, related parties. The sellers intended to subdivide the parcel for single-family residences; however, the buyer abandoned the plan and plans to develop the parcel with a higher-density residential condominium. The property was listed in MLS several times under varying scenarios. It was listed as a whole (23-763) on February 26, 2023, at an asking price of \$1.49 million (\$352/SQM) for 200 days before expiring. Additionally, the subdivided parcels (3 of 5) were listed (23-713, 23-814, and 23-815). MLS 23-713 was listed on February 22, 2023 for \$299,000 (\$399/SQM) for 204 day before expiring (2143-2-3NEW-REM-3). MLS 23-814 and 23-815 were listed on March 2, 2023, for \$250,000 and \$280,000, respectively (\$400/SQM each). These listings expired after 182 days on market.

This comparable was adjusted upward due to its exposure on an interior cul-de-sac, compared to the subject Ypao Road's exposure on a minor arterial.

Land Sale 2 (\$305/SQM Adjusted) – - The buyer's representative confirmed the details of this transaction. The buyers owned the adjacent apartment complex (Tropical Bay Apartments) and acquired this property for assemblage purposes. Tropical Bay Apartments had encroachments into the property and was also paying \$1,000/month to the seller, which allowed access from Governor Carlos Camacho Road. By purchasing the property, the buyers were able to resolve the encroachments and access issues. The buyers had no immediate plans for development and likely paid a premium (motivated buyer - assemblage). This sale was an off-market transaction (not exposed).

This comparable was adjusted downward for its view amenity (Agana Bay).

Land Sale 3 (\$321/SQM Adjusted) – - Details of this transaction were confirmed by the seller's and buyer's representatives. The sale was an arm's-length, market-oriented transaction of an R2-zoned interior lot. The sellers flipped the property after a lengthy and arduous process of consolidating the interests of 11 heirs (aggregate value of approximately \$148/SQM). After acquiring the asset, the lot was subdivided, with one parcel held by a local entity and the other sold to a foreign institutional investor. The buyers intend to develop an SFR development (luxury gated community).

This comparable was adjusted upward for its larger land area (economies of scale). Generally, a higher price will not attract the most or widest distribution of buyers, placing the buyers in a favorable negotiation posture.

Land Sale 4 (\$274/SQM Adjusted) – - The listing agent confirmed the transaction details. This sale was an arm's length, market-oriented sale of an interior, R2-zoned lot. A motivated buyer purchased the property for yard storage and eventual future development, with plans to rezone the property to M1. The buyers have been aggressively purchasing land in the area to accommodate their growing business (military buildup). The property was listed in MLS (#21-3911) for 86 days at an asking price of \$1.5 million or \$190.96/SQM (sold 6.8% below the asking price).

This comparable was adjusted upward for its location (secondary area in Upper Tumon), exposure on an interior cul-de-sac, and its larger land area (economies of scale).

Land Sale 5 (\$333/SQM Adjusted) – - The listing agent confirmed the details of this transaction. This sale was an arm's-length, market-oriented transaction of an interior R2, Multiple Dwelling lot. The property has a functional beach and main road frontage in Agana Bay. The days on market were long since the seller had a firm asking price. The seller accepted the recent cash offer with no contingencies and was motivated since his Guam businesses were closed (with no vested interest to remain). The other offers were lower or had contingency items. The buyer plans to hold for future resort-hotel development. The property was listed in MLS (#18-2855) for 1,023 days at an initial asking price of \$6.5 million, later reduced to \$5.5 million (sold 18.2% below the most recent list price and 30.8% below the original list price).

This comparable was adjusted downward for its beachfront (Agana Bay), but upward for its larger land area (economies of scale).

LAND VALUE CONCLUSION

The comparables indicate a unit value, based on a general bracketing analysis, between \$274/SQM and \$333/SQM. Based on the subject's overall locational and physical features, a unit value conclusion of \$325/SQM is supported. The following table summarizes the comparable land sales analysis and applies the unit value conclusion to the site area to provide an indication of the as-vacant land value.

LAND SALES COMPARISON APPROACH CONCLUSION (SQM)							
TRANSACTION	PRICE	ADJUSTMENT			FINAL	NET ADJ	GROSS ADJ
		TRANSACTIONAL ¹	ADJUSTED	PROPERTY ²			
1	\$213	0%	\$213	30%	\$277	30%	30%
2	\$321	0%	\$321	(5%)	\$305	(5%)	5%
3	\$214	0%	\$214	50%	\$321	50%	50%
4	\$177	0%	\$177	55%	\$274	55%	55%
5	\$351	0%	\$351	(5%)	\$333	(5%)	55%
HIGH	\$351	0%	\$351	55%	\$333	55%	55%
AVG	\$255	0%	\$255	25%	\$302	25%	39%
MED	\$214	0%	\$214	30%	\$305	30%	50%
LOW	\$177	0%	\$177	(5%)	\$274	(5%)	5%
		SUBJECT SQM		\$/SQM		VALUE	
Total Land Area (Larger Parcel)		4,982	x	\$325	=	\$1,619,150	
INDICATED VALUE (ROUNDED UP TO NEAREST \$100)				\$325		\$1,619,200	
Total Land Area (Part Acquired)		160	x	\$325		\$52,000	
INDICATED VALUE (ROUNDED UP TO NEAREST \$100)				\$325	=	\$52,000	

¹Cumulative ²Additive

LARGER PARCEL ANALYSIS

315 – THE COST APPROACH

This approach is based on the principle of substitution, using the cost to construct a similar property as a reasonable alternative. Unless stated otherwise, the subject value is estimated based on a replacement cost analysis, which is consistent with this principle and defined by the 14th Edition of the Appraisal of Real Estate as: *The estimated cost to construct, at current prices as of the effective appraisal date, a substitute for the building being appraised, using modern materials and current standards, design, and layout.* The elements of cost are addressed in this section.

The Cost Approach was not utilized since the analysis reflects land value only. Therefore, Sections 320 to 330 were not presented.

320 – BUILDING COST ESTIMATE

As stated, this analysis was not presented.

325 – ACCRUED DEPRECIATION ESTIMATE

As stated, this analysis was not presented.

330 – INDICATED VALUE BY THE COST APPROACH

As stated, this analysis was not presented.

335 – THE SALES COMPARISON APPROACH

In the Sales Comparison Approach, the value of a property is estimated by comparing it with similar, recently sold properties in the surrounding or competing areas. Inherent in this approach is the principle of substitution, which holds that when a property is replaceable in the market, its value tends to be set by the cost of buying an equally desirable property, assuming that no costly delay occurs in making the substitution.

The Sales Comparison Approach was not utilized since the analysis reflects land value only (completed in the site valuation section). Therefore, Sections 335 to 350 were not presented.

340 – COLLECTION OF COMPARABLE SALES

As stated, this analysis was not presented.

345 – THE SALES ADJUSTMENT GRID

As stated, this analysis was not presented.

350 – ANALYSIS OF COMPARABLE SALES & EXPLANATION OF ADJUSTMENTS

As stated, this analysis was not presented.

360 – THE INCOME CAPITALIZATION APPROACH

The Income Approach is based on the premise that properties are purchased for their income-producing potential. It considers both the annual return on the invested principal and the return of the invested principal. The two fundamental methods of this valuation technique include Discounted Cash Flow and Direct Capitalization. The Direct Capitalization method of the Income Approach is used in this analysis. This valuation technique best represents the decision-making process of an investor.

The Income Approach was not utilized since the analysis reflects land value only (completed in the site valuation section). Therefore, Sections 365 to 385 were not presented.

365 – GROSS RENT ESTIMATE

As stated, this analysis was not presented.

370 – VACANCY AND COLLECTION LOSS

As stated, this analysis was not presented.

375 – EXPENSE AND NET OPERATING INCOME ESTIMATES

As stated, this analysis was not presented.

380 – CAPITALIZATION RATE

As stated, this analysis was not presented.

385 – INDICATED VALUE BY THE INCOME CAPITALIZATION APPROACH

As stated, this analysis was not presented.

390 – RECONCILIATION VALUE INDICATIONS AND FINAL VALUE ESTIMATE

Based on the agreed-upon scope with the client, the subject's specific characteristics, and the interest appraised, this appraisal developed the Land Sales Comparison Approach for the Larger Parcel, the Area to be Acquired, and the Remainder. The values presented represent the Larger Parcel (Fee Simple Estate), the Part Acquired (Fee Simple Estate), and the Remainder (Fee Simple Estate).

The Reconciliation of Value Conclusions is the final step in the appraisal process, involving the weighing of individual valuation techniques in relation to their substantiation by market data, as well as the reliability and applicability of each valuation technique to the subject property. However, since a single best approach to value was presented, reconciliation was not necessary.

395 – FINAL OPINION OF VALUE ALLOCATIONS

After considering all factors relevant to the valuation of the subject property, the As-Is market values are summarized in the table below.

RECONCILIATION OF VALUES			
VALUATION SCENARIOS	THE LARGER PARCEL	THE PART ACQUIRED	THE REMAINDER
Interest	Fee Simple Estate	Fee Simple Estate	Fee Simple Estate
Date	September 9, 2025	September 9, 2025	September 9, 2025
LAND VALUE			
LAND CONCLUSION	\$1,619,200	\$52,000	\$1,567,200
\$/SQM Total Land Area	\$325	\$325	\$325
FINAL VALUE CONCLUSION			
FINAL VALUE CONCLUSION	\$1,619,200	\$52,000	\$1,567,200
\$/SF NRA	\$325	\$325	\$325

PART TO BE ACQUIRED ANALYSIS

400 – DESCRIPTION OF THE PART ACQUIRED

The following summarizes the salient characteristics of the Part to be Acquired. The preliminary severance map is presented on the following page.

- 1) **Property Type:** R2 zoned (right-of-way)
- 2) **Existing Use:** Paved parking area for Tumon Heights Convenience Store
- 3) **Land (Lot Nos.):** 2143-2-1-1R/W & 2143-2-R2-R/W
 - a) **Land Area:** 160 SQM (0.0395-acres or 1,722 SF)
 - b) **Shape:** Irregular
 - c) **Dimension:** Frontage: 120.2' / Depth: 12.4' (NB) and 16.4' (Sali)
 - d) **Ingress/Egress:** Exposure of the subject is average, with frontage on the north side of Marine Corps Drive, a major arterial with six lanes and improved with power poles, street lights, utilities, asphalt paving, sidewalks, curbs, gutters, a center turning lane, and signals.
 - e) **Topography:** Essentially level
 - f) **Flood Zone Data:** Zone X (Unshaded). This is referenced by Panel Number 6600010084D, dated September 28, 2007. Zone X (unshaded) is a moderate and minimal risk area. Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local storm water drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities but is not required by regulation in these zones. Nearly 25% of all flood claims filed are for structures located within these zones. Minimal risk areas outside the 1% and 0.2% annual chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)
 - g) **Drainage:** The land appears to have adequate drainage and does not appear to be impacted by flooding.
 - h) **Soil Characteristics:** A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.
 - i) **Utilities:** All public utilities are on-site or along nearby roadways.
 - j) **Utilities Available:** Power, water, sewer, telephone, internet, and cable.
 - k) **Site Improvements:** Asphalt paving
 - l) **Easements, Encroachments or Restrictions and their Effect or Limitation:** A preliminary title report was not available for review. During the property inspection, no adverse easements or encumbrances

were noted. This appraisal assumes that there are no adverse easements present. If questions arise, further research is advised.

m) Environmental Issues: Based on a review of an independent investigation to determine the presence or absence of toxins on the subject property, none are present. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.

n) Natural and Manmade Constraints: According to the Bureau of Planning maps for Guam, natural and manmade constraints do not encumber the subject property.

o) Seismic: The subject is in a low risk area.

Site Rating: Overall, the subject site is considered average as a land site in terms of its location, exposure and access to employment, education and shopping centers, based on its location along a minor arterial.

In conclusion, the site's physical characteristics appear to be supportive of the subject's current use and there were no significant detriments discovered that would inhibit development in accordance with its highest and best use.

450 – VALUATION OF PART ACQUIRED

The subject land value (larger parcel) was previously estimated utilizing the sales comparison approach, and the value was concluded at \$325/SQM. The part acquired reflects a land area of 160 SQM.

A landowner is always entitled to the fair market value of the land taken by the government for public use benefits. In some cases, the land taken reflects a different unit rate value than the average unit rate for the larger parcel. It is improper to apply the average rate value for the larger parcel to the part taken unless each unit in the tract reflects the same value. For the subject, it is possible to argue for a higher or lower unit rate; however, due to the highest and best use conclusion, I have concluded that the unit rate could apply evenly. Although the subject loss involves a relatively narrow access point, it does reflect the primary road frontage, and these aspects were concluded to offset.

Based on the analyses, the value of the part acquired was estimated at \$325/SQM or approximately \$52,000 (rounded), as summarized below.

Item	Estimated Value
Land:	\$52,000
Improvements:	\$0
Severance Damages/Cost-to-Cure:	\$0
Market Value (Area to be Acquired):	<u>\$52,000</u>

REMAINDER AS PART OF THE WHOLE ANALYSIS

500 – VALUE OF REMAINDER AS PART OF THE WHOLE

The value of the remainder as part of the whole property is, by definition, the difference between the value for the whole before the taking, and the value for the part acquired. The value of the remainder as part of the whole property is as follows.

Item	Estimated Value
Market Value of the Larger Parcel:	\$1,619,200
Market Value of the Part Acquired:	<u>\$52,000</u>
Market Value of the Remainder as Part of the Whole:	<u>\$1,567,200</u>

REMAINDER ANALYSIS

640 – PURPOSE OF APPRAISAL OF REMAINDER AFTER THE ACQUISITION

The market value of the larger parcel before the taking has been estimated, and the value of the part taken has been subtracted. This results in the estimated market value of the remainder parcel. The purpose of the appraisal of the remainder uncured is to estimate its market value to discover if there are any damages or special benefits caused by the taking.

680 – APPRAISAL PROBLEM

The purpose of the appraisal is to estimate the market value of the remainder uncured. This is done by appraising the remainder before any cure is applied and comparing this after value estimate with the value of the remainder as a part of the whole property to determine whether there is any reduction, damage, enhancement, or special benefit, as a result of the acquisition. The appraisal assumes the transportation facility has been completed according to construction plans and is open for public use. The appraisal problem involves considering the impact of the taking on the remainder. This analysis is subject to the previously stated hypothetical condition, extraordinary assumptions, and special limiting conditions.

730 – DESCRIPTION OF REMAINDER UNCURED

The following summarizes the salient characteristics of the Remainder uncured. The proposed lot map is presented on the following page.

- 1) **Property Type:** R2 Zoned (previously built as a hotel, now operating as a mixed-use, apartments over commercial uses)
- 2) **Existing Use:** Mixed-use apartments over retail
- 3) **Land (Lot No.):** 2143-2-1-R1 & 2143-2-R2
 - a) **Land Area:** 4822 SQM (1.1916-acres or 51,904 SF)
 - b) **Shape:** Generally rectangular (with terraced eastern portion)
 - c) **Dimension:** Frontage: 120.2' / Depth: 437.7' (NB) and 427.3' (Sali)
 - d) **Ingress/Egress:** Exposure of the subject is average, with frontage on the north side of Marine Corps Drive, a major arterial with six lanes and improved with power poles, street lights, utilities, asphalt paving, sidewalks, curbs, gutters, a center turning lane, and signals.
 - e) **Topography:** Level to sloping
 - f) **Flood Zone Data:** Zone X (Unshaded). This is referenced by Panel Number 6600010084D, dated September 28, 2007. Zone X (unshaded) is a moderate and minimal risk area. Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local storm water drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities but is not required by regulation in these zones. Nearly 25% of all flood claims filed are for structures located within these zones. Minimal risk areas outside the 1% and 0.2% annual chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)
 - g) **Drainage:** The land appears to have adequate drainage and does not appear to be impacted by flooding.
 - h) **Soil Characteristics:** A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.
 - i) **Utilities:** All public utilities are on-site or along nearby roadways.
 - j) **Utilities Available:** Power, water, sewer, telephone, internet, and cable.
 - k) **Site Improvements:** Asphalt paving, partial perimeter fencing, and parking stall bumpers.
 - l) **Easements, Encroachments or Restrictions and their effect or Limitation:** A preliminary title report was not available for review. During the property inspection, no adverse easements or encumbrances

were noted. This appraisal assumes that there are no adverse easements present. If questions arise, further research is advised.

- m) Environmental Issues:** Based on a review of an independent investigation to determine the presence or absence of toxins on the subject property, none are present. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.
- n) Natural and Manmade Constraints:** According to the Bureau of Planning maps for Guam, natural and manmade constraints do not encumber the subject property.
- o) Seismic:** The subject is in a low risk area.

Site Rating: Overall, the subject site is considered average as a land site in terms of its location, exposure and access to employment, education and shopping centers, based on its location along a minor arterial.

In conclusion, the site's physical characteristics appear to be supportive of the subject's current use and there were no significant detriments discovered that would inhibit development in accordance with its highest and best use.

740 – ZONING, LAND USE PLAN, AND CONCURRENCY

No change from the Larger Parcel valuation section of this report.

750 – PROPOSED TRANSPORTATION FACILITY DESCRIPTION

Per the Client, Route 14B (Yapo Road) is a major collector road (Urban Highway) located in the Municipality of Tamuning in the Guam Highway Classification System, connecting two (2) major roadways, Route 1 (Marine Corps Drive) and Route 14 (San Vitores Road). The road serves hotels, condominiums, housing, subdivisions, commercial, and retail establishments.

This project includes the reconstruction and widening of Route 14B from its intersection with Carmen Memorial Drive to the intersection of Route 1 (Marine Corps Drive). The total project length is 0.54 miles. Improvements include but are not limited to the reconstruction and widening of Route 14B to include a center lane, shared-use bicycle lanes, curb, gutter, sidewalk, storm drainage system, mechanically stabilized earth wall, and utility relocation.

The proposed area to be acquired will be a part of the road widening and infrastructure improvements along Route 14B.

775 – EFFECT OF ACQUISITION ON REMAINDER UNCURED

Uncured, the subject remainder is smaller and reduces the usable area of the subject parcel. The land strip involves the primary frontage of the subject property; however, the access corridor along the public access easement is relatively unchanged, and the impact on the remainder is minimal. Therefore, the remainder uncured is not substantially different than the larger parcel except for the change in land area.

800 – HIGHEST AND BEST USE

The remainder parcel after the taking is smaller than the property before the taking, but otherwise nearly identical. This change does not impact the highest and best use analysis resulting from this difference in size.

805 – APPROACHES TO VALUE USED AND EXCLUDED

Similar to the Larger Parcel analysis, the site valuation method was used for this analysis. The Cost, Sales Comparison, and Income approaches were excluded from this analysis.

810 – LAND VALUATION

The remainder land valuation after the taking reflects a smaller land area; however, all the prior comparables utilized for analysis bracket the land area for the remainder and remain applicable. The taking involves the primary frontage of the subject property; however, the access corridor along the public access easement is relatively unchanged, and the impact on the remainder is minimal. Therefore, the remainder uncured is not substantially different than the larger parcel except for the minor change in land area.

The proposed road widening project will enhance road conditions, improve traffic flow, and enhance the aesthetic appearance. However, these are considered general benefits and are not considered in the analysis of the remainder land valuation. The shape of the remainder parcel and access also remain unchanged.

The comparables indicate a unit value, based on a general bracketing analysis, between \$274/SQM and \$333/SQM. Based on the subject's overall locational and physical features, a unit value conclusion of \$302/SQM is supported. The following table summarizes the comparable land sales analysis and applies the unit value conclusion to the site area to provide an indication of the as-vacant land value.

LAND SALES COMPARISON TABLE

	SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5
Name	Route 14B - Ocean Blue Apartment	N/A	N/A	N/A	N/A	N/A
Address	252 Ypao Road (Route 14B)	Sali Lane (east of Ypao Road)	Governor Carlos Camacho Road	Right-of-Way (off of Governor Carlos Camacho)	Tumon Lane (east of Tumon Bel Air Condo)	Governor Carlos Camacho Rd (south of Shirley's)
City	Tamuning	Tamuning	Tamuning	Tamuning	Tamuning	Tamuning
State	GU	GU	GU	GU	GU	GU
Zip	96913	96913	96913	96913	96913	96913
Submarket	Tamuning	Tamuning	Tamuning	Oka	Upper Tumon	Tamuning
Parcel(s)	2143-2-1NEW	2143-2-3NEW-REM-R1	2130#1E-2	2148-3-R8, 2148-3-7R/W	5089-1-12-1	2127#1NEW-R1

SALE INFORMATION

Transaction Price	\$900,000	\$1,000,000	\$5,106,000	\$1,398,000	\$4,500,000
Transaction Price \$/SQM	\$213	\$321	\$214	\$177	\$351
Property Rights ¹	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing ²	All cash	All cash	All cash	All cash	All cash
Sale Conditions ³	Conventional	Conventional	Conventional	Conventional	Conventional
Expenditures After Sale ⁴	-	-	-	-	-
Market Conditions ⁵	5/16/2024	2/8/2024	5/10/2022	1/14/2022	3/2/2021
Sale Status	Recorded	Recorded	Recorded	Recorded	Recorded
Recording Number	998299	995903	973950	969799	958628
Marketing Status	Off Market	Off Market	Off Market	Open Market	Open Market
Marketing Period (Months)	0.0 Months	0.0 Months	0.0 Months	2.9 Months	34.1 Months
Total Transactional Adjustments	\$0 0%	\$0 0%	\$0 0%	\$0 0%	\$0 0%
Adjusted \$/SQM	\$213	\$321	\$214	\$177	\$351

PHYSICAL INFORMATION

Location	Average	Average	Average	Average	Below Average 10%	Average
Access	Average	Average	Average	Average	Average	Average
Exposure	Average	Fair 30%	Average	Average	Fair 30%	Average
Shape	Generally Rectangular	Irregular	Irregular	Irregular	Irregular	Irregular
Zoning	R2	R2	R2	R2	R2	R2
Topography	Other	Level	Generally Level	Level	Level	Level to Sloping
Utilities	All to the site or nearby (assumed)	All to the site or nearby (assumed)	All to the site or nearby (assumed)	All to the site or nearby (assumed)	All to the site or nearby (assumed)	All to the site or nearby (assumed)
View	No	No	Yes (5%)	No	No	Ocean (30%)
Land Area (SQM)	4,822	4,233	3,120	23,821 50%	7,885 15%	12,836 25%
Total Physical Adjustments	\$64 30%	(\$16) (5%)	\$107 50%	\$97 55%	(\$18) (5%)	
Adjusted \$/SQM	\$277	\$305	\$321	\$274	\$333	

CONFIRMATION INFORMATION

Company	Guam Realty International	Buyer's representative	CVC Land Development	Today's Realty	Today's Realty
Name	Rich Huang	Chieng Tan	Buyer's representative	Anthony Godwin	Yumiko H. Blaisus

LAND SALES COMPARISON APPROACH CONCLUSION (SQM)							
TRANSACTION	PRICE	ADJUSTMENT				NET ADJ	GROSS ADJ
		TRANSACTIONAL ¹	ADJUSTED	PROPERTY ²	FINAL		
1	\$213	0%	\$213	30%	\$277	30%	30%
2	\$321	0%	\$321	(5%)	\$305	(5%)	5%
3	\$214	0%	\$214	50%	\$321	50%	50%
4	\$177	0%	\$177	55%	\$274	55%	55%
5	\$351	0%	\$351	(5%)	\$333	(5%)	55%
HIGH	\$351	0%	\$351	55%	\$333	55%	55%
AVG	\$255	0%	\$255	25%	\$302	25%	39%
MED	\$214	0%	\$214	30%	\$305	30%	50%
LOW	\$177	0%	\$177	(5%)	\$274	(5%)	5%
		SUBJECT SQM		\$/SQM		VALUE	
Total Land Area (The Remainder)		4,822	x	\$325	=	\$1,567,150	
INDICATED VALUE (ROUNDED UP TO NEAREST \$100)				\$325		\$1,567,200	

¹Cumulative ²Additive

This conclusion is nearly identical to my previously concluded value of the remainder as part of the whole. Therefore, I concluded that there are no damages to the remainder land after the taking.

815 – COST APPROACH

As stated, this analysis was not presented.

820 – BUILDING COST ESTIMATE

As stated, this analysis was not presented.

825 – ACCRUED DEPRECIATION ESTIMATE

As stated, this analysis was not presented.

830 – INDICATED VALUE BY COST APPROACH

As stated, this analysis was not presented.

840 – COLLECTION OF COMPARABLE SALES

As stated, this analysis was not presented.

845 – THE SALES ADJUSTMENT GRID

As stated, this analysis was not presented.

850 – ANALYSIS OF COMPARABLE SALES & EXPLANATION OF ADJUSTMENTS

As stated, this analysis was not presented.

855 – INDICATED VALUE BY THE SALES COMPARISON APPROACH

As stated, this analysis was not presented.

860 – THE INCOME CAPITALIZATION APPROACH

As stated, this analysis was not presented.

865 – GROSS RENT ESTIMATE

As stated, this analysis was not presented.

870 – VACANCY AND COLLECTION LOSS

As stated, this analysis was not presented.

875 – EXPENSE AND NET OPERATING INCOME ESTIMATES

As stated, this analysis was not presented.

880 – CAPITALIZATION RATE

As stated, this analysis was not presented.

885 – INDICATED VALUE BY THE INCOME CAPITALIZATION APPROACH

As stated, this analysis was not presented.

890 – RECONCILIATION VALUE INDICATIONS AND FINAL VALUE ESTIMATE

The approaches to value and reliability were previously discussed in detail. Value indicators for the subject remainder property after the taking, based on analyses completed, are summarized below.

Methodology	Market Value
Site Valuation	\$1,567,200
Cost Approach	Not Presented
Sales Comparison Approach	Not Presented
Income Approach	Not Presented

Based on my research and analyses completed, subject to the Assumptions and Limiting Conditions stated in this report, I estimate that the market value of the fee simple estate in the subject remainder parcel after the taking, as of September 9, 2025, was \$1,567,200 (rounded).

900 – SUPPORT FOR DAMAGES/NO DAMAGES TO THE REMAINDER

In a partial acquisition, the proposed use of the land taken by the agency must be considered by the appraiser because it may have a significant effect on the value of the remainder parcel. The appraiser must consider that the condemnor can use the land taken to the fullest legal extent possible, including future road widening. In some cases, it may be appropriate to assume that the condemnor will utilize the rights acquired to their fullest extent.

The road widening will likely benefit the remainder and other lots along Ypao Road (Route 14B). Remote, speculative, or conjectural elements of damage cannot be considered in most courtrooms. The government may not widen the road, but they retain that right in the future. Therefore, the damage analysis reflects the proposed road widening, as well as pertinent issues associated with a road widening proposal.

This appraisal was made under the assumption that the taking and construction of the proposed public improvement will occur as presented to the appraiser. If any modifications are made to the plans, the appraiser reserves the right to revisit the report to reflect these changes.

Based on my analysis, there is no damage to the remainder resulting from the proposed road widening project.

910 – COST TO CURE DAMAGES

As stated, this analysis was not presented.

920 – SPECIAL BENEFITS

Benefits, like severance damages, can only occur in the case of a partial acquisition. There are two classifications of benefits, general and special. General benefits are those that accrue to an entire neighborhood or community and have a beneficial effect on the values of properties where no taking or damages have occurred, as well as the value of properties that have been taken or damaged. Under federal law, general benefits are not considered in estimating the remainder's value and were therefore not analyzed herein.

Special benefits refer to those benefits that accrue directly and solely to the advantage of the property remaining after a partial taking. In a partial acquisition, federal law requires consideration of special benefits that are capable of present estimation and reasonable computation. Special benefits may be offset against the part taken and the damage to the remainder. The subject's public improvement is limited to the proposed bridge and utility improvements, which will also benefit the entire community.

The analysis indicates that there are no special benefits that accrue to the remainder parcel after the taking.

995 – SUMMARY OF VALUES

The difference between the market value of the larger parcel before the taking and the remainder parcel after the taking indicates just compensation of \$52,000. The market value of the taking should be allocated as follows:

ITEM	ESTIMATE \$
Value of the larger parcel	\$1,619,200
Value of the area acquired (as part of the whole)	\$52,000
Remainder value before taking	\$1,567,200
Remainder value after taking	\$1,567,200
Damages to remainder	- \$0
Special benefits to remainder	+ \$0
Net damage to remainder	\$0
Value of part taken (as part of the whole)	\$52,000
Total difference (just compensation)	\$52,000

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- ▶ The statements of fact contained in this report are true and correct.
- ▶ The reported analyses, opinions, and conclusions of the signer are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ▶ The signer of this report have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- ▶ Sang Woo Suk, MAI, MRICS has performed no services, specifically as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ▶ The signer is not biased with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ▶ The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ▶ The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ▶ The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute, and the *Uniform Standards of Professional Appraisal Practice*, as set forth by the Appraisal Standards Board of the Appraisal Foundation.
- ▶ Sang Woo Suk, MAI, MRICS inspected the property that is the subject of this report.
- ▶ No one provided significant real property appraisal assistance to the appraisers signing the certification.
- ▶ The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- ▶ As of the date of this report, Sang Woo Suk, MAI, MRICS has completed the continuing education program for Designated Members of the Appraisal Institute.



Sang Woo Suk, MAI, MRICS
Certified General Real Estate Appraiser
Guam License No. CA-25-050
Expiration Date 3/16/2027

ADDENDA

APPRAISER'S QUALIFICATIONS FOR SANG WOO SUK

PROFESSIONAL BACKGROUND

MILO Appraisal Group – President & CEO (March 2017 to Current – Founding Principal)
Captain & Associates – Chief Appraisal Manager (March 2015 to March 2017)
JP Morgan Chase – Senior Review Appraiser (July 2012 to March 2015)
Curtis-Rosenthal, Inc. – Senior Appraiser & Team Leader (February 1996 to July 2012)

PROFESSIONAL DESIGNATIONS

Appraisal Institute – Designated Member (566047)
Royal Institution of Chartered Surveyors – Professional Member (6574766)
The Territory of Guam Certified General Appraiser (CA-021-050)
Commonwealth of the Northern Mariana Islands Certified General Real Property Appraiser (REA-038-93)
State of California – Certified General Real Estate Appraiser (AG032850)

EDUCATION

Bachelor of Science Degree, University of Southern California, Urban and Regional Planning Major (Graduated in 1995)

REAL ESTATE COURSES AND SEMINARS COMPLETED

Appraisal Institute, The Discounted Cash Flow Model: Concepts, Issues, and Applications, 2024
Appraisal Institute, Subdivision Valuation, 2024
Appraisal Institute, Business Practices and Ethics, 2024
Appraisal Institute, Valuation Bias: The Invisible Fence of Racial Discrimination, 2024
Appraisal Institute, 7-Hour Equivalent USPAP Update Course, 2024
Appraisal Institute, Residential and Commercial Valuation of Solar, 2022
Appraisal Institute, Cool Tools: New Technology for Real Estate Appraisers, 2022
Appraisal Institute, 7-Hour Equivalent USPAP Update Course, 2022
Appraisal Institute, 7-Hour Equivalent USPAP Update Course, 2021
Appraisal Institute, 7-Hour Equivalent USPAP Update Course, 2020
McKissock, Uniform Appraisal Standards for Federal Land Acquisitions, 2019
McKissock, Basics of Expert Witness for Commercial Appraisers, 2019
McKissock, Appraisal of Self-Storage Facilities, 2019
McKissock, Advanced Hotel Appraising, 2019
McKissock, Essential Elements for Disclosures and Disclaimers, 2019
McKissock, Laws and Regulations for California Appraisers, 2019
Appraisal Institute, International Valuation Standards Overview, 2019
Appraisal Institute, Eminent Domain and Condemnation, 2019
Appraisal Institute, 7-Hour Equivalent USPAP Update Course, 2018
Appraisal Institute, Small Hotel/Motel Valuation, 2018
Appraisal Institute, Business Practices and Ethics, 2017
Appraisal Institute, Yellow Book Changes - Overview for Appraisers, 2017
Federal Highway Institute, Appraisal Review for Federal Highway Aid Programs, 2016
Federal Highway Institute, Appraisal for Federal Highway Aid Programs, 2016
Federal Highway Institute, Business Relocation Under the Uniform Act, 2016
Appraisal Institute, Uniform Standards for Federal Land Acquisitions, 2016
Appraisal Institute, Laws and Regulations for California Appraisers, 2015
McKissock, Supervisor-Trainee Course for California, 2014
Appraisal Institute, General Demonstration Report – Capstone, 2014
Appraisal Institute, Advanced Income Capitalization, 2014
Appraisal Institute, Quantitative Analysis, 2014
Appraisal Institute, General Demonstration Report Writing, 2013

Appraisal Institute, Advanced Market Analysis and Highest & Best Use, 2013
Appraisal Institute, General Appraiser Report Writing and Case Studies, 2013
UCLA, Income Property Appraisal, 1999
UCLA, Shopping Center Development, Leasing, and Management, 1999
UCLA, Real Estate Investment Analysis, 1998
Learning Tree, Microsoft Exchange Server 5.5 (Design/Implementation)
Learning Tree, Microsoft Exchange Server 5.5 (Concepts/Administration)
Learning Tree, Supporting Microsoft Windows NT Server 4.0 Enterprise Technologies
Learning Tree, Implementing Microsoft TCP/IP on Microsoft Windows NT Server 4.0
Learning Tree, Administering Microsoft Windows NT 4.0
Learning Tree, Microsoft Windows NT 4.0 Core Technologies
Learning Tree, Networking +

PROFESSIONAL EXPERIENCE

29 years of experience in all real estate valuation methods (cost, sales comparison, and income approach – direct capitalization and discounted cash flow analysis) and ownership positions. Clients serviced include, but are not limited to, attorneys for litigation support, accountants for tax purposes, government agencies (acquisition, condemnation, and eminent domain), institutional lenders, banks, insurance companies, pension funds, and mortgage brokers throughout the United States. Appraised properties were within California, Arizona, Nevada, and Guam. Competent in underwriting, financial modeling, and due diligence for acquisitions, asset management, and disposition of most real estate types, including commercial, retail, office, industrial, multifamily, land, hotel, and service stations. Well-versed and highly proficient with industry-specific software, including Argus Discounted Cash Flow, Valcre, Rockport Val, and Microsoft Office Suite.

ZONING – PERMITTED USES

ZONING - PERMITTED USES	
A - Rural:	One-family dwellings and duplexes, farming and fisheries, including all types of activities and pursuits customarily carried on in the field of agriculture and fisheries, including the raising of crops and fruits, poultry and livestock, grazing and dairying, tree and other vegetative production whether for commercial or personal uses, cockpits, and uses customarily accessory to any of the above uses including home occupations, and private auto mobile parking areas as well as accessory buildings and structures such as private garages, warehouses, barns, corrals or other similar structures.
R1 - One Family Dwelling:	One-family dwellings, gardening and the keeping of pets for noncommercial purposes, bed and breakfasts, and uses customarily accessory to any of the above uses, including home occupations and private parking areas with accessory buildings and structures.
R2 - Multiple Dwelling:	One-family dwellings, duplexes, multi-family dwellings, hotels, private groups, and institutions, bed and breakfasts, and accessory uses and structures for the above.
C - Commercial:	One-family dwellings, duplexes, wholesale and retail stores, shops, businesses, amusement enterprises, automobile service station (including minor repairs but excluding major works), bakeries, mortuaries, offices (business, professional, healing arts, clinics, and banks), personal service shops (including barber shops, beauty parlors, laundromats, and the like), repair and service shops (including shoe repairs, plumbing, dressmaking, and the like), restaurants and cafes, studios, other uses which in the judgment of the Commission, as evidenced by resolution in writing, are similar to those listed herein, and uses customarily accessory to any of the above listed uses (including accessory to manufacturing, storage, compounding or processing activities which are necessary for the ordinary conduct of said listed uses and which are an integral part thereof).
P - Automobile Parking:	Public or commercial parking area and garages, public access to adjoining parking areas, loading and unloading of automobiles or trucks, but not to use portions of required parking space, service vehicle storage after commercial hours, utilities and public facilities, and accessory uses and structures for the above.
M1 - Light Industrial:	Any use permitted with or without condition in the commercial zone, the manufacturing, compounding, processing or treating of such products as drugs, cosmetics, and food products (not including fish and meat products nor the rendering of fats and oils), the manufacturing, compounding, assembling or treating of articles or merchandise from previously prepared materials, automobile repair shops including painting, body and fender work and rebuilding; truck and tractor repairing; and tire retreading, bottling and packaging plants, ceramic products manufacturing, laundries and cleaning and dyeing establishments, machine shops and sheet metal shops, warehouses and cold storage plants, lumber yards, building material salesyards, contractor's equipment storage yards, and the like, other uses which in the judgment of the Commissions, as evidence by a resolution in writing, are similar to those listed herein, and uses customarily accessory to any of the above listed uses, and accessory buildings.
M2 - Heavy Industrial:	Any uses permitted in the M1 zone, excepting residential use, junk yards. Under the special provisions set forth in Subarticle 6, Article 5 of this Chapter, any other uses not specifically prohibited by law, including those which are or may be objection able, obnoxious, or offensive by reason of odor, dust, smoke, noise, gas fumes, cinders, vibration, or water-carried waste, uses customarily accessory to any of the uses herein permitted, and accessory buildings and structures.
H- Resort Hotel:	Cultural and recreational facilities, hotels, restaurants, tourism related shops and offices, dwellings, parks, marinas, zoos, amusement activities and supportive services, permitted Accessory uses and Structures, uses and structures which are customarily accessory and clearly complementary to permitted principal uses and structures shall be permitted. Service stations shall be permitted only within, and as accessory to, parking garages containing two hundred fifty (250) or more parking spaces.
S1 - School:	Public schools and school related facilities.
PF - Public Facility:	Schools, police stations, fire stations, community centers, recreation centers, senior citizen centers, public health centers, libraries, government buildings and other related facilities.
PUD - Planned Unit Development District	A substantial area in which development follows an approved plan integrating a combination of uses in an appropriate and unified manner.

Source: 21 GCA Real Property CH. 61 Zoning Law

H- ZONE DEFINITIONS

Amusement Activity:	An indoor or outdoor facility operated for the amusement or entertainment to the public.
Cultural Facility:	An indoor or outdoor facility operated for the purpose of portraying or promoting aspects of the Island's culture through use of plays, theaters, museums, arts and crafts galleries and displays, and similar facilities.
Landscaped Area or Landscaping:	A water feature or open area planted and covered with soft live flora such as lawn, ground cover, trees, shrubs, or any other materials which would aesthetically enhance the area.
Park Recreational Facility:	An area or facility established and operated for the purpose of accommodating or promoting active or passive recreational activities including sports, interpretive parks, botanical and zoological gardens, playgrounds, and such related facilities.
Tourism Related Shops, Offices, and Supporting Services (Resort Commercial):	Commercial facilities and offices directly dependent on sales or services and immediate proximity to the public and, including but not limited to bicycle, moped, car rental facilities and accessory uses; but not such commercial or industrial activities as auto, motorcycle, bicycle, and appliance sales or repair; assembly line, hardware, building, electrical, or plumbing supply enterprises and related uses.
Transient Guest:	Those persons who occupy a hotel, lodging house, or similar facility in a specific location for less than 90 consecutive days.
Residential:	Allowed residential uses shall include single family, duplexes and multi-family dwellings as defined in the land use laws of Guam.

Source: GC §17110 enacted by Public Law 14-41

H-ZONE DENSITY, SETBACK, AND HEIGHT REQUIREMENTS

Approved Use	Minimum Lot Size (SF) ^[1]	Gross Density ^[2]	Building Setbacks (FT) ^[4]			Maximum Height ^[5]
			Front	Side	Rear	
Single Family	5,000	8 DU / Acre	10	8	10	2 Stories
Zero Lot Line Res ^[3]	4,000	5 DU / Acre	15	N/A	10	3 Stories
Multi-Family	10,880	15 DU / Acre	10	10	13	3 Stories
Multi-Family	30,000	20 DU / Acre	13	10	20	3 Stories
Multi-Family	50,000	22 DU / Acre	23	23	33	LL + LW / 10
Multi-Family	70,000	26 DU / Acre	33	23	48	LL + LW / 11
Small Hotel	90,000	32 DU / Acre	33	10 or 40% ^[6]	75	LL + LW / 12
Large Hotel	200,000	38 DU / Acre	33	10 or 40% ^[6]	75	LL + LW / 13
Commercial	9,996	N/A	10	10	10	LL + LW / 14

[1] Sanitary sewer is required in an H-Zone

[2] DU means Dwelling Unit

[3] Zero Lot line (Setback) may be permitted by the GLUC with concurrence of affected adjacent property owner and additional open space.

[4] Any Setback on an ocean shoreline shall be increased by 30 ft per story.

[5] Maximum height that may be approved is average lot length (LL) plus average lot width (LW) divided by 10.

[6] Hotel side setbacks must be a min. of 10 ft and the total of both side setbacks must be at least equal to 40% of the average Lot Width.

§ 61214. SPLIT ZONED LOTS

(a) Split-Zone Election. Whenever a lot is affected by a zoning boundary which creates two (2) separate zoning designations within its boundaries, the property owner of such affected lot shall have the right to select one (1) of the two (2) zones, and to have it apply to the entire lot. Upon receiving a written request by a property owner to elect a zoning designation for the affected lot, the Director of the Department of Land Management shall approve the request, shall process all necessary documents to reflect the approval, and shall update all official maps of Guam to indicate the zone which the property owner has chosen.

(b) Applicability of Lot Split-Zone Boundary. While the lots are still affected by the lot split, a permitted use on one (1) portion of the zone boundary cannot be extended to the other side of the lot split-zone boundary if it is not a permitted use on the portion of the same lot or on the abutting lot to be extended. In order to extend such permitted use from one (1) side of the lot split-zone boundary to the other side, a conditional use permit or a zone variance, as applicable, must be obtained pursuant to §61303 or §61617, Title 21, Guam Code Annotated.

(c) Conditional Use. All uses permitted on the affected lot by the zone chosen by the property owner making a split-zone election shall be conditional and subject to approval in the manner required to obtain a zone variance as provided in §61303, Title 21, Guam Code Annotated. No such use shall be permitted upon any part of the lot described in Subsection (a) above which is inconsistent or incompatible with the uses of property adjacent to such part, nor which would otherwise be detrimental to the public.

(d) Lot Consolidation. A split-zone election shall only be made on lots that are encumbered by such split-zone designation, as delineated in the official zone map series for the applicable municipality. No extension of a zone boundary shall be allowed under a lot consolidation with another lot unaffected by the splitzone boundary. Any split-zone extension being pursued through lot consolidation on an unaffected parcel must undergo the regular zone change process through the Guam Land Use Commission for such extension on the unaffected lot.

SOURCE: Added by P.L. 25-131:2. Repealed and reenacted by P.L. 31-098:2 (Sept. 30, 2011).

§ 61521. NONCONFORMING BUILDINGS

(a) A nonconforming building may be maintained and repaired, except as otherwise provided in this section.

(b) A building nonconforming as to use regulations shall not be added to or enlarged in any manner, unless said building, including such additions and enlargements, is made to conform to all the regulations of the zone in which it is located.

(c) A building nonconforming as to height or yard regulations may be added to or enlarged if such addition or enlargement conforms to all the regulations of the zone in which it is located; provided, that a residential building nonconforming as to height regulations may be added to or enlarged notwithstanding the fact that such addition or enlargement may violate yard regulations, and a building nonconforming as to yard regulations may be added to or enlarged notwithstanding the fact that such addition or enlargement violates height regulations.

(d) A nonconforming building which is damaged or partially destroyed by fire, flood, wind, earthquake, or other calamity, to the extent of not more than fifty percent (50%) of its value at the time of such damage or destruction, may be restored if the total cost of such restoration does not exceed fifty percent (50%) of the value of the building at the time of such damage or destruction. Where the damage or destruction exceeds said value, the building shall not be repaired or reconstructed unless the entire building is made to conform to all regulations for a new building in the zone in which it is located.

(e) A building nonconforming as to restrictions set forth in §61504 of this Chapter may be maintained and repaired but may not be enlarged, and in the case of its damage or partial destruction by fire, flood, wind, earth quake, or other calamity, to the extent of not more than fifty percent (50%) of its replacement cost at the time of such damage or destruction, then it may be restored if the total cost of such restoration does not exceed fifty percent (50%) of the replacement cost of the building at the time of such damage or destruction. Where the damage or destruction exceeds said cost, the building shall not be repaired or reconstructed.

SOURCE: GC § 17300. Subsection (c) amended by P.L. 12-160:7

LEGAL DESCRIPTION(S)

- b. Lot No. 2143-2-1, Tamuning, Guam, Estate No. 15771, Suburban, as said lot is marked and designated on Map Drawing No. 7-18-T68D (LM#35FY69), dated August 8, 1968 and recorded on August 8, 1968 under Instrument No. 86871, in the Department of Land Management, Government of Guam. Land/Building and Improvement (Ocean Blue Apartments, 50 unit apartment) to **YOUNG KY PARK, LYNN PARK, EUGENE PARK, and SOO JIN PARK as tenants in common;**

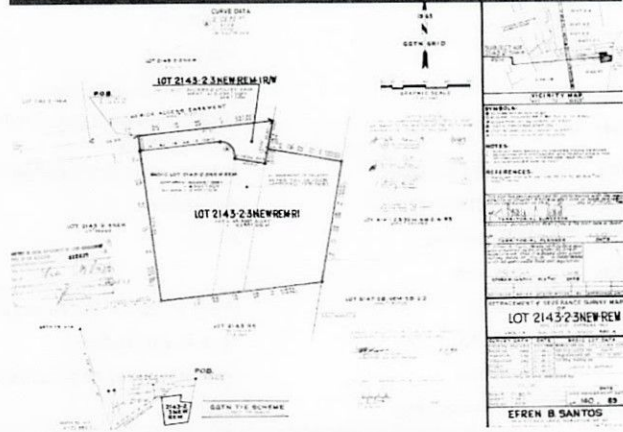
Excerpt from Decree Settling Final Account of Administration and Final Distribution (Filed Superior Court of Guam, March 9, 2018).

PROPERTY NAME: N/A
SALES DATA SHEET NO.: 1

(A) Recording Data 5/16/2024
 (B) Grantor/Lessor Pristine Estates, LLC
 (C) Grantee/Lessee Kim, Gee Hei
 (D) Date of Transaction 5/16/2024
 (E) Date Inspected 9/9/2025
 (F) Dimension and Size
 Recorded Lot Map
 Primary Frontage 500.00 Feet
 Land 4,233 Square Meters (SQM)
 Improvements N/A
 (G) Consideration \$900,000
 (H) Unit Price
 Land \$212.62/SQM
 Improvements N/A
 (I) Type of Instrument Conventional
 (J) Tax Identification 2143-2-3NEW-REM-R1
 (K) Address Sali Lane (east of Ypao Road)
 Tamuning, GU 96913
 Latitude 13.494993
 Longitude 144.791706
 (L) Zoning R2 (Multiple Dwelling)
 (M) Present Use Vacant land
 (N) Highest and Best Use^[1] Condominium development
 (O) Condition of Transaction See Remarks
 (P) Type of Financing All cash
 (Q) Encumbrances
 a. Easements None noted on the survey map
 b. Flood Zone Zone X (Unshaded)
 c. Topography Level (At street grade)
 (R) Type of Improvements Land
 (S) Site Utilities All to the site or nearby (assumed)
 (T) Verification Information
 a. Verification Source Rich Huang (Guam Realty International)
 b. Information Verified Buyer/seller representative, CVG, MLS, & DLM
 (U) Motivation of Parties See Remarks
 (V) Analysis of Pertinent Information See Remarks
 (W) Overall Exposure Time See Remarks
 (X) Days on Market 0 (Off Market)
 (Y) Remarks

The listing agent confirmed the details of this transaction. The sale was an arm's-length, market-oriented transaction of an interior, R2 zoned parcel. The buyer and seller were, to a degree, related parties. The sellers intended to subdivide the parcel for single-family residences; however, the buyer abandoned the plan and plans to develop the parcel with a higher-density residential condominium. The property was listed in MLS several times under varying scenarios. It was listed as a whole (23-763) on February 26, 2023, at an asking price of \$1.49 million (\$352/SQM) for 200 days before expiring. Additionally, the subdivided parcels (3 of 5) were listed (23-713, 23-814, and 23-815). MLS 23-713 was listed on February 22, 2023 for \$299,000 (\$399/SQM) for 204 day before expiring (2143-2-3NEW-REM-3). MLS 23-814 and 23-815 were listed on March 2, 2023, for \$250,000 and \$280,000, respectively (\$400/SQM each). These listings expired after 182 days on market.

(Z) Comparable Exhibits
 Prepared by: Sang Woo Suk, MAI, MRICS
 Date of Confirmation: 8/25/2025
 Date of Photograph: 9/9/2025



[1] HBU at the time of the transaction.

PROPERTY NAME: N/A

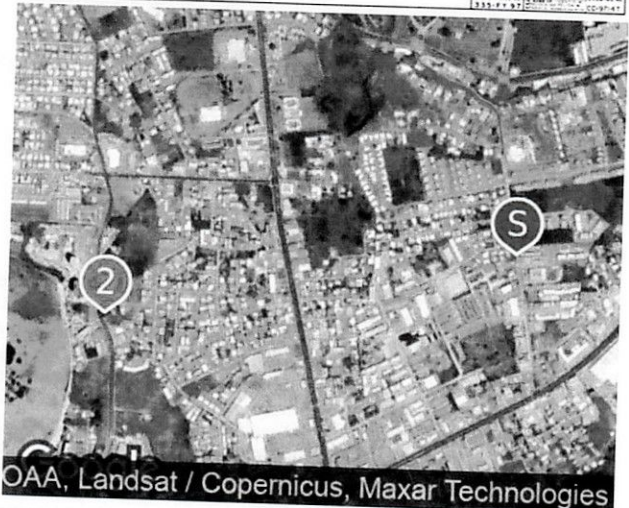
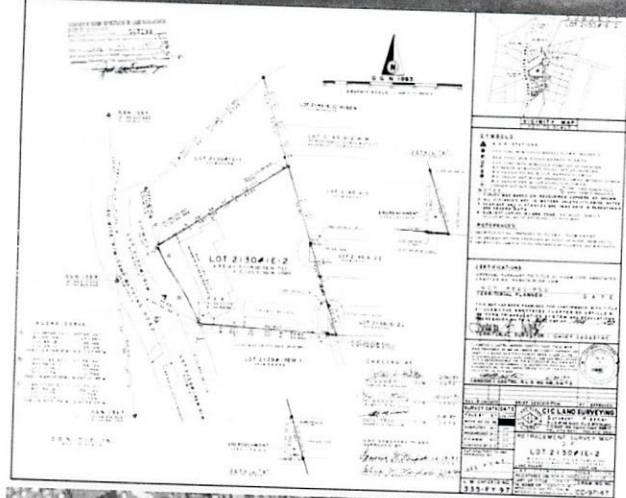
SALES DATA SHEET NO.: 2

(A) Recording Data 2/28/2024
(B) Grantor/Lessor Oani, Esther F.M., et al.
(C) Grantee/Lessee Hayden Corporation
(D) Date of Transaction 2/8/2024
(E) Date Inspected 9/9/2025
(F) Dimension and Size Recorded Lot Map
Primary Frontage 121.00 Feet
Land 3,120 Square Meters (SQM)
Improvements N/A
(G) Consideration \$1,000,000
(H) Unit Price
Land \$320.51/SQM
Improvements N/A
(I) Type of Instrument Conventional
(J) Tax Identification 2130#1E-2
(K) Address Governor Carlos Camacho Road
Tamuning, GU 96913
Latitude 13.492975
Longitude 144.776416
(L) Zoning R2 (Multiple Dwelling)
(M) Present Use Vacant land with tear down improvements
(N) Highest and Best Use^[1] Future residential development
(O) Condition of Transaction See Remarks
(P) Type of Financing All cash
(Q) Encumbrances
a. Easements None noted on the survey map
b. Flood Zone Zone X (Unshaded)
c. Topography Generally Level (At street grade)
(R) Type of Improvements Land
(S) Site Utilities All to the site or nearby (assumed)
(T) Verification Information
a. Verification Source Chieng Tan (Buyer's representative)
b. Information Verified Buyer's representative, CVG, & DLM
(U) Motivation of Parties See Remarks
(V) Analysis of Pertinent Information See Remarks
(W) Overall Exposure Time See Remarks
(X) Days on Market 0 (Off Market)
(Y) Remarks

The buyer's representative confirmed the details of this transaction. The buyers owned the adjacent apartment complex (Tropical Bay Apartments) and acquired this property for assemblage purposes. Tropical Bay Apartments had encroachments into the property and was also paying \$1,000/month to the seller, which allowed access from Governor Carlos Camacho Road. By purchasing the property, the buyers were able to resolve the encroachments and access issues. The buyers had no immediate plans for development and likely paid a premium (motivated buyer - assemblage). This sale was an off-market transaction (not exposed).

(Z) Comparable Exhibits

Prepared by: Sang Woo Suk, MAI, MRICS
Date of Confirmation: 8/25/2025
Date of Photograph: 9/9/2025



OAA, Landsat / Copernicus, Maxar Technologies

[1] HBU at the time of the transaction.

PROPERTY NAME: N/A

SALES DATA SHEET NO.: 3

(A) Recording Data 5/10/2022
(B) Grantor/Lessor CVC Land Development LLC
(C) Grantee/Lessee Blue Ocean Investment LLC
(D) Date of Transaction 5/10/2022
(E) Date Inspected 9/9/2025
(F) Dimension and Size
Primary Frontage Recorded Lot Map
Land 242.90 Feet
Improvements 24,482 Square Meters (SQM)
(G) Consideration N/A
(H) Unit Price \$5,106,000
Land \$208.56/SQM
Improvements N/A
(I) Type of Instrument Conventional
(J) Tax Identification 2148-3-R8
(K) Address Right-of-Way (off of Governor Carlos Camacho)
Tamuning, GU 96913
Latitude 13.496472
Longitude 144.777287
(L) Zoning R2 (Multiple Dwelling)
(M) Present Use Vacant land
(N) Highest and Best Use^[1] Residential related use
(O) Condition of Transaction See Remarks
(P) Type of Financing All cash
(Q) Encumbrances
a. Easements None noted on the survey map
b. Flood Zone Zone X (Unshaded)
c. Topography Level (At street grade)
(R) Type of Improvements Land
(S) Site Utilities All to the site or nearby (assumed)
(T) Verification Information
a. Verification Source Buyer's representative (CVC Land Development)
b. Information Verified Buyer's representative & DLM
(U) Motivation of Parties See Remarks
(V) Analysis of Pertinent Information See Remarks
(W) Overall Exposure Time See Remarks
(X) Days on Market 0 (Off Market)
(Y) Remarks

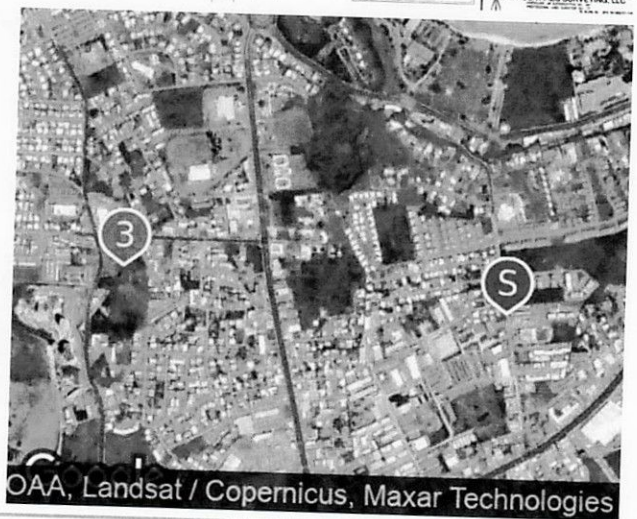
Details of this transaction were confirmed by the seller's and buyer's representatives. The sale was an arm's-length, market-oriented transaction of an R2-zoned interior lot. The sellers flipped the property after a lengthy and arduous process of consolidating the interests of 11 heirs (aggregate value of approximately \$148/SQM). After acquiring the asset, the lot was subdivided, with one parcel held by a local entity and the other sold to a foreign institutional investor. The buyers intend to develop an SFR development (luxury gated community).

(Z) Comparable Exhibits

Prepared by: Sang Woo Suk, MAI, MRICS

Date of Confirmation: 6/12/2022

Date of Photograph: 9/9/2025

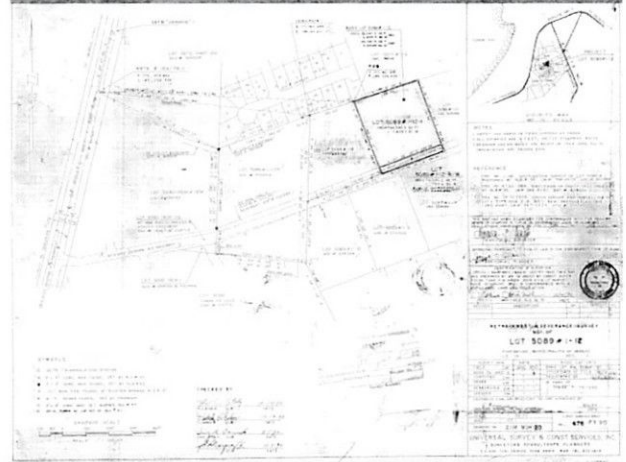


[1] HBU at the time of the transaction.

PROPERTY NAME: N/A
SALES DATA SHEET NO.: 4

(A) Recording Data 1/28/2022
 (B) Grantor/Lessor Ishi Co., Inc.
 (C) Grantee/Lessee Edusa Partners, LP
 (D) Date of Transaction 1/14/2022
 (E) Date Inspected 9/9/2025
 (F) Dimension and Size Recorded Lot Map
 Primary Frontage 283.35 Feet
 Land 7,885 Square Meters (SQM)
 Improvements N/A
 (G) Consideration \$1,398,000
 (H) Unit Price
 Land \$177.30/SQM
 Improvements N/A
 (I) Type of Instrument Conventional
 (J) Tax Identification 5089-1-12-1
 (K) Address Tumon Lane (east of Tumon Bel Air Condo)
 Tamuning, GU 96913
 Latitude 13.511439
 Longitude 144.814513
 (L) Zoning R2 (Multiple Dwelling)
 (M) Present Use Vacant land
 (N) Highest and Best Use^[1] Residential related use
 (O) Condition of Transaction See Remarks
 (P) Type of Financing All cash
 (Q) Encumbrances
 a. Easements None noted on the survey map
 b. Flood Zone Zone X (Unshaded)
 c. Topography Level (At street grade)
 (R) Type of Improvements Land
 (S) Site Utilities All to the site or nearby (assumed)
 (T) Verification Information
 a. Verification Source Anthony Godwin (Today's Realty)
 b. Information Verified Listing agent, MLS, & DLM
 (U) Motivation of Parties See Remarks
 (V) Analysis of Pertinent Information See Remarks
 (W) Overall Exposure Time See Remarks
 (X) Days on Market 86 (Open Market)

(Z) Comparable Exhibits
 Prepared by: Sang Woo Suk, MAI, MRICS
 Date of Confirmation: 3/12/2022
 Date of Photograph: 9/9/2025



OAA, Landsat / Copernicus, Maxar Technologies

The listing agent confirmed the transaction details. This sale was an arm's length, market-oriented sale of an interior, R2-zoned lot. A motivated buyer purchased the property for yard storage and eventual future development, with plans to rezone the property to M1. The buyers have been aggressively purchasing land in the area to accommodate their growing business (military buildup). The property was listed in MLS (#21-3911) for 86 days at an asking price of \$1.5 million or \$190.96/SQM (sold 6.8% below the asking price).

[1] HBU at the time of the transaction.

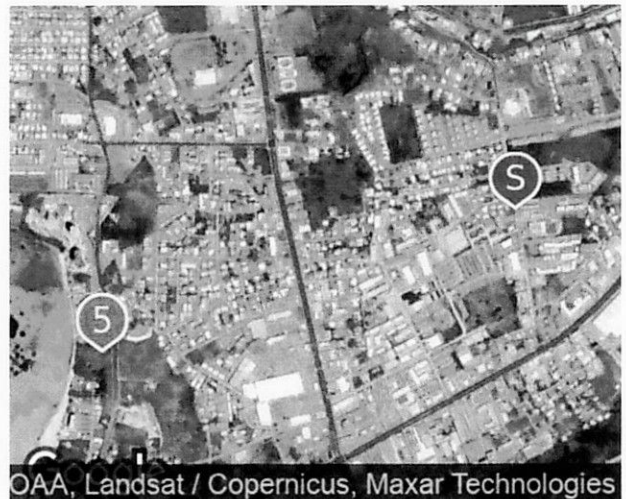
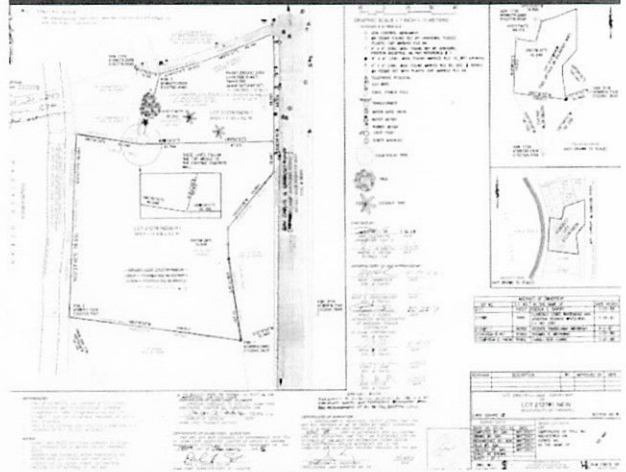
PROPERTY NAME: N/A
SALES DATA SHEET NO.: 5

(A) Recording Data 4/27/2021
 (B) Grantor/Lessor Kuraudia Holdings Co., Ltd
 (C) Grantee/Lessee Guam Business Capital, LLC
 (D) Date of Transaction 3/2/2021
 (E) Date Inspected 9/9/2025
 (F) Dimension and Size Recorded Lot Map
 Primary Frontage 63.80 Feet
 Land 12,836 Square Meters (SQM)
 Improvements N/A
 (G) Consideration \$4,500,000
 (H) Unit Price
 Land \$350.58/SQM
 Improvements N/A
 (I) Type of Instrument Conventional
 (J) Tax Identification 2127#1NEW-R1
 (K) Address Governor Carlos Camacho Rd (south of Shirley's)
 Tamuning, GU 96913
 Latitude 13.490751
 Longitude 144.776278
 (L) Zoning R2 (Multiple Dwelling)
 (M) Present Use Vacant land
 (N) Highest and Best Use^[1] Multiple dwelling residential use
 (O) Condition of Transaction See Remarks
 (P) Type of Financing All cash
 (Q) Encumbrances
 a. Easements None noted on the survey map
 b. Flood Zone Zone VE, Zone X (Unshaded)
 c. Topography Level to Sloping (At street grade)
 (R) Type of Improvements Land
 (S) Site Utilities All to the site or nearby (assumed)
 (T) Verification Information
 a. Verification Source Yumiko H. Blaisus (Today's Realty)
 b. Information Verified Buyer/seller representative, MLS, & DLM
 (U) Motivation of Parties See Remarks
 (V) Analysis of Pertinent Information See Remarks
 (W) Overall Exposure Time See Remarks
 (X) Days on Market 1023 (Open Market)
 (Y) Remarks

The listing agent confirmed the details of this transaction. This sale was an arm's-length, market-oriented transaction of an interior R2, Multiple Dwelling lot. The property has a functional beach and main road frontage in Agana Bay. The days on market were long since the seller had a firm asking price. The seller accepted the recent cash offer with no contingencies and was motivated since his Guam businesses were closed (with no vested interest to remain). The other offers were lower or had contingency items. The buyer plans to hold for future resort-hotel development. The property was listed in MLS (#18-2855) for 1,023 days at an initial asking price of \$6.5 million, later reduced to \$5.5 million (sold 18.2% below the most recent list price and 30.8% below the original list price).

(Z) Comparable Exhibits

Prepared by: Sang Woo Suk, MAI, MRICS
 Date of Confirmation: 5/14/2021
 Date of Photograph: 9/9/2025



OAA, Landsat / Copernicus, Maxar Technologies

[1] HBU at the time of the transaction.



DPW Form 4.1-1

REVIEW APPRAISER'S STATEMENT
Territory of Guam Department of Public Works

PARCEL NO.	ITEM/SEGMENT	GU PROJECT NO.	PARCEL NUMBER	DATE
L2143-2-1NEW	160± sq. m. portion of L2143-2-1NEW	GU-THS- AARS(007)	L2143-2-1-1R/W and L2143-2-R2-R/W	September 10, 2025

Part A.

I certify that, to the best of my knowledge and belief:

- The facts and data reported by the reviewer and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- I have no present or prospective interest or bias in the property that is the subject of this report, and no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I did personally inspect the subject property and appropriate comparable sales as used in the report under review. Field inspection of the subject property took place on September 9, 2025. I was accompanied during the inspection by Sang Woo Suk, MAI, MRICS.
- Value estimates of items compensable under Territory of Guam law have been clearly identified below, as appropriate.
- Each appraiser's value estimate and my recommended compensation are as stated.
- No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.

DESCRIPTION	
PURPOSE *	DPW Report for Negotiation
APPRAISER:	Sang Woo Suk, MAI, MRICS
DATE OF REPORT	September 10, 2025
DATE OF VALUE	September 9, 2025
AREA OF TAKE	160± square meters
LAND	\$52,000
IMPROVEMENTS	\$0
DAMAGES	\$0
APPRAISAL TOTAL	\$52,000
LAND USE	Future multiple dwelling residential development
REVIEWER	Siska. S. Hutapea, CCIM, MAI, SRA, AI-GRS, MRICS, R/W-AC, MRE


*Purpose: Indicate whether DPW or Owner's report and which purpose: Negotiation, Declaration of Taking, Date of Deposit, Surplus (e.g. DPW Neg.)

**Land Use: Identify the highest and best use as vacant as reported by the appraiser.

RECOMMENDED COMPENSATION: \$52,000

ALLOCATION:

LAND: \$52,000 IMPROVEMENTS: \$0 DAMAGES: \$0

Value of Acquisition Including Uneconomic Remainder			Reviewer Signature: 	Date: September 12, 2025
Land Area:	160± sq. m.	Partial/Whole (P/W): P	Reviewer Name Siska S. Hutapea, CCIM, MAI, SRA, AI-GRS, MRICS, R/W-AC, MRE	
Land:		\$52,000	<input type="checkbox"/> Adm. Reviewer: N/A	Date: N/A
Improvements:		\$0	Comments:	
Damages and/or Cost to Cure:		\$0		
Total:		\$52,000	<input type="checkbox"/> DPWRS Concurrence:	

Type of Appraisal Report*	Appraisal Report	<p>Indicate the amount between this recommended compensation and the previous, if any: Divergence: \$N/A Brief reason for divergence: N/A</p> <p>Relate to Real Estate Interests: Review Appraiser to check applicable statement(s):</p> <input checked="" type="checkbox"/> Appraised amounts include all interests (including the fee owner's, easement holders, and any tenant owned improvements for this parcel.) <input type="checkbox"/> Appraised amounts exclude certain tenant owned improvements or other real estate interests for this parcel. Excluded interests are: N/A <input type="checkbox"/> This appraisal is not recommended for compensation. Leave appraisal review amounts blank in the RWMS system. Leave compensation determined date blank in RWMS system. <input checked="" type="checkbox"/> This appraisal is approved for payment only .
Size (SM) of Uneconomic Remnant(s), if any.	N/A	
Value of Uneconomic Remnant(s), if any.	\$N/A	
Complexity Scale (Optional)	Low	

Note: Enter the size and value of the uneconomic remnant itself, if any. (This is not a summation of the acquisition and the remnant.) Just the remnant area and value should be shown in the RWMS data entry box. The sum of the acquisition and the remnant(s), if any should be shown on the previous page.

* Appraisal Report or Restricted Report

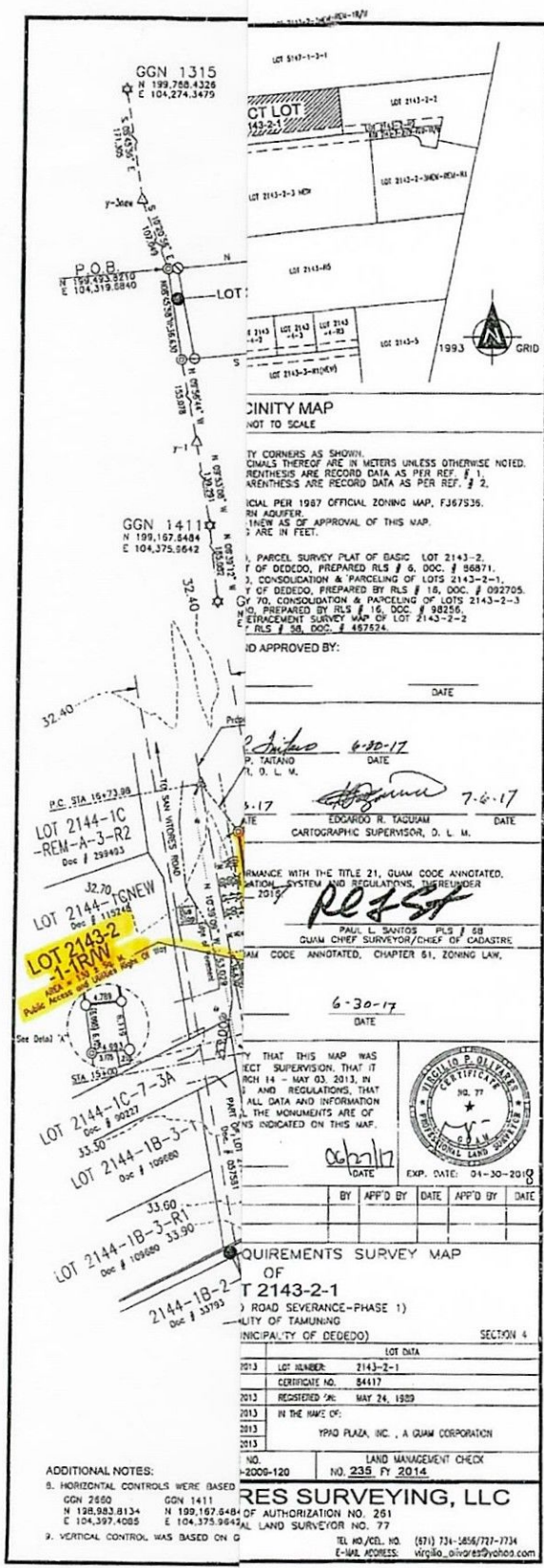
Part A. (continued)

Review Appraiser's Statement

Parcel No.: Lot 2144-1C-1-NEW-3R/W

Part B. Reviewer's Statement of reasoning in conformance with current ROW Procedures:

A detailed technical review of Milo Appraisal Group's report dated September 10, 2025 was performed by the reviewer. Based on my review as detailed in the appraisal review report submitted on September 10, 2025, it is concluded that the subject property appraisal report under review, as corrected, meets USPAP and DPW's Right of Way Procedure Manual requirements (dated November 17, 2017). The reported conclusion of **\$52,000** is within a reasonable range of market value. The market data and analyses completed are reasonably adequate and tend to support the appraiser's opinion of value. In conjunction with DPW requirements, I conclude that **\$52,000** reflects the amount of just compensation concluded for the proposed acquisition of the subject property.



GGN 1315
N 199,758.4326
E 104,274.3479

LOT 2143-1-1

CT LOT 143-2-1

LOT 2143-2-1

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LOT 2143-2-1-99

LOT 2143-2-1-100

CINITY MAP
NOT TO SCALE

TY CORNERS AS SHOWN.
DIMALS THEREOF ARE IN METERS UNLESS OTHERWISE NOTED.
PARENTHESES ARE RECORD DATA AS PER REF. # 1.
ARENTHESES ARE RECORD DATA AS PER REF. # 2.

LOCAL PER 1987 OFFICIAL ZONING MAP, FJ67535.
BY ACQUIFER
IN NEW AS OF APPROVAL OF THIS MAP.
DIMALS ARE IN FEET.

1. PARCEL SURVEY PLAT OF BASIC LOT 2143-2-1 OF DEDEDO, PREPARED RLS # 6, DOC. # 96871.
2. CONSOLIDATION & PARCELING OF LOTS 2143-2-1, 2143-2-2, 2143-2-3, 2143-2-4, 2143-2-5, 2143-2-6, 2143-2-7, 2143-2-8, 2143-2-9, 2143-2-10, 2143-2-11, 2143-2-12, 2143-2-13, 2143-2-14, 2143-2-15, 2143-2-16, 2143-2-17, 2143-2-18, 2143-2-19, 2143-2-20, 2143-2-21, 2143-2-22, 2143-2-23, 2143-2-24, 2143-2-25, 2143-2-26, 2143-2-27, 2143-2-28, 2143-2-29, 2143-2-30, 2143-2-31, 2143-2-32, 2143-2-33, 2143-2-34, 2143-2-35, 2143-2-36, 2143-2-37, 2143-2-38, 2143-2-39, 2143-2-40, 2143-2-41, 2143-2-42, 2143-2-43, 2143-2-44, 2143-2-45, 2143-2-46, 2143-2-47, 2143-2-48, 2143-2-49, 2143-2-50, 2143-2-51, 2143-2-52, 2143-2-53, 2143-2-54, 2143-2-55, 2143-2-56, 2143-2-57, 2143-2-58, 2143-2-59, 2143-2-60, 2143-2-61, 2143-2-62, 2143-2-63, 2143-2-64, 2143-2-65, 2143-2-66, 2143-2-67, 2143-2-68, 2143-2-69, 2143-2-70, 2143-2-71, 2143-2-72, 2143-2-73, 2143-2-74, 2143-2-75, 2143-2-76, 2143-2-77, 2143-2-78, 2143-2-79, 2143-2-80, 2143-2-81, 2143-2-82, 2143-2-83, 2143-2-84, 2143-2-85, 2143-2-86, 2143-2-87, 2143-2-88, 2143-2-89, 2143-2-90, 2143-2-91, 2143-2-92, 2143-2-93, 2143-2-94, 2143-2-95, 2143-2-96, 2143-2-97, 2143-2-98, 2143-2-99, 2143-2-100, PREPARED BY RLS # 16, DOC. # 98256.
3. ENFORCEMENT SURVEY MAP OF LOT 2143-2-2, PREPARED BY RLS # 58, DOC. # 487524.

APPROVED BY: _____ DATE _____

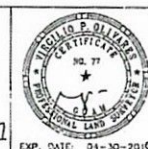
[Signature] 6-30-17
P. TATAHO DATE

[Signature] 7-6-17
EDUARDO R. TACUAM DATE
CARTOGRAPHIC SUPERVISOR, D. L. M.

IN ACCORDANCE WITH THE TITLE 21, GUAM CODE ANNOTATED, REGISTRATION SYSTEM AND REGULATIONS, THE REMAINDER OF THIS MAP IS HEREBY RELEASSED.

[Signature]
PAUL L. SANTOS RLS # 58
GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE
IN ACCORDANCE WITH THE TITLE 21, GUAM CODE ANNOTATED, CHAPTER 51, ZONING LAW.
6-30-17
DATE

IT IS HEREBY CERTIFIED THAT THIS MAP WAS PREPARED UNDER THE DIRECT SUPERVISION OF THE CHIEF SURVEYOR, THAT IT COMES WITHIN THE PROVISIONS OF TITLE 21, GUAM CODE ANNOTATED, AND REGULATIONS, THAT ALL DATA AND INFORMATION CONTAINED HEREON ARE TRUE AND CORRECT, AND THAT THE MONUMENTS ARE OF THE KIND AND KINDS INDICATED ON THIS MAP.



BY: *[Signature]* DATE: _____
APPROVED BY: _____ DATE: _____

REQUIREMENTS SURVEY MAP OF LOT 2143-2-1 ROAD SEVERANCE-PHASE 1) CITY OF TAMPUNONG (MUNICIPALITY OF DEDEDO) SECTION 4

NO.	LOT NUMBER	SECTION
2013	LOT NUMBER: 2143-2-1	
2013	CERTIFICATE NO. 84117	
2013	REGISTERED ON: MAY 24, 1989	
2013	IN THE NAME OF:	
2013	TPAD PLAZA, INC., A GUAM CORPORATION	
2013	NO. LAND MANAGEMENT CHECK	
2013	NO. 235, FY 2014	

ADDITIONAL NOTES:
8. HORIZONTAL CONTROLS WERE BASED ON GGN 2650 GGN 1411
N 128,983.813+ N 199,167.648+
E 104,397.4085 E 104,375.9642
9. VERTICAL CONTROL WAS BASED ON G

RES SURVEYING, LLC
OF AUTHORIZATION NO. 261
LAND SURVEYOR NO. 77
TEL. NO./CELL. NO. (671) 734-5856/727-7734
E-MAIL ADDRESS: virginia.oliver@resyvhos.com

910314

I MINA'TRENTAI SAIS NA LIHESLATURAN GUAHAN

2025 (_____) Regular Session

Bill No.

Introduced by: _____

AN ACT TO AUTHORIZE THE DEPARTMENT OF PUBLIC WORKS, GOVERNMENT OF GUAM, TO CONDEMN LOT NO. 2143-2-1-1R/W AND LOT NO. 2143-2-R2-R/W (FORMERLY A PORTION OF LOT NO. 2143-2-1NEW), TAMUNING, GUAM, FOR THE ROUTE 14B (YPAO ROAD) RECONSTRUCTION AND WIDENING PROJECT.

1. **BE IT ENACTED BY THE PEOPLE OF GUAM:**
2. **Section 1. History.** The Department of Public Works (“**DPW**”), Government of Guam,
3. is preparing plans for the Route 14B (Ypao Road) Reconstruction and Widening Project (the
4. “**Route 14B Project**”), which is an integral part of the islandwide road improvement plan
5. that is being funded by Federal Highway Administration (“**FHWA**”).
6. DPW has successfully negotiated the purchase of twenty-four (24) parcels for the Route 14B
7. Project. Two (2) parcels, Lot No. 2143-2-1-1R/W and Lot No. 2143-2-R2-R/W
8. all located in Tamuning, Guam, are being condemned.
9. **Section 2. Authorization of DPW to Condemn Lot No. 2143-2-1-1R/W, and Lot No.**
10. **2143-2-R2-R/W, Tamuning, Guam.** DPW has not been able to negotiate the purchase of
11. One Hundred Sixty, plus or minus (160±), square meters, of Lot No. 2143-2-1-1R/W, and
12. Lot No. 2143-2-R2-R/W, Tamuning, Guam (“**Parks Parcel**”) from its original owner, the
13. Estate of **Gye Sook Park** (“**Decedent**”), and subsequently from its current owners, Young

14. Ky Park, Decedent's husband, and their three (3) children, Lynn Park, Soo Jin Park and

15. Eugene Park. DPW attempted to negotiate a purchase of the Parks Parcel since August

16. 2016, without success. DPW's efforts included, but were not limited to:

- DPW initially started communicating with the Park family in August 2016.
- Decedent signed a Representative Authorization on September 1, 2016, appointing her son, Eugene K. Park, as her authorized representative.
- Gye Sook Park died on or about January 2017.
- On April 13, 2017, Young Ky Park, Decedent's husband, was appointed the Administrator for the Estate of Gye Sook Park, Decedent.
- On April 24, 2017, DPW sent a purchase offer to Eugene K. Park.
- For the next few months Eugene K. Park refused to communicate with DPW.
- On May 31, 2017, Eugene K. Park notified DPW that there was no need to meet or discuss the department's offer because Park's Parcel was not for sale.
- On September 8, 2017 DPW's Director signed the Final Agency Acceptance part of the OPA.
- On or about March 2018, the Parks Parcel was distributed from the Estate of Gye Sook Park in undivided interests to her husband, Young Ky Park, and their three (3) children, Lynn Park, Soo Jin Park and Eugene Park.
- Mr. Park and Decedent's three children, Lynn Park, Soo Jin Park and Eugene Park refused to close on Lot No. 2143-2-1-1R/W and Lot No. 2143-2-R2-R/W, as required by the OPA.
- On February 8, 2018, and February 14, 2018, DPW-ROW wrote Decedent's son, Eugene Park, attaching a second draft OPA, respectively.

- During April 2018 DPW-ROW worked on obtaining an updated appraisal and appraisal review for the Park's Parcel.
- During November and December 2018 DPW-ROW made repeated attempts to contact members of the Park family.
- On or about March 2019 DPW-ROW confirmed that the Parks Parcel is now owned by Decedent's husband, Young Ky Park and Decedent's children, in equal undivided interest Park, as tenants in common.

17. **Section 3. Interest Condemned.** The interest taken in Lot No. 2143-2-1-1R/W and Lot
18. No. 2143-2-R2-R/W, Tamuning, Guam, is fee simple absolute.

19. **Section 4. Fair Market Value.** Upon information and belief, based on a Real Property
20. Appraisal Report prepared By Milo Appraisal Group, dated September 10, 2025, and
21. Appraisal Review prepared by Cornerstone Valuation Guam, Inc., dated September 12,
22. 2025, the sum of money estimated to be just compensation for the fee simple interest taken
23. in Lot No. 2143-2-1-1R/W and Lot No. 2143-2-R2-R/W, Tamuning, Guam, is Fifty-Two
24. Thousand Dollars and 00/100, (\$52,000.00).

25. **Section 5. Authorization of DPW to Condemn a portion of Lot No. 2143-2-1-1R/W**
26. **and Lot No. 2143-2-R2-R/W, Tamuning, Guam.**

27. DPW is hereby authorized to condemn Lot No. 2143-2-1-1R/W and Lot No. 2143-2-
28. R2-R/W Tamuning, Guam, containing an area of One Hundred Sixty, plus or minus (160±),
29. square meters. As a condition to this approval, Lot No. 2143-2-1-1R/W and Lot No. 2143-
30. 2-R2-R/W, Tamuning, aka the Parks Parcel, shall be used for the Route 14B Project. The
31. FHWA is solely responsible for providing 100% of the condemnation funds needed to fund
32. the authorization.

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

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



public works
 DIPATTAMENTON CHE'CHO' PUPBLEKO
VINCENT P. ARRIOLA
 Director

LINDA J. IBANEZ
 Deputy Director

ERNEST G. CANDOLETA, JR.
 Deputy Director

TN25-0737

FILE COPY

DIVISION OF HIGHWAYS
T R A N S M I T T A L

DATE: October 07, 2025 TO: Jon Junior Calvo, Chief of Staff, Governor's Office, Adelup FROM: Beth Marzan - DPW ROW Division SUBJECT: CONDEMNATION OF LOT NOS. 2143-2-1-1R/W and 2143-2-R2-R/W PROJECT NO.: GU-THS-014B(001)		
FORWARDED HEREWITH:		
<input type="checkbox"/> Drawing Plan <input type="checkbox"/> Specifications <input type="checkbox"/> Estimate <input type="checkbox"/> Electronic File on Diskette(s) <input type="checkbox"/> Copies of Drawings <input type="checkbox"/> Letter <input type="checkbox"/> Contracts <input checked="" type="checkbox"/> Others		
This Package includes the following:		
Qty	Pages	Description
1		Cover Letter Addressed to the Governor
1		Appraisal Report and Appraisal Review
1		Draft Legislation
1		Map
These are forwarded as indicated below:		
<input type="checkbox"/> For Comment <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Return Corrected plans <input type="checkbox"/> For your use <input type="checkbox"/> Approved as submitted <input type="checkbox"/> Resubmit Copies for Approval <input type="checkbox"/> As requested <input type="checkbox"/> For information and records <input type="checkbox"/> Submit for Distribution <input checked="" type="checkbox"/> For review and Approval <input type="checkbox"/> Returned for Corrections <input checked="" type="checkbox"/> Others		
REMARKS:		
_____ Received By:	_____ Signature	<div style="border: 1px solid black; padding: 5px; text-align: center;"> OFFICE OF THE GOVERNOR CENTRAL FILES OFFICE Rec'd By: <u>Noise P. Ibanez</u> Date: <u>10/10/25</u> Time: <u>8:31A</u> </div>

- Southern Guam Sports Complex