

Re: Messages & Communications Doc. No. 38GL-26-2439 through 2445.

From Guam Legislature Clerks <clerks@guamlegislature.gov>
 Date Thu 6/11/2026 11:45 AM
 To 38th Committee On Rules <committeeonrules@guamlegislature.gov>

Håfa Adai,

Received, and thank you.



Elijah Untalan
Clerks Office

I Mina'trentai Ocho na Liheslaturan Guåhan

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

Voice: (671) 472-3465/3460 Fax: (671) 472-3524

[guamlegislature.gov](mailto:clerks@guamlegislature.gov)

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 Thank you

From: 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Sent: Thursday, June 11, 2026 11:33 AM
To: Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc: Frank Blas Jr. <speakerblas@guamlegislature.gov>
Subject: Messages & Communications Doc. No. 38GL-26-2439 through 2445.

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-26-2439 through 2445** for processing:

✓	38GL-26-2439	Judiciary of Guam	Notice: No Judicial Council of Guam Regular Meeting for June 2026*
✓	38GL-26-2440	Guam Housing Corporation	Board Meeting Packet for May 29, 2026*
✓	38GL-26-2441	Department of Public Health and Social Services	Prior Years Obligations to pay M.D. Wholesale in the total amount of \$6,002.08*
✓	38GL-26-2442	CHamoru Land Trust Commission	Post Board Meeting Packet for May 28, 2026*
✓	38GL-26-2443	Consolidated Commission on Utilities	Special Meeting for April 17, 2026*
✓	38GL-26-2444	Consolidated Commission on Utilities	Board Books file for Guam Waterworks Authority Work Session Packet for May 19, 2026; Board Books file for Guam Power Authority Work Session Packet for May 21, 2026; and Board Books file for Consolidated Commission on Utilities Regular Board Meeting Packet for May 26, 2026*
✓	38GL-26-2445	Department of Revenue and Taxation	Income Tax Refund Status Report for the Month Ending April 2026*

Please retrieve Doc. No. 38GL-26-2442 through 2444 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-26-2442*

2 messages

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

Tue, Jun 9, 2026 at 3:44 PM

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

Hafa Adai,

Please see attached M&C Doc. No. 38GL-26-2442

38GL-26-2442	CHamoru Land Trust Commission (CLTC)	Post Board Meeting Packet for May 28, 2026*
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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 Libeslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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

From: **Ebony Tenorio** <ebony.tenorio@cltc.guam.gov>

Date: Tue, Jun 9, 2026 at 1:32 PM

Subject: CLTC Post Meeting Packet for May 28, 2026

To: <speakerblas@guamlegislature.gov>

Cc: Angela Camacho <angela.camacho@ghc.guam.gov>, Tina Tainatongo <tina.tainatongo@cltc.guam.gov>

Hafa Adai,

Please find the attached CLTC Board Meeting Packet for May 28, 2026, along with these additional documents:

- **Administrative Director's Report** (Agenda Item IV)
- **Old Business: Bernice Tudela Nelson** (Agenda Item V.1.)
- **GICC** (Agenda Item V-B, additional 4 more letters & a certificate)
- **Bill 305-38 (COR)** (Agenda Item VI.G)

Please let me know if you have any questions. Thank you and have a great day!

—
Best Regards,
Ebony N. Tenorio
Administrative Assistant
CHamoru Land Trust Commission

10 attachments

Administrative Directors Report 05.28.26.pdf
109K

-  **Bernice Tudela Nelson 05.28.26.pdf**
136K
-  **GICC Certificate of Existence.pdf**
45K
-  **GICC 05.15.26.pdf**
156K
-  **GICC 04.29.26.pdf**
172K
-  **GICC 04.15.26.pdf**
156K
-  **GICC 04.13.26.pdf**
192K
-  **Bill No. 305-38 (COR) Financing Driven extension of new and existing leases.pdf**
1560K
-  **CLTC Board Meeting Packet May 28, 2028.pdf**
10606K
-  **38GL-26-2442.pdf**
1105K

38th Committee On Rules <committeeonrules@guamlegislature.gov>
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Wed, Jun 10, 2026 at 10:33 AM

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]



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

CLTC Post Meeting Packet for May 28, 2026

2 messages

Ebony Tenorio <ebony.tenorio@cltc.guam.gov>

Tue, Jun 9, 2026 at 1:31 PM

To: speakerblas@guamlegislature.gov

Cc: Angela Camacho <angela.camacho@ghc.guam.gov>, Tina Tainatongo <tina.tainatongo@cltc.guam.gov>

Hafa Adai,

Please find the attached CLTC Board Meeting Packet for May 28, 2026, along with these additional documents:

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Doc Type: 38GL-26-2442
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
June 9, 2026
Time: 1:31 PM
Received:

Please let me know if you have any questions. Thank you and have a great day!

--
Best Regards,
Ebony N. Tenorio
Administrative Assistant
CHamoru Land Trust Commission

9 attachments

- Administrative Directors Report 05.28.26.pdf**
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10606K

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

Tue, Jun 9, 2026 at 2:32 PM

To: Ebony Tenorio <ebony.tenorio@cltc.guam.gov>

Cc: Angela Camacho <angela.camacho@ghc.guam.gov>, Tina Tainatongo <tina.tainatongo@cltc.guam.gov>

Håfa Adai,

Confirming receipt of your email.

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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[Quoted text hidden]

LOURDES A. LEON GUERRERO
GOVERNOR



JOSHUA F. TENORIO
IT. GOVERNOR

UFISINAN I MAGA'HĀGAN GUĀHAN
OFFICE OF THE GOVERNOR OF GUAM

February 19, 2026

ANGELA CAMACHO



RE: INTERIM APPOINTMENT; ADMINISTRATIVE DIRECTOR

Hafa Adai Ms. Camacho:

I have received correspondence dated February 13, 2026 from the CHamoru Land Trust Commission Chairman Earl J. Garrido, requesting your appointment as Interim Administrative Director. Pursuant to my authority under 48 U.S.C. § 1422, I am temporarily appointing you to serve as:

**INTERIM ADMINISTRATIVE DIRECTOR
CHAMORU LAND TRUST COMMISSION**

I truly appreciate your willingness to serve our community in this position, and I am confident that your time will be spent in a manner to improve the island of Guam.

This appointment is effective immediately.

Should you have any questions, please contact the Office of the Governor.

Senseramente.


JOSHUA F. TENORIO
Ākto Maga'lāhen Guāhan
Acting Governor of Guam



38GL-26-2442
Messages and Communications

RECEIVED
COMMITTEE ON RULES
June 9, 2026

3:44 p.m.

Marie Crisostomo

cc: *Honorable Lourdes A. Leon Guerrero, Maga'hāgan Guāhan, Governor of Guam*
Honorable Frank Blas, Jr., Speaker, 38th Guam Legislature

2551 Riva Rd
Annapolis, MD 21401
United States
Phone: +1 617 270 1601
Email: ronald.mcgowan@collins.com
www.collinsaerospace.com

Ronald McGowan
Associate Director, Radio & Communications Networks

12 May 2026

Ms. Angela M. Camacho
Interim Administrative Director
CHamoru Land Trust Commission

Dear Ms. Camacho:

Collins Aerospace is responsible for Air Traffic Control communications on behalf of the Federal Aviation Administration in Oakland, Anchorage, and New York oceanic Flight Information Regions. We remotely operate HF radio stations throughout the Pacific region and have two sites on Guam that we use for transmit and receive operations in the Western Pacific. Our current transmitter site is space-constrained and does not allow us to erect the optimal antennas to suit these operations. Collins is interested in pursuing alternative locations for the transmitter site, which requires several acres of land, good access to stable power and telecommunications, and relatively clear visibility to the horizon. We understand that the KTWR Trans World Radio site in Malesso has been vacated by the previous tenant, and we are interested in evaluating a portion of this property for suitability as an HF transmitter station.

Collins Aerospace respectfully requests that our interest in this facility be added to the agenda of the next Board of Directors meeting. Collins Aerospace will endeavor to attend any discussion via Zoom or Team if that is acceptable by the CHamoru Land Trust Commission.

We thank you for your consideration and look forward to ongoing communications in this matter.

Sincerely yours,



Ronald McGowan
Associate Director, Radio & Communication Networks

Department of Land Management: Chamorro Land Trust Commission
590 S. Marine Corps Dr.
ITC Bldg, Ste 733
Tamuning, Guam 96913

Bernice Tudela Nelson , Shaylin Salas



May 21, 2026

To the Chamorro Land Trust Commission Board:

I am here today to humbly advocate for my right to stay on my current Chamorro Land Trust property on 613 Swamp Road. I live here with my family and pay the land taxes every year. I also utilize the land to operate the medicinal farm and non profit organization, Amot Para Taotao Tano. Amot Para Taotao Tano provides important cultural and health services to Guam residents and tourists. Below is a description of the organization and our work.

Organization Description

Amot Para Taotao Tano is a 501(c)(3) non profit organization in the village of Dededo, Guam. We are a 2-acre amot farm that strives to upkeep and grow the Indigenous Chamorro practice of traditional healing. Saina Bernice Tudela Nelson established the organization in 2022, however, has been caretaking the amot farm and since 2010. Saina Bernice additionally has been serving the community as a Chamorro traditional healer/health consultant for over 30 years. She has been recognized locally and internationally for her healing expertise and expansive medicinal farm.

Organization Mission

Amot Para Taotao Tano works to promote and preserve Indigenous Chamorro culture and traditional healing practices in Guam. We do this by:

- Maintaining a 2-acre amot farm,
- Providing public tours of the farm,
- Preparing and selling medicinal oils, sprays, and dried herbs,
- Conducting outreach and education on Chamorro healing practices, and
- Providing traditional healing and traditional health consultations.

Notable Community Services

- Serving as a Chamorro traditional healer and cultural resource for the people of Guam and beyond.
- Establishing and maintaining a Chamorro medicine farm since 2010, and giving tours to residents and tourists. Therefore, filling an economic need in cultural attractions and ecotourism.

Amot Para Taotao Tano

(Medicine for the People of the Land)

Three-Year Business Plan: 2026-2029

Created April 2026

Table of Contents

Section	Page No.
Executive Summary	1
Organization Background	3
Communications & Marketing	5
Amot Para Taotao Tano: 3-Year Plan	6

Organization S.W.O.T. Analysis

Strengths: • Member education & experience • Locally and internationally recognized • Established farm layout and structure	Weaknesses: • Poor irrigation • Pig infestation • Limited funds • Limited members and farm hands
Opportunities: • Abundance in amot • Cultural tourism and agritourism (e.g., farm tours and presentations) • Local outreach and workshops • Social media outreach and marketing • Community partnerships • Publishing amot books	Threats: • Changing climate, typhoons • Pigs and other pests • Increasing business expenses

Future of Amot Para Taotao Tano

The long term vision for Amot Para Taotao Tano is to expand to two or more farm locations with paid farm staff. We dream of having greater team capacity to spread our mission more widely. We intend to continue embodying and upholding values in holistic health, respect for spirits and spiritual relationships, and environmental and social sustainability.

We hope to formally establish farm management systems that center indigenous land practices as well as regenerative farming techniques. Additionally, we hope to publish and sell Chamorro amot guide books to document Saina Bernice Nelson's extensive experience and knowledge.

Shaylin Nicole Salas	President (incoming)	6+ years experience in program management. B.S. in Env Science, M.S. in Env Studies.
Gwen Aguon	Vice President	11 years experience in grant mgmt. 13 years experience in administration of the amot farm.
Jociel Mantanona	Secretary	4 years experience of secretarial services for the amot farm.

Member Expectations

Year One (2026): Shaylin Salas manages farm grant projects and oversees general operations. Bernice Nelson and Susan Aguon direct amot education and medicine-making. Gwen Aguon supports administrative tasks. Kurtis Nelson supports farm maintenance. All staff work their own hours.

Year Two (2027): Shaylin Salas manages farm grant projects and oversees general operations. Bernice Nelson and Susan Aguon direct amot education and medicine-making. Gwen Aguon supports administrative tasks. Kurtis Nelson supports farm maintenance. All staff work their own hours.

Year Three (2028): Shaylin Salas manages farm grant projects and oversees general operations. Bernice Nelson and Susan Aguon direct amot education and medicine-making. Gwen Aguon supports administrative tasks. Kurtis Nelson supports farm maintenance. All staff work their own hours. Communications & Marketing

AMOT PARA TAOTAO TANO: THREE-YEAR PLAN

Year One: 2026

- Participate in community outreach events
- Establish Farm Business Plan
- Continue making herbal/medicinal products to be sold
- Develop Bernice Nelson's amot books
- Establish social media (instagram) page
- Apply for grants to build up farm and reinforce organizational sustainability

Year Two: 2027

- Participate in community outreach events
- Continue making herbal/medicinal products to be sold
- Develop Bernice Nelson's amot books
- Manage communications/marketing/social media
- Carry-out grant projects (if any)
- Buildup farm:
 - Improve irrigation system
 - Install perimeter fencing
 - Plant more
- Reinforce organizational sustainability
 - Continue applying for grant funding (as needed)
 - Bring more staff onto the team
 - Stay true to organization mission and purpose

Year Three: 2028

- Participate in community outreach events
- Continue making herbal/medicinal products to be sold
- Develop Bernice Nelson's amot books
- Manage communications/marketing/social media
- Carry-out grant projects (if any)
- Buildup farm:
 - Improve irrigation system
 - Install perimeter fencing
 - Plant more
- Reinforce organizational sustainability
 - Continue applying for grant funding (as needed)
 - Bring more staff onto the team
 - Stay true to organization mission and purpose



**GOVERNMENT OF GUAM
DEPARTMENT OF REVENUE & TAXATION**

CERTIFICATE OF EXISTENCE

I, **MARIE P. LIZAMA**, Director of the Department of Revenue and Taxation, do hereby certify that according to the records of this Department,

**GUAM INTERNATIONAL COUNTRY CLUB,
INC.**

Charter Number: D-7015

was incorporated under the laws of Guam U.S.A. pursuant to **Title 18, GCA CHAPTER 2** on **NOVEMBER 16, 1987** and that it is an existing Corporation in **GOOD LEGAL STANDING.**

In Witness Whereof, I have hereunto set my hand and affixed the Seal of the Government of Guam this **6th day of May, 2026.**

**Marie P. Lizama
Director**



By: _____

**Tammy Jean Asuncion
Supervisor
General Licensing & Registration
Regulatory Division**



Tax Advisor/Client Communication

Privileged and Confidential

May 15, 2026

To: Guam International Country Club, Inc.¹

From: Ernst & Young LLP

RE: Section 48E Credit – Non-U.S. Entity Ownership for Investment Tax Credit Purposes

I. Introduction

Guam International Country Club, Inc., a Guam Corporation ("**GICC**" or the "**Company**"), has engaged Ernst & Young, LLP ("**We**" or "**EY**") to provide a memorandum (this "**Memorandum**") with respect to certain, limited aspects of the investment tax credit under Section 48E of the Internal Revenue Code of 1986, as amended (the "**Code**" or "**IRC**"), as discussed herein.

II. Discussion

a. Overview of Section 48E of the Code

The clean electricity investment tax credit under Section 48E(a) of the Code (the "**CEITC**") replaces the energy credit under Section 48 of the Code for certain clean electricity generation and energy storage properties placed in service after December 31, 2024. The CEITC was originally enacted by the Inflation Reduction Act of 2022² (the "**IRA**"), to accelerate the expansion of clean energy by providing tax incentives for qualifying clean electricity generation and energy storage facilities. Furthermore, on January 15, 2025, the Service and Treasury published final regulations regarding the clean electricity production credit and the CEITC established by the IRA.³

The amount of the CEITC is generally an amount equal to the applicable percentage of 6 percent of the qualified investment with respect to any qualified facility and any energy storage technology placed in service by the taxpayer during the taxable year.⁴ For this purpose, the term "qualified facility" means a facility (i) which is used for the generation of electricity, (ii) which is placed in service after December 31, 2024, and (iii) for which the anticipated greenhouse gas emissions rate (as defined in subsection (b)(2) of Section 48E) is not greater than zero.⁵

Section 48E(b)(1) states that the "qualified investment" with respect to any qualified facility for any taxable year is the sum of the basis of any qualified property placed in service by the taxpayer during such taxable year which is part of a qualified facility, plus the amount of any expenditures

¹ 180 Cabras Highway, Piti, Guam 96915.

² Pub. L. No. 117-169 (August 16, 2022).

³ See T.D. 10024, 90 Fed. Reg. 4006 (January 15, 2025).

⁴ Section 48E(a)(1).

⁵ Section 48E(b)(3).



which are (i) paid or incurred by the taxpayer for qualified interconnection property in connection with a qualified facility which has a maximum net output of not greater than 5 megawatts (as measured in alternating current), and placed in service during the taxable year of the taxpayer, and (ii) properly chargeable to capital account of the taxpayer. For purposes of Section 48E(b)(1)(A), the term “qualified property” means property (i) which is tangible personal property, or other tangible property (not including a building or its structural components), but only if such property is used as an integral part of the qualified facility, (ii) with respect to which depreciation (or amortization in lieu of depreciation) is allowable, and (iii) the construction, reconstruction, or erection of which is completed by the taxpayer, or which is acquired by the taxpayer if the original use of such property commences with the taxpayer.⁶

b. Property used outside the United States

Not all depreciable or amortizable property qualifies for the CEITC. Certain otherwise qualified property may be ineligible for the CEITC with respect to, in part, disqualified uses described in Section 50(b) of the Code. As described below, foreign or non-U.S. ownership of potentially qualifying property presents challenges for CEITC qualification.

As a general rule, no CEITC is available with respect to any property used predominantly outside the United States.⁷ An exception exists under Section 50(b)(1)(B) of the Code for property described in Section 168(g)(4) of the Code, which includes, in part,⁸ property predominantly used outside of the United States that is (1) owned by a domestic corporation or by a U.S. citizen (other than a citizen entitled to the benefits of Section 931 of the Code or Section 933 of the Code) and (2) used predominantly in a U.S. possession by such persons.⁹ Certain other limitations may exist. For this purpose, Section 7701(a)(9) of the Code defines the “United States,” when used in a geographical sense, as only the U.S. States and the District of Columbia. Consequently, neither Puerto Rico nor the U.S. possessions are included in the term “United States” for U.S. federal income tax purposes, when such phrase is used in a geographical context.

III. Disclaimer

Because this Memorandum is limited to discussing certain, limited aspects of Section 48E of the Code, this Memorandum is not intended to, and should not be construed or understood to, (i) be

⁶ Section 48E(b)(2).

⁷ Section 50(b)(1)(A).

⁸ Section 168(g)(4)(G).

⁹ In PLR 201426013, the Internal Revenue Service (the “Service”) adopted an aggregate approach to the application of Section 50(b)(1)(B) of the Code, ruling that a domestic partnership solely owned by approved domestic corporations and eligible persons under Section 168(g)(4)(G) of the Code may be entitled to claim the investment tax credit with respect to property used predominantly in a U.S. possession. A private letter ruling is a ruling issued to a particular taxpayer in response to a particular set of facts asserted by such taxpayer. A private letter ruling may not be cited by other taxpayers, or the Service, as precedent in litigation and is not binding upon the Service other than with respect to the requesting taxpayer, and only in so far as the actual facts do not differ materially from those assumed in the ruling. Nevertheless, private letter rulings often serve as a useful indication of the views and reasoning of the Chief Counsel’s office of the Service, and may be influential in the analysis by an examination agent in an audit or to others in the Chief Counsel’s office considering subsequent ruling requests. See IRC § 6110(k)(3); Rev. Proc. 2026-1, 2026-1 I.R.B. 1 (Dec. 29, 2025).



advice or an opinion (or a commitment (express or implied) to render advice or an opinion) of EY, or express our view on the substantive merits of any tax position, (ii) imply that arguments supporting a contrary federal income tax position do not exist, or (iii) provide (directly or indirectly) any basis for avoiding penalties that may be imposed under the Code, or applicable state or local tax law provisions. Moreover, this Memorandum does not consider or provide (nor should it be construed as considering or providing) a discussion of any additional issues, such as (i) taxes not specifically identified and jurisdictions not discussed (e.g., state, local and foreign taxing jurisdictions, including, but not limited to, local Guam tax rules), and (ii) legal or non-tax issues such as corporate law, securities law or valuation issues.

In preparing this Memorandum, we have relied, without further verification, on the accuracy and completeness of the facts, representations and assumptions provided to us in discussions with GICC. Any inaccuracies in, omissions from, or modifications to, this information may adversely affect the discussion set forth herein, perhaps rendering it inapplicable. Moreover, nothing in this Memorandum should be construed as imposing any obligation on EY to update the discussion set forth herein if it is determined, subsequent to the date hereof, that there are inaccuracies in, omissions from, or modifications to, such facts, representations or assumptions.

This Memorandum is based on our understanding of the Code, Regulations promulgated thereunder, court decisions, rulings and official pronouncements issued by the Service, all in effect as of the date hereof. Because this Memorandum discusses the law potentially applicable to the Section 48E Credit as of the date provided herein, it is possible that Section 48E and the applicable law with respect thereto may change prior to the beginning of construction or commencement of operations of any potentially applicable project. As a result, the Company and its affiliates acknowledge and understand that the applicable law and our interpretation of such law are subject to change, potentially retroactive in effect, and any such change could adversely affect this Memorandum. Should there be such a change in applicable law or our interpretation of such law, including a change having retroactive effect, the summary set forth herein would need to be reevaluated. This Memorandum reflects our summary of the applicable authorities as of the date hereof, and we are not obligated to inform any person of a change, or otherwise update the discussion herein, for changes subsequent to the date hereof.

As indicated above, this Memorandum is neither an opinion of EY nor a commitment (express or implied) of EY to issue an opinion at any future date. As a result, EY is not, nor should it be construed as, expressing (or committing to express) a view on the substantive merits of any tax position. Thus, the use of terms herein such as "will," "should," "likely," "is," "are," and similar terms is merely to facilitate the discussion and is not to be interpreted as an indication of the strength of a position on any issue addressed herein. The potential federal income tax consequences of the transactions described herein are complex, subject to varying interpretations, and involve issues with respect to which the tax law is not clear and the result is not free from doubt. This Memorandum is not binding on the Service or any court that may address the issues considered herein. Thus, we can give no assurance that the Service will not be successful in taking positions in conflict with this Memorandum, in which case all or part of any anticipated Section 48E Credit be denied, disallowed or reduced. If the Service were able to successfully assert such a contrary position, it could have adverse federal income tax consequences to the Company and its affiliates.



EY expressly authorizes the Company and its affiliates (and each employee, representative, or other agent thereof) to disclose to any and all persons, without limitation of any kind, all materials (including this Memorandum) that we have provided relating to the solar and battery energy storage investments. However, no one should rely on this Memorandum regarding the substantive merits of any tax position and all persons to whom disclosure is made must be so informed. We assume no responsibility for tax consequences, or any other consequences, to any party or person.



Guam International Country Club

495 Battulo Street, Yigo, GU 96929 * Tel # 1-671-632-4445 * Fax # 1-671-632-4440

April 29, 2026

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

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

Håfa Adai Acting Director Camacho,

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

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

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

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

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

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



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

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

Si Yu'os Ma'äse',

Carlos Camacho

Carlos V. Camacho
Authorized Agent

Attachment: Exhibit "A"



April 15, 2026

Mr. Earl J. Garrido
Acting Chairperson
Chamorro Land Trust Commission
590 South Marine Drive
Tamuning, Guam 96913

cc: Carlos Camacho, Authorized Agent, Guam International Country Club, Inc.

Re: Tax Equity Investment Structure for Renewable Energy Project – Section 48 ITC Compliance

Dear Mr. Garrido,

Thank you for your continued engagement regarding the renewable energy project being developed on the Chamorro Land Trust Commission (“CLTC”) premises leased to Guam International Country Club, Inc. (“GICC”). This letter is submitted in connection with GICC’s April 6, 2026 request for Lease Framework Confirmation and is intended to provide the CLTC Board with a clear explanation of the contemplated tax equity investment structure, its necessity for compliance with Section 48 of the Internal Revenue Code of 1986, as amended (the “Code”), and the protections that ensure CLTC’s interests and the fundamental landlord–lessee relationship remain unaffected.

I. Purpose of the Tax Equity Structure

The federal Investment Tax Credit (“ITC”) available under Section 48 of the Code provides a substantial tax credit based on the fair market value (“FMV”) of qualifying renewable energy property placed in service. To claim the ITC at FMV rather than at the developer’s cost basis, a project must satisfy specific ownership and “at risk” requirements under the Code. This is accomplished through a customary tax equity partnership structure in which an outside investor acquires a significant ownership interest in the project entity that owns the renewable energy improvements.

Without this structure, the ITC would be limited to the developer’s cost, significantly reducing the economic value of the credit and, in many cases, rendering the project financially infeasible. The tax equity investor’s participation is what effectuates the step-up to FMV for purposes of calculating the ITC, which is accretive to the project’s overall economics and essential to achieving financial close.

II. Overview of the Hybrid Tax Equity Structure

The contemplated structure is a widely used renewable energy tax equity partnership model. A special-purpose project entity (the “Project Company”) will be formed to own, develop, construct, and operate the renewable energy improvements on the leased premises. The key features of this structure are as follows:

- **99%/1% Partnership Allocation.** The tax equity investor will hold a 99% membership interest in the Project Company, and the managing member (an affiliate of the project developer) will hold the remaining 1% interest. This allocation is required so that the investor's ownership stake is sufficient to satisfy the ITC eligibility and "at risk" requirements under Sections 48 and 49 of the Code, and to support the allocation of tax benefits—including the ITC, accelerated depreciation, and tax-exempt income—to the investor.
- **Investor Capital Contribution.** The investor's capital contribution will be sized at approximately 5% of the fair market value of the renewable energy improvements. This contribution level is designed to minimize the preferred return obligations owed by the project to the investor while still satisfying the "at risk" and economic substance requirements under applicable tax law.
- **Tax Benefit Allocation.** During the ITC compliance period, the 99% investor will receive allocations of tax-exempt income generated by the project as well as tax losses (including depreciation). These allocations will continue until the investor's capital account has been fully utilized. Thereafter, any remaining losses will be allocated to the 1% managing member. This allocation methodology follows established IRS safe harbor guidance for partnership flip structures.
- **Five-Year Compliance Period and Partnership Flip.** Section 48(a)(5) of the Code requires that the renewable energy property remain in qualifying use and ownership for a minimum of five years following the date the ITC is claimed. Upon the expiration of this five-year recapture period, the investor's interest in the Project Company will "flip" from 99% to 5%, and the managing member's interest will correspondingly increase from 1% to 95%. This flip is triggered automatically upon satisfaction of a defined yield target or the passage of the compliance period, whichever occurs later.
- **Put/Call Exit Structure.** Following the partnership flip, the managing member will have the right (but not the obligation) to purchase the investor's remaining 5% interest through a call option, and the investor will have a corresponding put option requiring the managing member to purchase that interest. The exercise price will be set at fair market value at the time of exercise, consistent with IRS requirements. This mechanism provides a clean and certain exit path for the investor.

III. Scope and Limitations of Investor Ownership

It is critical to emphasize that the investor's 99% ownership interest is strictly limited to the Project Company and the renewable energy improvements and project assets held by that entity. Specifically:

1. The investor will have no leasehold interest, tenancy, or possessory right in the CLTC premises.
2. The investor will have no ownership interest in the underlying land, which remains CLTC trust property.

3. GICC will retain continuous and exclusive legal possession, control, and responsibility for the leased premises at all times.
4. The investor's rights are purely contractual, arising from its membership interest in the Project Company, and do not constitute a transfer or conveyance of any interest in the Lease or the premises.

The fundamental CLTC-GICC landlord-lessee relationship is entirely unaffected by this structure. The tax equity arrangement pertains solely to the ownership and financing of the project equipment and revenue streams.

IV. Economic Benefit to the Project

This structure is accretive to the project for a straightforward reason: the ITC is calculated on the fair market value of the qualifying energy property when placed in service. A developer building a project at cost would receive a credit based on that cost. However, when a tax equity investor acquires an ownership interest through an arm's-length transaction, the ITC is instead calculated on the FMV of the property, which is typically higher than cost. The investor's participation is what establishes the arm's-length FMV basis that enables the project to capture the full value of the ITC.

By sizing the investor's capital contribution at approximately 5% of FMV, the project minimizes the ongoing preferred return payments owed to the investor while still meeting the substantive ownership requirements. This allows more project cash flow to remain available for debt service, operations, and returns to the developer—ultimately supporting a stronger, more financially sustainable project on the CLTC premises.

V. Consistency with the Lease

The First Amendment to the Commercial Lease Agreement dated December 18, 2025, expressly provides that “[e]ach Party shall take reasonable actions and provide reasonable cooperation, at no material cost or additional liability to such Party, as may be necessary to support compliance with the investment tax credit available under Section 48 of the Internal Revenue Code of 1986, as amended and financing underwriting guidelines related thereto.” The tax equity structure described herein is precisely the type of arrangement contemplated by this provision.

This structure does not amend or modify the Lease. It operates entirely within the existing permitted use framework and the cooperation obligations already agreed upon by both parties.

VI. Request for Board Acknowledgment

We respectfully request that the CLTC Board acknowledge the tax equity investment structure described in this letter and confirm that:

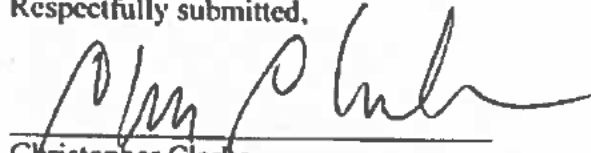
5. The 99%/1% partnership structure described herein is consistent with the Lease and the cooperation obligations under Section 1 of the First Amendment;
6. The investor's ownership of a 99% interest in the Project Company does not constitute a transfer or conveyance of any leasehold or possessory interest in the CLTC premises; and

7. The contemplated structure, including the partnership flip and put/call exit mechanism, is fully authorized under the existing Lease as amended.

This confirmation is essential to provide the certainty required by tax equity investors and project lenders and to allow the project to proceed to financial closing on the timeline discussed with the Commission.

We appreciate the Commission's leadership and support in advancing this project, which represents a significant contribution to Guam's renewable energy objectives. We remain available at your convenience to provide any additional information, answer questions, or appear before the Board.

Respectfully submitted,



Christopher Clarke
Agent for LSA Capital LLC
Tax Equity Investor Representative



Guam International Country Club

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April 13, 2026

Mr. Earl J. Garrido
Acting Chairperson
Chamorro Land Trust Commission
590 South Marine Drive
Tamuning, Guam 96913

Re: AMENDED NARRATIVE FOR LEASE TERM CALCULATION & EXTENSION REQUEST
(Superseding Prior Submission Dated April 6, 2026 – For Appraisal Clarity and Verification of Remaining Term and Requested Extension)

Hafa Adai Acting Chairman Earl J Garrido,

This amended submission is provided to present a clear historical timeline and to reaffirm the basis of the lease extension request previously approved by the Chamorro Land Trust Commission (“CLTC”) Board. This letter hereby supersedes and replaces in its entirety our prior submission dated April 6, 2026, regarding the lease extension request. This amended narrative is intended to provide a more precise and transparent calculation for appraisal and verification purposes.

On March 19, 2026, the CLTC Board approved the lease extension, subject to the issuance of a Notice to Proceed (“NTP”) by the Department of Public Works (“DPW”), which serves as the functional equivalent of a building permit authorizing the commencement of construction. During that meeting, it was further stated that upon issuance of the NTP by DPW, the lease term would be extended to align with a thirty (30)-year term consistent with the Guam Power Authority’s (“GPA”) Power Purchase Agreement (“PPA”) requirements.

Additionally, based on the advice of Attorney Miller, it was recommended that the proposed lease extension be submitted to the Guam Legislature for formal approval.

Following the March 19, 2026 Board action, and consistent with our previous submission, the Board was afforded the opportunity to reaffirm its position in light of the enactment of Bill 176-38 into law, now codified under Guam Code Annotated (“GCA”) Subsection 5128, which provides statutory authority governing lease term considerations and extensions for CLTC administered lands.

In response, Guam International Country Club (“GICC”) has prepared this amended and clarified request to ensure full alignment with the following:

- The CLTC Board’s March 19, 2026 approval;
- The requirements and intent of Bill 176-38, now codified as GCA Subsection 5128;
- The construction timeline already authorized under Section 2 of the existing lease; and
- The necessity to satisfy GPA’s thirty (30)-year PPA underwriting requirements.



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The modifications being requested in this amended submission are twofold:

- A. The inclusion of additional time requirements as previously outlined to satisfy project execution, financing, and operational alignment with the GPA Power Purchase Agreement (PPA) and Investment Tax Credit (ITC) underwriting, as listed below:

TABLE 1. PROJECT EXECUTION TIMELINE		
Description	Total Years	Total Months
GPA/Govt Coordination	1	12
Permitting/Regulatory Approvals	1	12
Financing/IT Requirements	1	12
Construction & Commissioning	2	24
Commercial Operation	30	360
TOTAL	35	420

- B. the inclusion of three (3) additional one-year periods, consisting of:

- one (1) year allocation for GPA and multiple government agencies whose review and input are required. This includes coordination with GPA, Consolidated Commission on Utilities ("CCU"), Public Utilities Commission ("PUC"), CLTC, and other relevant governmental entities;
- one (1) year specifically allocated for the permitting process, recognizing the time required for review and approval by relevant agencies;
- one (1) year allocated for financing and ITC requirements is necessary to complete the financial structuring of the Project and to satisfy lender and tax equity investor conditions. This includes securing project financing, federal ITC requirements/approvals and meeting underwriting requirements associated with the PPA.

These additional periods are necessary to ensure sufficient time for full regulatory compliance and to mitigate risks associated with approval timelines and unforeseen delays, including force majeure events or acts of God, a contingency buffer to account for potential delays in regulatory approvals, particularly those associated with GPA, CCU and PUC.

In summary, the total request reflects the full extension period being sought, inclusive of the existing two (2) years already authorized under Section 2 of the current lease, which together comprise the complete term necessary to meet the project's contractual, regulatory, and financing requirements.

This Executive Summary is intended to provide clarity and context to ensure that the appraiser, the CLTC Board, and all reviewing agencies have a complete and accurate understanding of the request as it relates to prior approvals and current statutory requirements. As further detailed in the narrative herein, a more clearly defined timeline has been provided to accurately reflect the actual time required for development and implementation, thereby supporting a more precise appraisal of the leasehold interest.



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1. Lease Term Calculation (Original and 1st Amendment Lease)

TABLE 2. LEASE TERM CALCULATION					
Date of Lease	Description	Begin Date	End Date	Total Years	Total Months
4/1/2014	Original Lease	02/01/14	01/31/39	25	300
12/18/2025	First Amended Lease	02/01/39	01/31/55	16	192
Total Lease Term				41	492
as of 4/30/26	Lease Years Elapsed	02/01/14	04/30/26	12	147
Remaining Lease Term				29	345.00

2. Elapsed Lease Term and Rent paid to CLTC

TABLE 3. LEASE COMPLETED & PAYMENTS TO CLTC			
Begin Date	End Date	Elapsed Years	Rent Paid
02/01/14	04/30/26	12	\$ 3,468,248.76

3. Remaining Lease Term & Estimated Future Rent

TABLE 4. REMAINING LEASE TERM & EST FUTURE RENT DUE TO CLTC			
Begin Date	End Date	Lease Term	Future Rent
05/01/26	01/31/55	29	\$ 12,790,427.24

4. Additional Time Required for Project Execution

Additional time is respectfully requested to account for the elapsed portion of the existing lease term and to provide a sufficient remaining period, totaling approximately 35 years, to fully implement the Project (Table 5 below).

This timeframe is necessary to complete financing, permitting, construction and to achieve Commercial Operation Date (COD) in alignment with the GPA PPA and applicable tax credit requirements.

TABLE 5. LEASE TERM CALCULATION WITH ADDTL TIME REQUIRED					
Date of Lease	Description	Begin Date	End Date	Total Years	Total Months
4/1/2014	Original Lease	02/01/14	01/31/39	25	300.00
12/18/2025	First Amended Lease	02/01/39	01/31/55	16	192.00
Total Lease Term				41	492.00
as of 4/30/26	Lease Years Elapsed	02/01/14	04/30/26	12	147.00
Remaining Lease Term				29	345.00
1st Amended Lease	Section 2 - Ext Option	02/01/55	01/31/57	2	24.00
Project Execution	Pending	02/01/57	01/31/61	4	48.00
Remaining Lease Term + Section 2 Option + Extension for Project Execution				35	417.00



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5. Appraisal Scope and Valuation Period

Pursuant to the First Amendment to the Lease, an appraisal is required to determine the Net Present Value (NPV) of the leasehold interest. As reflected in the lease timeline summarized above (Table 5), a portion of the original lease term (commencing February 1, 2014) has already elapsed.

Consistent with this requirement, it would be appropriate for the appraisal to be based on the remaining lease term (through January 31, 2055), together with the additional term requested herein, (est 35 years) as these periods represent the timeframe over which the Project can be developed and economic value can be realized.

This forward-looking approach aligns with the intent of the First Amendment and standard valuation practice, ensuring that the appraisal reflects the current and prospective value of the leasehold interest in a practical and commercially meaningful manner.

6. Statutory Alignment and Optional Extension Component

Table 6. Bill 176-38 (GCA SUBSECTION 5128)	
Description	Total Years
Bill 176-38, Up to	15
Less Addtl Time Requested	-4
Remaining Option Balance	11

7. Optional Appraisal Component (11 Years)

We respectfully request that the appraiser include the 11-year balance as an optional valuation scenario, structured as follows:

- **Option A:** Include the 11-year period in the appraisal as an additional optional extension.
- **Option B:** GICC may elect to opt-in and pay the corresponding NPV-adjusted ground rent, subject to financial feasibility.
- **Option C:** If financial capacity does not support the additional NPV obligation, GICC will opt-out, and the lease will remain limited to the base + approved extension term.

8. Purpose of This Amendment

This revised narrative is intended to:

- Provide clear, step-by-step lease term calculations
- Ensure accurate NPV valuation by the appraiser
- Align the lease structure with:
 - 30-year GPA Power Purchase Agreement (PPA)
 - Section 48 Investment Tax Credit (ITC) requirements
 - Financing and underwriting standards
- Maintain transparency in both base and optional extension scenarios



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9. Commitment to Appraised Lease Value and Payment of Extended Term

GICC respectfully affirms that the full lease term, comprised of the additional years requested herein together with the extension authority already provided under Section 2 of the approved lease, shall be consolidated and presented for appraisal as a single, unified lease term.

GICC further commits that, in the event such additional years are granted and approved, it will honor and pay the Net Present Value (NPV) of the entire extended lease term, as determined by the independent MAI appraiser, in accordance with CLTC requirements and applicable governing provisions.

This commitment is made to ensure transparency, financial accountability, and to provide the Chamorro Land Trust Commission with the full economic benefit of the extended lease structure.

Regards,

Carlos Camacho
Carlos Camacho
Authorized Agent

Note that the Legislature has taken steps to ensure that any protected personal identifying information has been redacted or excluded in whole or in part in order to protect the privacy of any individual(s) whose information has been included as part of this transmittal.

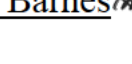
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CAUSE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
305-38 (COR)	Joe S. San Agustin V. Anthony Ada Tina Rose Muniz-Barnes	AN ACT TO ADD A NEW § 75A122(d), CHAPTER 75A, ARTICLE I, TITLE 31, GUAM CODE ANNOTATED, RELATIVE TO FINANCING-DRIVEN EXTENSIONS OF COMMERCIAL GROUND LEASE TERMS FOR NEW AND EXISTING COMMERCIAL LEASES AND LICENSES, AND FOR ALL TYPES OF FINANCING AND ALL UNDERWRITING REQUIREMENTS, INCLUDING BUT NOT LIMITED TO FEDERALLY-ASSISTED OR FEDERALLY-INSURED FINANCING.	4/10/26 9:34 a.m.						

'I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2026 (SECOND) Regular Session

Bill No. 305-38 (COR)

Introduced by:

Joe S. San Agustín 
V. Anthony Ada 
Tina Rose Muna Barnes 

AN ACT TO *ADD* A NEW § 75A122(d), CHAPTER 75A, ARTICLE 1, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO FINANCING-DRIVEN EXTENSIONS OF COMMERCIAL GROUND LEASE TERMS FOR NEW AND EXISTING COMMERCIAL LEASES AND LICENSES, AND FOR ALL TYPES OF FINANCING AND ALL UNDERWRITING REQUIREMENTS, INCLUDING BUT NOT LIMITED TO FEDERALLY-ASSISTED OR FEDERALLY-INSURED FINANCING.

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that federally-assisted and federally-insured financing programs, including programs administered by the U.S. Department of Housing and Urban Development (HUD), commonly require ground lease terms that extend *beyond the maturity date of the mortgage* in order to protect the lender's security interest and preserve the long-term viability and marketability of the mortgaged project.

I Liheslaturan Guåhan further finds that, unlike fee simple ownership, a ground lease may be subject to termination or forfeiture; accordingly, a longer lease term is used in underwriting to reduce the risk that termination of the ground lease

1 could extinguish or materially impair a lender's lien, thereby threatening the
2 financing, continued operation, and transferability of the project.

3
4 *I Liheslaturan Guåhan* further finds that financing sources for CLTC
5 commercial projects may include private lending, bond financing, federally-
6 supported financing, and infrastructure-related financing secured through the U.S.
7 Department of Agriculture's Rural Utilities Service (RUS), including the
8 Substantially Underserved Trust Area (SUTA) Initiative.

9 *I Liheslaturan Guåhan* further finds that Bill No. 176-38 (COR), now enacted
10 into law as 5 GCA § 5128, establishes a general mechanism for certain tenants in
11 good standing to obtain additional commercial lease time on government property;
12 however, CLTC commercial leases and commercial licenses remain governed by the
13 more specific provisions of Chapter 75A of Title 21, Guam Code Annotated, and
14 projects requiring financing-driven extensions still require targeted statutory
15 authority addressing underwriting requirements, commercial licenses, and terms tied
16 to mortgage maturity dates or other federal program requirements.

17 *I Liheslaturan Guåhan* further finds that eligibility for financing-driven lease
18 and license term extensions should apply to both newly issued commercial leases
19 and commercial licenses, and to existing commercial leases and commercial licenses
20 that are amended, extended, renewed, refinanced, or otherwise modified to meet
21 applicable financing and underwriting requirements, in order to ensure continuity of
22 operations and access to financing for ongoing and future projects.

- 23 • CLTC commercial lease and commercial license projects to access all types of
24 financing, including without limitation private lending, bond financing,
25 federally-supported financing, and financing secured through RUS, including
26 the SUTA Initiative, when such financing requires a longer ground lease term,
27 for both: (1) new commercial leases and commercial licenses; and (2) existing

commercial leases and commercial licenses that are amended, extended, renewed, or refinanced, including where underwriting commonly requires a term extending at least ten (10) years beyond the loan term;

- Preserve legislative oversight by requiring that extensions beyond a defined administrative threshold remain subject to approval by *I Liheslaturan Guåhan*, consistent with existing law recognizing that longer terms require legislative approval; provided that the “administrative threshold” under this act shall be a lease or license term extending not less than ten (10) years beyond the mortgage maturity date, as required by applicable financing terms and all underwriting requirements, or such other period required by the applicable federal program, and any term extending beyond that threshold shall require approval by *I Liheslaturan Guåhan* by law;
- Protect the public interest by requiring documentation of financing and all underwriting necessity and maintaining lender-protection provisions (including notice of default and opportunity to cure) that support long-term stability of the project and continuity of operations; and
- Provide an orderly process under which - (1) the CLTC may approve term extensions within its statutory authority; and (2) where Guam statutes require legislative approval for lease or license terms beyond a specified period, including any lease or license term extending beyond not less than ten (10) years beyond the mortgage maturity date, or such other period required by the applicable federal program, and all underwriting requirements, such extended terms shall be submitted for approval by *I Liheslaturan Guåhan* by law, so that extended terms are implemented through both the CLTC and *I Liheslaturan Guåhan* in compliance with applicable statutes.

Section 2. A new § 75A122(d), Chapter 75A, Article 1, Title 21, Guam Code Annotated, is hereby *added* to read:

1 “(d) Financing-Driven Term Extensions for all types of financing and all
2 underwriting requirements applicable to both new and existing commercial
3 leases and commercial licenses.

4 (1) Purpose. This subsection establishes a structured process for
5 extending the term of a commercial lease or commercial license
6 (whether newly issued or already in effect and being amended) where
7 such extension is required as a condition of all underwriting
8 requirements, and for all types of financing (whether private, public,
9 federal, or otherwise), while preserving legislative approval
10 requirements for longer terms.

11 (2) Definitions. For purposes of this subsection:

12 (A) “Financing” means any financing, credit facility, loan,
13 bond, credit-enhancement, guarantee, or other secured or
14 unsecured financing arrangement from any source, including
15 private lenders, bondholders, and federal or territorial programs,
16 and financing secured through the U.S. Department of
17 Agriculture’s Rural Utilities Service, including the Substantially
18 Underserved Trust Area Initiative.

19 (B) “Mortgage Maturity Date” means the stated maturity
20 date of the senior mortgage (or equivalent primary secured loan)
21 for the project.

22 (C) “Financing Term Requirement” means a documented
23 minimum remaining ground-lease term required by the lender,
24 insurer, guarantor, bond trustee or investor, or financing source,
25 including requirements that the lease extend beyond the
26 Mortgage Maturity Date; including compliance with all
27 underwriting requirements, and underwriting standards that

1 commonly require a lease term extending not less than ten (10)
2 years beyond the mortgage maturity date, or such other period
3 required by the applicable federal program.

4 (3) Financing Term Standard; CLTC Authority. Upon request by
5 a tenant and submission of required documentation, the Commission
6 shall have the authority to approve an amendment extending the term
7 of a commercial lease or commercial license such that the term equals
8 or exceeds the Financing Term Requirement, including compliance
9 with all underwriting requirements, and underwriting standards that
10 commonly require a lease term extending not less than ten (10) years
11 beyond the mortgage maturity date, or such other period required by
12 the applicable federal program.

13 (4) Administrative Extension Authority; Commission Action;
14 Statutory Compliance. Notwithstanding any other provision of law
15 limiting term, and upon request by a tenant and submission of required
16 documentation under this subsection, the Commission may, by
17 resolution adopted at a duly noticed meeting and supported by written
18 findings, approve a financing-driven amendment to a commercial lease
19 or commercial license (whether newly issued or already in effect and
20 being amended) as necessary to satisfy all underwriting requirements
21 and to establish a term that extends up to not less than ten (10) years
22 beyond the mortgage maturity date, or such other period required by
23 the applicable federal program, provided that the Commission finds
24 that:

25 (A) the term approved is necessary to satisfy the Financing
26 Term Requirement and all underwriting requirements; and

1 (B) the tenant has provided documentary evidence from
2 the lender and/or applicable federal program establishing the
3 Financing Term Requirement and all underwriting
4 Requirements; and

5 (C) the amendment is in the best interest of the Trust and
6 consistent with the purposes of this Chapter.

7 (D) Nothing in this paragraph (4) shall be construed to
8 authorize the commission to approve any lease or license term
9 that, under applicable Guam statutes, requires approval by I
10 Liheslaturan Guåhan by law; and any lease or license term
11 extending beyond not less than ten (10) years beyond the
12 mortgage maturity date, or such other period required by the
13 applicable federal program, and all underwriting requirements,
14 shall require approval by I Liheslaturan Guåhan by law; where
15 such approval is required, the commission's approval shall be
16 conditioned upon and subject to approval by I Liheslaturan
17 Guåhan.

18 (5) Legislative Approval Required Beyond Administrative
19 Threshold. Any extension of term beyond the Commission's authority
20 in Paragraph (4) shall require approval by I Liheslaturan Guåhan by
21 law. Nothing in this subsection shall be construed to eliminate or
22 weaken existing requirements that longer terms must be approved by I
23 Liheslaturan Guåhan. The CLTC shall implement extended terms only
24 in a manner consistent with applicable statutes requiring legislative
25 approval for lease or license terms beyond a specified period, and where
26 such approval is required, the extended term shall be subject to approval
27 by I liheslaturan Guåhan by law. In addition, any commercial lease or

1 commercial license term extending beyond not less than ten (10) years
2 beyond the mortgage maturity date, or beyond such other period
3 required by the applicable federal program, and any such extension
4 necessary to satisfy all underwriting requirements, shall require
5 approval by I Liheslaturan Guåhan by law.

6 (6) Required Lender-Protection Provisions. Any financing-
7 driven extension approved under this subsection shall require that the
8 lease or license, as amended, include commercially reasonable lender-
9 protection provisions consistent with the enforcement and cure
10 framework required under this Chapter, including, at a minimum:

11 (A) written notice of default to any recognized mortgagee
12 or secured lender of record;

13 (B) a reasonable opportunity for such mortgagee or lender
14 to cure defaults or cause defaults to be cured; and

15 (C) such estoppels, consents, and non-disturbance terms as
16 are reasonably necessary to satisfy the Financing Term
17 Requirement; provided that nothing herein limits the
18 Commission's rights to enforce material defaults pursuant to this
19 Chapter and the terms of the lease or license, including notice
20 and cure provisions.

21 (7) Documentation. For purposes of this subsection, requests
22 may be submitted for new commercial leases/licenses or for
23 amendments to existing commercial leases/licenses. The tenant shall
24 submit, at a minimum:

25 (A) a lender letter or commitment describing the
26 Financing Term Requirement;

1 (B) the proposed financing term (e.g., 30-year, 35-year,
2 40-year) and the proposed lease/license term needed to meet the
3 Financing Term Requirement and all underwriting requirements;
4 and

5 (C) any additional lender or financing source
6 documentation, including any documentation required to satisfy
7 all underwriting requirements, reasonably required by the
8 Commission.

9 (8) Recovery of RUS and SUTA Funded Investments. Where
10 infrastructure, utility, site, or project-related investments supporting a
11 commercial lease or commercial license are financed through the U.S.
12 Department of Agriculture's Rural Utilities Service, including the
13 Substantially Underserved Trust Area Initiative, the Commission may,
14 in addition to any annual lease fee or license fee otherwise required by
15 law, recover from the lessee or licensee the full cost of such RUS- and
16 SUTA-funded investments, which cost shall be prorated over the life of
17 the duly executed lease or license agreement.

18 (9) Relationship to 5 GCA § 5128. Nothing in this subsection
19 shall be construed to impair any extension authority otherwise available
20 under 5 GCA § 5128 for a tenant in good standing; provided, however,
21 that where a commercial lease or commercial license on CLTC land
22 requires a longer term or other amendment to satisfy a Financing Term
23 Requirement, this subsection shall govern the financing-driven
24 extension.

25 (10) No Automatic Extension. Nothing in this subsection shall
26 be construed to create an entitlement to an extension. The Commission

1 retains discretion to approve or deny a request based on the best
2 interests of the Trust and compliance with law.”

3 **Section 3. Severability.** If any provision of this Act or its application to any
4 person or circumstance is found to be invalid or inorganic, such invalidity shall not
5 affect other provisions or applications of this Act which can be given effect without
6 the invalid provisions or application, and to this end the provisions of this Act are
7 severable.

8 **Section 4. Effective Date.** This Act shall be effective upon enactment.



**CHamoru Land Trust Commission
Board Meeting Packet
May 28, 2026**



Kumision Inangokkon Tano' CHamoru

(CHamoru Land Trust Commission)

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

CHamoru Land Trust Commission Regular Board Meeting **Thursday, May 28, 2026 at 1:00PM**

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

AGENDA

- I. **Call to Order / Publication** – Certification of Quorum Present
 - A. Guam Pacific Daily News (May 21, 2026 and May 26, 2026)
 - B. Guam Public Notice Website (<https://notices.guam.gov>)

II. Chairman's Remark/Invocation

III. Approval of Minutes: March 19, 2026 (Regular Board Meeting)

IV. Administrative Director's Report

V. Old Business

- A. Lot 7055, Yigo
- B. Guam International Country Club Inc.
- C. Constituent Matters
 1. Bernice Tudela Nelson
 2. Pedro B. Blas Jr.

VI. New Business

A. Constituent Matters

- | | |
|----------------------------|--------------------------------|
| 1. Mark J. Wright | 5. Saleena Perez Pablo |
| 2. Angelica L. Wright | 6. Doris Ann Perez San Nicolas |
| 3. Breanna-Rose Davis Baza | 7. Priscilla Perez San Nicolas |
| 4. Juanita Perez Landucci | 8. Benny Tenorio Perez |

B. Applications for Removal from the Award List Pursuant to 18 GAR § 6A114 (a)

- | | |
|--------------------------------------|-------------------------------------|
| 1. Anne Castro Lee | 39. Deborah Dewitz Pangelinan |
| 2. Peter Desi Salas | 40. Josefa R.C. Jesus |
| 3. Andrea Borja Branch | 41. Michael Anthony Carbullido |
| 4. Jerry George Horton | 42. Velina Borja Quichocho |
| 5. Raymond C. Nauta | 43. Joseph David Quichocho Maguadog |
| 6. Annie Garcia Raymundo Babauta | 44. Brandon James San Nicolas |
| 7. John Garcia Raymundo | 45. Raymond Castro Garrido |
| 8. Renato Gado Raymundo | 46. Lorraine L.G. Reyes |
| 9. Manuel Manibusan San Nicolas | 47. Annie Castro Cruz |
| 10. Joseph Iglesias Mafnas | 48. Rosemary Tainatongo Mansapit |
| 11. Helen Ines Biacan | 49. Skylla Faye Wilson |
| 12. Kristina L. Ada Cade | 50. Santiago Tydingco Aguon |
| 13. Joey Quidachay Fernandez | 51. Josefa Borja Oakley |
| 14. Gilbert Raymond Borja Carbullido | 52. Franklin S. Dela Rosa |
| 15. Altom K. Francisco | 53. Peter Daniel Blas |

Lourdes A. Leon Guerrero
I. Mago Hago
Chairman of CHamoru

Joshua F. Tenorio
I. Sogunda Mago Lahi
1st Governor of Guam

Commission Members

Earl J. Garrido
Chairman

Joseph F. Artero-Cameron
Commissioner

Fabienne Cruz Respicio
Commissioner

Jeremy J. Rojas
Commissioner

Vacant
Commissioner

Angela M. Camacho
Interim Administrative Director

- | | |
|--|--------------------------------|
| 16. Tanya Chargualaf Taimanglo | 54. Norman Daniel Cruz |
| 17. Jose Carbullido Mendiola | 55. Alicia Quidachay Fernandez |
| 18. Doris Pangelinan Santos | 56. Michael Duenas Ungacta |
| 19. Angela Taimanao King | 57. Carol Alvarez Bondoc |
| 20. Florence D. Quitugua | 58. Antonio Dela Cruz Cabrera |
| 21. Gregorio Taga Cepeda | 59. Judy B. Quinata |
| 22. Juanita Manibusan Manibusan | 60. Ramon Blas Peredo |
| 23. Marie Rita Perez Borja | 61. Bebbiana Hernandez Tarusan |
| 24. Anthony S.N. Bayona | 62. Doreen Connie Aguon Santos |
| 25. Pilar Taitano Garrido | 63. Lynda M.E. Hiron |
| 26. Bonifacio Panlilio Valencia | 64. Joaquin Rosario Quidachay |
| 27. LucyMarie Siguenza Ignacio | 65. Catalina Iriarte Duenas |
| 28. Norma Jean Santos Abelon | 66. Norma Tarusan Torres |
| 29. Jesse C. Lizama c/o Jessie J.C. Lizama | 67. Cynthia Doria Cruz |
| 30. Rufilino Mundo Mendiola | 68. Herman Richard Pablo |
| 31. David Junior Mendiola | 69. Dennis Jay Quinones |
| 32. Margarita M. Mendiola | 70. Benito David Matanane |
| 33. Elizabeth S.N. Muna | 71. Anthony Esteves Santos |
| 34. Mary Castro Fejeran | 72. Bernadette Ann Diego |
| 35. Anthony Mariono Anderson | 73. Agustin Lasala Osera |
| 36. Clarissa Blas Borja | 74. Gina Rae Diego San Nicolas |
| 37. Lorna Blas Borja | 75. Jesus Cruz Fejeran |
| 38. Jacqueline Rose DeWitz | 76. Elizabeth Mendiola Hudson |

C. Guam Police Department

1. Lot 7054-1, Yigo
2. Lot 15, Block F, Tract 9, Barrigada Heights
3. Lot 527 Merizo
4. Lot 11-1, Tract 9, Block D, Barrigada

D. Grant of Right of Way- Lot 11-1, Tract 9, Block D, Barrigada

E. Lot 10122-12, Dededo

F. Piti Mayor's Office

G. New Bill 305-38

VII. Public Comment (s)

VIII. Next Meeting – Thursday, June 18, 2026 at 1:00PM, CLTC Conference Room, Suite 223, ITC Building, 590 S. Marine Corp. Drive, Tamuning, Guam

IX. Adjournment



Call to Order / Publication

AK

Continued from Page 25

Tony Pablo

• Longest Drive Women: Mi Hye Kim

• Low Gross Men: Tony Pablo, score of 75

• Low Gross Women: Denise Hoya, score of 79

• Closest to the Pin for Hole #15: Seung Kim

• Closest to the Pin for Hole #13: Perry Guerrero

• Closest to the Pin for Hole #8, Hole #4: Seung Ho Chang

Women's division

• 1st: Kumfou Royal

• 2nd: Mi Jung Kim

• 3rd: Claire Huang

Men's division

• 1st: Tony Pablo

• 2nd: Feng Li

• 3rd: Thomas K. Min

Trina Cruz, AK marketing and brand engagement director, said the success of this year's BMW Golf Cup is a testament to the strong relationships AK continues to build with its loyal BMW community on Guam, beyond the showroom.

"As one of our most anticipated signature events, this year's tour-

namment exceeded expectations by delivering exceptional experiences for our customers while showcasing the passion, performance and community that define BMW—both on the road and on the course," Cruz said.

Cruz added that AK is "proud of the continued success" of the event and excited to see Guam represented once again at the BMW Golf Cup World Final.

"We wish Feng Li the very best as he represents the island on a global stage," Cruz said.

The tournament concluded with an awards banquet recognizing exceptional performances across the course.

Atkins Kroll BMW thanks its sponsors, including Somo Felice Country Club, grand prize raffle sponsors Goudwind Travel-Philippine Airlines for providing two business class airline tickets, Ambros Inc., AK's beverage sponsor, and IP&E Shell, AK's players' brunch sponsor.

Other sponsors are ASC Trust, Bank of Hawaii, Bank of Guam, Calvo's Insurance, AK's longest drive sponsor First Hawaiian Bank, heavy equipment sponsor Morricco Equipment, and more.



COURTESY OF ATKINS KROLL GUAM

Clark Howell, vice president and general manager of Atkins Kroll Guam and Sapan takes a swing at the ball during the 6th annual BMW Golf Cup 2026 on May 16, 2026 at Somo Felice Country Club in Manglaa.



Kumission Inangakoon Tano' Chamoru (Chamoru Land Trust Commission) CHamoru Land Trust Commission Regular Board Meeting Thursday, May 28, 2026 at 1:00PM

CHamoru Land Trust Conference Room, 590 S. Marine Corps Drive (TC Building, Suite 223, 2nd Floor, Tamuning, Guam) Public Comments may be made at www.guam.gov or by email cltc@guam.gov. To view the meeting virtually, log on to DoD Guam Live-YouTube or Google Meeting link: <https://meet.google.com/cltc-2026-05-28>

AGENDA

I. Call to Order – Certification of Quorum Present

II. Certification – Public Notice Requirements

A. Pacific Daily News (May 27, 2026 and May 28, 2026)

B. Guam Public Notice Website (<https://publicnotice.guam.gov>)

III. Chairman's Remark/Innovation

IV. Approval of Minutes

March 10, 2026 (Regular Board Meeting)

V. Administrative Director's Report

VI. Old Business

A. Lot 7065, Yigo

B. Guam International Country Club Inc.

C. Constituent Matters

1. Benicio Balboa Nelson

2. Pedro II. Blas Jr.

VII. New Business

A. Constituent Matters

1. Mark J. Wright

2. Angelica I. Wright

3. Benjamin-Rose Davis Bazz

4. Justinia Perez Landulao

B. Applications for Removal from the Assets List Pursuant to 18

GAR § 6A114 (p)

1. Anne Castro Lee

2. Amy Dow Salas

3. Andrea Borge Branch

4. Jerry George Horton

5. Raymond C. Nolasca

6. Anne Garcia Raymond Babauta

7. John Garcia Raymond

8. Renato Gato Raymond

9. Manuel Manibusan San Nicolas

10. Joseph Ignacia Mathias

11. Helen Irene Dacan

12. Kristina L. Ada Cardo

13. Jose Quinchay Fernandez

14. Albert Raymond Borge Carbullo

15. Adam K. Francisco

16. Tanya Chongquial Tamargo

17. Jose Carbullo Mendola

18. Doris Pangellinan Santos

19. Angela Tamarao King

20. Francisco D. Quinquia

21. Gregorio Tago Cepeda

22. Justina Montecinos Montecinos

23. Marie Rita Perez Borge

24. Anthony S.H. Bayona

25. Pilar Tostano Gamero

26. Bonifacio Porlino Valencia

27. Lucy Marie Siguanza Ignacio

28. Norma Jean Santos Almon

29. Jesse C. Uzama c/o Jesse J.C. Uzama

30. Ruben Mendo Mendola

31. David Aurea Mendola

32. Margaret M. Mendola

33. Elizabeth S.H. Muna

34. Mary Castro Feyzan

35. Anthony Mariano Andarson

36. Chaima Blas Borge

37. Lorna Blas Borge

38. Jacqueline Rose DelMila

C. Guam Police Department

1. Lot 7064-1, Yigo

2. Lot 16, Block F, Tract 9, Barrigada Heights

3. Lot 577, Merizo

4. Lot 11-1, Tract 9, Block D, Barrigada

D. Grant of Right of Way: Lot 11-1, Tract 9, Block D, Barrigada

E. Lot 10122-12, Dededo

F. P.O. Mayor's Office

G. Lot 305-3a (COCR)

VIII. Public Comment (15)

IX. Next Meeting – Thursday June 18, 2026 at 1:00PM, CLTC Conference Room, Suite 223, TC Building, 590 S. Marine Corps Drive, Tamuning, Guam

X. Adjournment

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

This act is part for by CLTC Funds



Chairman's Remark / Invocation



Approval of Minutes



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

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

CHamoru Land Trust Commission Regular Board Meeting **Thursday, March 19, 2026 at 1:00PM**

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

<https://meet.google.com/qyb-jrfw-arv>

Meeting Minutes

Public Notice: *The Guam Daily Post*, March 12, 2026 and March 17, 2026

PRESENT:

Commission Members

Earl J. Garrido
Chairman

Joseph F. Artero-Cameron
Commissioner

Fabienne Cruz Respicio
Commissioner

Jeremy J. Rojas
Commissioner

Vacant
Commissioner

Angela M. Camacho
Interim Administrative Director

COMMISSIONERS:

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

MANAGEMENT and STAFF:

Glenn Eay, Land Agent Supervisor
Tina Tainatongo, Administrative Officer (via Google Meet)
Dexter Tan, Program Coordinator I
Ebony Tenorio, Administrative Assistant
Jessica Dayday, Land Agent III (via Google Meet)
Lydia Taleu, Land Agent I (via Google Meet)
Damian Narcis, Land Agent I (via Google Meet)

GUESTS:

Frances S. Lizama, Yigo Mayor
Robert S. Lizama
Peter B. Frias
Vivian B. Jesus
Thomas Hertsler

Summary

The CHamoru Land Trust Commission board approved the minutes from February 19, 2026 Board Meeting. The commission approved amending the GICC solar farm lease to a 30-year term, commencing upon the Notice to Proceed for the Power Purchase Agreement. The request for a separate easement for the GPA substation was denied, but access was granted under the existing lease terms. Ongoing efforts focus on finalizing lease terms for the Ypao raceway property and remediating existing leases to ensure strict compliance with CLTC mandates. The committee is also finalizing draft amendments to the CLTC commercial rules and regulations. The commission approved the Fiscal Year 2027 budget request of \$2,003,457 to fund essential positions and begin surveying parcels within the CLTC inventory. Discussion on Lot 7055 was tabled pending a formal response from the Guam Waterworks Authority regarding its future plans for the site.

Details

I. Meeting Called to Order: Certification of Quorum

Chairman Garrido called the March 19, 2026, regular meeting of the CHamoru Land Trust Commission (CLTC) to order at 1:10 p.m. A quorum was established with Commissioners Fabienne Respicio, Jeremy Rojas, and Joseph Artero-Cameron (virtual) in attendance. Compliance with the Open Government Law (5 GCA Chapter 8) was confirmed via meeting notices published in the *Guam Daily Post* on March 12 and 17, 2026, and on the CLTC website.

II. CHAIRMAN'S REMARKS

Chairman Garrido commended the staff and Board for their continued dedication to the Commission's fiduciary mandates. Key updates included:

- A. **GICC Solar Project:** Terms are being finalized to convert the GICC municipal golf course into a solar farm. This initiative will provide green energy to GPA and create a sustainable revenue stream for the Commission
- B. **Strategic Reinvestment:** Lease proceeds are intended to fund agency operations, specifically targeting land registration, the subdivision of large tracts, and essential infrastructure development for beneficiaries.
- C. **Raceway Project and Compliance Efforts:** Significant focus has been placed on the Ypao raceway property, with collaborative sessions ongoing to finalize lease terms and conditions with the new raceway group. A forthcoming action item involves remediation

efforts to remove all existing commercial, residential, and agricultural leases to ensure strict compliance with CLTC mandates, including prohibitions on subleasing for commercial gain and environmental oversight.

III. Approval of Minutes: A motion was made and seconded to approve the minutes from Board Meeting February 19, 2026. Following a vote with no opposition, the motion passed.

IV. Administrative Director's Report

A. Office Oversight During Leave:

Commissioner Artero-Cameron inquired about who is overseeing the office while the interim acting administrative director is on leave, which is expected to last for two more weeks. Chairperson Garrido confirmed that the oversight of the office will remain with them, and regular interaction with constituents will be handled by the supervisor and staff, specifically mentioning Miss Tina and Dexter Tan as internal leaders.

B. Confidentiality and Surveys:

The administrative director's report included an update that the former administrative acting director, Mr. Joey Cruz, has been volunteering in a consulting capacity. It was requested that a non-disclosure agreement be put in place to protect the commission's confidential information since Mr. Cruz is volunteering his time. For the FY2025 \$9 million appropriation, the Department of Land Management was paid \$500,589 in full for survey services on approved lots and tracks.

C. Administrative Director's Report – Applications and Pending Transfers:

A site visit to Lot 7160 was rescheduled due to weather. The GPA power application fee invoice totaled \$1,300, and 92 pending applications have been processed and submitted to GPA. A pending transfer of Track 1113 Block 16 in the municipality of Dededo from the Department of Land Management to the CLTC is still awaiting turnover of documents.

D. Administrative Director's Report – Commercial Rules and Raceway Lease:

The committee is finalizing the draft proposed amendments to the CLTC commercial rules and regulations, taking into account suggested edits from a working session. The draft lease for the Guam Motorsports Association (GMA) will be sent back to Deputy AG Miller for the inclusion of additional items before being shared with the commission members for review.

V. Old Business

A. Lot 7055, Yigo: Commissioner Artero-Cameron made a motion to table the discussion regarding Lot 7055, Yigo until a formal response is received from the Guam Waterworks Authority (GWA) regarding their future plans for the site. The tabling was supported by the fact

that GWA considers the location unsuitable for other use due to its proximity to the Tumon-Mangilao most productive subbasin of the aquifer. Pending confirmation that correspondence with GWA has been initiated. Seconded by Commissioner Respicio, and passed with no opposition. - **Passed.**

B. Lot 7161-R1, Yigo (Guam Motorsports Association):

Commissioner Artero-Cameron made a motion to table this item until the draft lease agreement for the GMA is finalized, since the current draft needs to be returned to legal counsel to incorporate suggested items from the commission. The motion was seconded by Commissioner Rojas and passed with no opposition. – **Passed.**

C. Guam International Country Club, Inc. -

1. Guam International Country Club (GICC) Lease Amendment:

The staff reported on GICC's request to amend the lease terms for their solar farm project due to the requirement for a 30-year agreement for a Power Purchase Agreement (PPA) with GPA. Commissioner Artero-Cameron motioned moved that the extended period should commence upon the issuance of the Notice to Proceed (NTP) by the Department of Public Works (DPW), with the extension covering only the necessary number of years to reach a total of 30 years. The commission members discussed the need for legislative approval for any lease amendments and the desire to proceed immediately with the appraisal based on the 30-year term to avoid delays in receiving funds. The motion was seconded by Commissioner Rojas and passed with no opposition. –

Passed

2. GICC Substation Easement Request:

GICC requested to convey or grant an easement for approximately 3,012.72 square meters for a GPA substation to support the solar project. Staff initially recommended denial, viewing the substation as an accessory structure falling within the GICC lease property. Commissioner Cameron made a motion to deny the request based on the staff recommendation that the substation is an accessory building on the leased property. The motion was not seconded by any Commissioners. – Motion **Failed.**

3. Granting GPA Access for Substation:

After the motion to deny the easement failed due to a lack of a second, Commissioner Respicio made a new motion to grant GPA access to the 3,000-plus square meters for the substation. The motion specified that GICC would continue to pay for the property because it falls within their existing lease footprint, ensuring CLTC continues to receive lease payments and benefits from improvements made to the property. This utility easement is necessary for the GPA PPA, which triggers GICC's second milestone payment (10% of the appraised value) to the CLTC.

The motion was seconded by Commissioner Artero-Cameron and passed with no opposition. – **Passed**

VI. A. New Business: Lot 440-4 and Lot 440-5, Merizo:

1. The commission received a letter from Mayor Franklin Champaco requesting the use of the decommissioned radio station property, which is currently leased by Transpacific. The commissioners were reminded that the Transpacific lease expires on June 30, 2026, and an RFI has already been published for companies interested in the property. Discussion of RFI for Commercial Property Lease: Commissioner Artero-Cameron inquired about the RFI published in January for a commercial property lease, the rent from which CLTC intends to use for infrastructure on future awarded land. The staff clarified that a notice of inquiry was issued, but no one responded. Commissioner Artero-Cameron proposed a motion for the CHamoru Land Trust Commission to issue another RFI for the property, and the motion was seconded by Commissioner Respicio and passed with no opposition. - **Passed**
2. Concern Regarding Mayor's Request to Utilize Commercial Property: Staff raised concern that the mayor's request to utilize the property, Lot 440-4 and 440-5, could negatively impact CLTC's cash flow if the property is not released into the commercial market. Staff committed to obtaining the current cash flow generated by the property and providing that number to the mayor. The motion to go back out with another RFI. The motion was seconded by Commissioner Respicio and passed with no opposition. - **Passed**

B. Lot 198-R10, Yona

1. Mayor's Request for Land Clearing at Lot 198-R10, Yona:

The commission received a letter from Mayor Brian Terlaje, requesting to clear 20 to 30 feet of Lot 198-R10 for parking for an event scheduled for August 28, 29, and 30, 2026. Staff clarified that the requested clearing is for additional parking and does not encroach on neighboring properties, as the entire green area is CLTC inventory. A motion was made by Commissioner Respicio to grant the mayor's request, provided their office assumes all responsibility, liability, and costs associated with permits, cleaning, and maintenance, limited to the three-day festival.

2. Discussion and Vote on Mayor Brian Terlaje Request:

Discussion ensued, with Commissioner Cameron expressing concern that the 20 to 30 feet inward clearing might encroach on properties, which staff refuted, stating the property is over 100

acres. Further discussion brought up new information, including plans for DPW to pave the cleared area, which would make the clearing permanent, contrasting with the three-day request. The motion to approve the request failed following a vote. - **Failed**

3. Decision to Table Lot 198-R10, Yona Request for More Detail:

A new motion was proposed by a Commissioner Respicio to table the matter and require the mayor's office to provide a proper schema of the affected areas and a more detailed plan, particularly regarding the newly mentioned paving. Seconded by Commissioner Artero-Cameron. The motion to table the matter and request further information passed. - **Passed**

C. Approval of Commercial Designation for Tract 100-C:

Commissioner Artero-Cameron made a motion to approve the designation of areas known as Tract 100-C, Block 6, Lots 1 and 3, for commercial use, limited to a maximum area of 2 acres. The motion was seconded by Commissioner Respicio and passed following a vote, with no opposition. - **Passed**

D. CLTC Fiscal Year 2027 Budget Request Presentation:

Staff, Miss Tina Tainatongo presented the CLTC's FY2027 budget request, which matches the FY2026 level and totals \$2,003,457. The budget will allow for funding and recruitment of necessary positions, such as an engineering tech and two engineering technicians, which will help implement internal controls and begin surveying parcels within the CLTC inventory. Commissioner Rojas made a motion to approve the CHamoru Land Trust Commission Fiscal Year 2027 budget request of \$2,003,457, believing it supports the agency's needs. A vote was called, and the motion was seconded by Commissioner Respicio passed with no opposition. - **Passed**

VII. Public Comment (s)

A. Lot 7055, Yigo, and Lack of Information: Former Mayor Robert Lizama and wife Francis Lizama Mayor expressed concern about Lot 7055, which was discussed without public testimony, and the lack of communication regarding when the item would be placed on the new business agenda. The mayor's office requested a reconsideration of the commission's abrupt action to table the matter, noting they had spent money preparing a conceptual plan.

B. Addressing Concerns Regarding Lot 7055, Yigo and GWA

Reservations: Commissioners explained that the matter was tabled until clarity is reached regarding GWA's intentions and reservations for the 41-acre property, which could impact any community development plans for recreation. Commissioners assured the public commenters that the board is proactive and will communicate

C. Inquiry Regarding Antonio Palacios Property Status: Leviann W.

Palacios also known as LW in (via Google Meet), inquired about the status of their father's (Antonio Palacios) property, which had been discussed in previous meetings regarding a split between family members. Staff clarified that the minutes for the February meeting, where the father's approval was made, were approved today, and moving forward will require surveying and parcellation of the property.

D. Public Comment on Land Trust Lease History: Vivian B. Jesus

commented on her application history from 2009, stating there was a lack of thorough communication from the office regarding the lease signing process and subsequent transitions in the office. Staff responded that her application was terminated in May of the previous year because she failed to submit documentation within 90 days, her contact information was not updated, and a required survey map was incomplete.

E. Public Comment on Report and Budget Information Access:

Guest speaker Mr. Thomas Hertsler requested a copy of Mr. Dexter's report, he mentioned it will be made available on the website (CLTC), and requested that a link be sent to him. Mr. Thomas also requested comments from Mr. Garrido, the Chairman. Per Mr. Dexter he stating that both the report and the budget are accessible online. Everything discussed in the meeting is uploaded to the website for access.

F. Public Comment - Off-Roading Association Conditions and Property Lease: Thomas Hertsler, a former member of the off-

roaders group, discussed the situation concerning the property on route 15, which the entity wants to lease again. They believe more conditions should be placed on the lease, specifically requiring the off-road association to control issues like off-roaders dirtying public roads when re-entering them, suggesting they should track their vehicles on trailers and wash them off-site. Mr. Thomas drew a comparison to the junior people's property lease, where they were held responsible for all responsibilities, suggesting the Motor Offroad Racing Association should also take on control and responsibility for the off-roaders as they are considered the same group.

G. Public Comment - Solar Farms and Waste-to-Energy Discussion:

Guest speaker, Mr. Thomas Hertsler expressed concern regarding solar farms, noting that when the equipment reaches the end of its life, the people on the ground end up paying for disposal, citing the current issue with waste tires. They advocated for a waste-to-energy solution, suggesting it could be done properly on a piece of property close to an existing facility. This solution, they proposed, could

generate energy without payment and could potentially be expanded to neighboring areas like Saipan, which could haul their waste to Guam for burning at their expense.

H. Public Comment - Water Wells and Land Property Issues with

GWA: A question was raised by Mr. Thomas about what happened to the millions of dollars paid by the administration for properties on Guam in the 1980s or 1990s, mentioning current problems with Yigo where GWA wanted a large truck for drilling water. The board Chairman Garrido and Commissioner Rojas explained that they must ensure there is no GWA interest in future or existing water wells before issuing property. Although GWA is not under the administration's control, they must obtain clearance from authorizing agencies when issuing permits, as GWA wells on property limit what can be done with it, even if it is their property.

I. Public Comment - Future Land Planning and Lease Expirations in

2063: Guest speaker, Mr. Thomas addressed a long-term property concern regarding land that will become CLTC by 2063, noting that they are looking forward to what will happen to the property. It was clarified that a definitive decision on the sports complex could not be made until they receive feedback from GWA. For existing businesses with current leases, the administration would examine the covenants in the lease when ownership of the property is obtained, but noted that making plans now is fruitless as the change is still about 38 to 40 years away.

J. Public Comment - Road Easement and Property Maintenance

Issues: Guest speaker, Mr. Thomas recounted a long-standing issue concerning a piece of property that was meant to be a relief road and an easement that was initially maintained by GEDA. Mr. Thomas mentioned after GEDA ran out of maintenance funds and denied ownership, the property was deemed not to belong to them or Land Management. This property issue, which took over five years to resolve, was eventually brought to Mr. Josh Tenorio at the port, who subsequently sent a notification from Mr. Borja, although GEDA had still not taken action.

VIII. Next Meeting – Thursday, April 16, 2026 at 1:00PM, CLTC Conference Room, Suite 223, ITC Building, 590 S. Marine Corp. Drive, Tamuning, Guam

IX. Adjournment

Commissioner Rojas made a motion to adjourn the meeting, seconded by Commissioner Respicio. Chairman Garrido called a vote. Approved.

The meeting was adjourned at 3:28 PM

*****Compiled by: E. Tenorio, Administrative Assistant *****

Approved by motion in the meeting of _____

Concurred By:

Earl J. Garrido, CLTC Chairman

Date



Administrative Director's Report



Old Business



**Lot 7055, Yigo
(Error)**



**Guam International
Country Club, Inc.**



Guam International Country Club

495 Battulo Street, Yigo, GU 96929 * Tel # 1-671-632-4445 * Fax # 1-671-632-4440

April 06, 2026

Mr. Earl J. Garrido
Acting Chairperson
Chamorro Land Trust Commission
590 South Marine Drive
Tamuning, Guam 96913

Re: Request for Formal Board Confirmation (Binding) – Clubhouse and Surrounding Five (5) Acres

Dear Mr. Garrido,

Guam International Country Club, Inc. ("GICC"), Lessee under that certain Commercial Lease Agreement dated April 1, 2014, as amended, including the First Amendment to Lease (collectively, the "Lease"), respectfully submits this request for formal confirmation, in the form of a binding Board Resolution regarding the status, use, and control of the clubhouse and the surrounding approximately five (5) acres (the "Clubhouse Area").

Background

At the Chamorro Land Trust Commission ("CLTC") Board meeting held on February 19, 2026, the Board voted and approved that CLTC has elected not to utilize or reserve the clubhouse and the surrounding approximately five (5) acres (the "Clubhouse Area"), consistent with Section 3(b) of the First Amendment to Lease, which addresses the treatment and permitted use of such areas within the leased premises as follows:

For the purpose of determining the net present value of the future rent that is due under the extended term, the fair market rent payable during the extended term shall be determined by a Member of the Appraisal Institute (MAI) certified appraiser selected by the Lessor and paid for by Lessee ("Future Rent for Extended Term"). Within thirty (30) days of the date of this First Amendment, Lessor shall select its MAI certified appraiser and Lessee shall pay for the appraisal when invoiced by Lessor. In the event Lessor decides that it is in the best interest of Lessor to elect not to take over the Clubhouse and Five Acre Parcel, as this is more particularly described in Section 4 below, the Clubhouse and Five Acre Parcel shall remain a part of the leased Premises and the MAI certified appraiser shall include the Clubhouse and Five Acre Parcel as part of the leased Premises for the purposes of the appraisal. (attached hereto as Exhibit A).

Furthermore, this determination was formally communicated in CLTC's letter to GICC dated February 24, 2026 (attached hereto as Exhibit B), confirming that:

- CLTC will not request acquisition or use of the clubhouse and surrounding five (5) acres; and
- All responsibility, liability, and occupancy of the Clubhouse Area will remain with GICC.

Request for Binding Confirmation

To provide legal certainty and ensure consistency with the Lease and prior Board action, GICC respectfully requests that CLTC formally confirm, through a Board Resolution, as such confirmation is intended to be relied upon by GICC and its investors, lenders, and other financing parties.

The Board Resolution shall constitute a binding and enforceable action of the CLTC Board as follows:

1. **Exclusive Use and Control:** The clubhouse and surrounding five (5) acres shall remain under the exclusive use, possession, and control of GICC.



Guam International Country Club

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2. **No CLTC Rights to Use or Occupy:** CLTC shall have no present or future right to use, occupy, reserve, or control the Clubhouse Area for the duration of the lease.
3. **No Separate Reservation or Carve-Out:** The Clubhouse Area shall not be treated as a separate reserved area and shall remain under GICC's operational control as part of the leased premises.
4. **GICC Responsibility:** GICC shall remain solely responsible for all operations, maintenance, liabilities, and obligations associated with the Clubhouse Area.
5. **Duration of Confirmation:** The foregoing shall apply for the full remaining term of the Lease, including any extensions thereof, and shall be binding upon CLTC and GICC and their respective successors and permitted assigns, unless otherwise mutually agreed in writing by both parties.
6. **No New Lease or Transfer:** This confirmation is intended solely to clarify and confirm the existing lease relationship and does not constitute a new lease, assignment, sublease, transfer, or conveyance of any interest in the property.

Purpose and Reliance

This binding confirmation is necessary to:

- Align the Lease with the CLTC Board's action on February 19, 2026 and its letter dated February 24, 2026;
- Ensure consistency with Section 1. Addition of Permitted Use under the First Amendment;
- Provide certainty to Investment Tax Credit (ITC) investors under Section 48 of the Internal Revenue Code; and
- Satisfy lender underwriting and financing requirements for the renewable energy project.

GICC and its financing and investment partners will rely on this confirmation in connection with project development and financing.

Request for Board Action

For the avoidance of doubt, GICC respectfully requests that such confirmation be documented in a manner that constitutes a binding and enforceable action of the CLTC Board and may be relied upon by third parties, including investors and lenders. Accordingly, GICC respectfully requests that CLTC approve and adopt a Board Resolution confirming the above.

GICC appreciates the Commission's continued support and consideration and remains available to provide any additional information the Board may require.

Regards,

Carlos Camacho
Carlos Camacho
Authorized Agent

Exhibit A: First Amended Lease dated December 18, 2025 (Section 3)

Exhibit B: CLTC Letter (02/24/2026)

EXHIBIT A

The real property affected
by this document is:

Lot No. 10122-12, Mogfog,
Dededo, Guam

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

File for Record is Instrument Number 1016340

On the Year 2026 Month 02 Day 03 Time 3:35PM

Recording Fee 25.00 Receipt No. R1528

Deputy Recorder


Eugene M. De Vera

(SPACE ABOVE THIS LINE FOR RECORDER USE)

FIRST AMENDMENT TO COMMERCIAL LEASE AGREEMENT

This First Amendment to Commercial Lease Agreement ("First Amendment") is made and entered into this 18th day of December, 2025, by and between the CHAMORRO LAND TRUST COMMISSION, a Government of Guam agency ("CLTC" or "Lessor") and GUAM INTERNATIONAL COUNTRY CLUB, INC., a Guam corporation ("GICC" or "Lessee").

This First Amendment amends the Commercial Lease Agreement ("Lease") dated April 1, 2014, recorded at the Department of Land Management, Government of Guam, on April 4, 2014 under Document No. 863522, affecting the following property:

Lot No. 10122-12, containing an area of 829,124+ square meters (less 28,328+ s.m. GPA & GWA to use), Mogfog, Municipality of Dededo, Guam, as shown on Drawing No. 88195 (L.M. 184FY88). Water and power are immediately available on the property or within 100 feet of the property ("the Property").

RECITALS

WHEREAS, Public Law 38-61 was enacted into law on October 16, 2025 ("the Act"). The Act authorized the CLTC and GICC to amend the Lease for the Property to permit GICC to generate, store, and transmit renewable solar power on the Property with the goal of furthering the renewable energy policy adopted by the Government of Guam in previous public laws;

WHEREAS, the Act also extended the term of the Lease from January 31, 2039 to January 31, 2055;

WHEREAS, the Act increased the rental escalation rate from 10% to 12% every five years for the rent remaining in the original term of the Lease;

WHEREAS, the Act also required that the fair market rent payable during the extended term shall be determined by a Member of the Appraisal Institute (MAI) certified and licensed real appraiser selected by the CLTC; and

WHEREAS, the Act required that GICC pay the rents for the remaining term and the extended term in advance at their net present value to be determined by the MAI appraiser, which amount shall not be less than Nine Million Five Hundred Thousand Dollars (\$9,500,000).

NOW, THEREFORE, in exchange for the promises and covenants contained herein, for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree to amend the Lease as follows:

1. Addition of Permitted Use The generation, storage, and transmission of renewable solar energy is hereby added as a permitted use of the Property, including related infrastructure. The operation of a golf course shall no longer be the sole permitted use of the Property. In the event the Property is used for the generation, storage, and transmission of renewable solar energy, GICC will not be required to use the Property for the operation of a golf course, Paragraph 9 of the Lease shall not apply and is waived as this paragraph is only applicable when the Property is used for the operation of a golf course and Paragraph 14 of the Lease shall not apply and is waived as rent will have been paid in advance. Each Party shall take reasonable actions and provide reasonable cooperation, at no material cost or additional liability to such Party, as may be necessary to support compliance with the investment tax credit available under Section 48 of the Internal Revenue Code of 1986, as amended and financing underwriting guidelines related thereto.

2. Extension of Lease Term. The extended term of the Lease is from January 31, 2039 extended through January 31, 2055, with an option to extend for an additional two (2) years, if necessary, due to regulatory requirements, construction schedules, or Guam Power Authority requirements.

3. Rent Escalation and Payments.

a. Rent for the remaining period of the existing term shall be escalated in accordance with the rent escalation schedule stated in the Lease except the rent escalation rate through January 31, 2039 is increased from 10% to 12% every five (5) years for the purposes of determining the net present value of the future rent that is due until January 31, 2039. Using the increased escalation rate, the total future rent due for the remaining period of the existing term is Four Million Seven Hundred Forty-Six Thousand Five Hundred Fifty-Five Dollars (\$4,746,555.00 USD) ("Future Rent for Existing Term").

b. For the purpose of determining the net present value of the future rent that is due under the extended term, the fair market rent payable during the extended term shall be determined by a Member of the Appraisal Institute (MAI) certified appraiser selected by the Lessor and paid for by Lessee ("Future Rent for Extended Term"). Within thirty (30) days of the date of this First Amendment, Lessor shall select its MAI certified appraiser and Lessee shall pay for the appraisal when invoiced by Lessor. In the event Lessor decides that it is in the best interest of Lessor to elect not to take over the Clubhouse and Five Acre Parcel, as this is more particularly described in Section 4 below, the Clubhouse and Five Acre Parcel shall remain a part of the leased Premises and the MAI certified appraiser shall include the Clubhouse and Five Acre Parcel as part of the leased Premises for the purposes of the appraisal.

c. Lessee shall pay the Future Rent for Existing Term and Future Rent for Extended Term at their net present value, as determined by the MAI appraiser using a market-based

discount rate, which amount shall not be less than Nine Million Five Hundred Thousand Dollars (\$9,500,000) (the "Accelerated Rent").

d. Lessee shall pay the Accelerated Rent as follows: (i) Lessee shall pay ten percent (10%) of the Accelerated Rent, in immediately available US funds, within thirty (30) days of the date Lessee shall enter into a Power Purchase Agreement with Guam Power Authority ("GPA"); (ii) Lessee shall pay the remaining ninety percent (90%) of the Accelerated Rent within thirty (30) days of the date solar power is first transmitted to GPA under the Power Purchase Agreement; and (iii) until the Accelerated Rent is made in full, Lessee shall continue paying monthly rent payments as provided in the original Lease.

e. If the Lessee fails to pay when due any rent, and such failure continues beyond any applicable notice and cure period, the Lessee shall be liable for and shall promptly reimburse Lessor for all reasonable costs and expenses incurred by Lessor in collecting such sums. These costs and expenses may include, without limitation, reasonable attorneys' fees, court costs, administrative fees, collection agency fees, and any other out-of-pocket expenses incurred by Lessor in enforcing Lessee's rent obligations under this Lease. All such amounts shall constitute additional Rent and shall be payable by Lessee upon written demand.

f. Lessee shall pay, as Additional Rent, any and all costs Lessor shall reasonably incur for the procurement of appraisers and other technical experts required by Lessor in order to enforce the terms and conditions of this Section 3.

4. Clubhouse and Five-Acre Parcel. Within 90 days of the date when Lessee enters into the Power Purchase Agreement, Lessor shall deliver to the Lessee a survey which subdivides from the existing Premises the land on which the GICC Club House is situated and the surrounding five (5) acres. This subdivided parcel shall become a separate and distinct lot and shall no longer be part of the Premises. The subdivided parcel and the improvements thereon shall be designated for the exclusive use of the CLTC which shall then be responsible for their maintenance and shall have the sole and exclusive discretion to make the designated property also available for the use of the Department of Land Management and Guam Ancestral Lands Commission. The Lessor is authorized to pledge the subdivided parcel to support any credit facilities that the Lessor may seek for the purpose of renovating the GICC Club House. The subdivided parcel's removal from the Premises shall be effective upon the recording of the subdivision map with the Department of Land Management. In the event the Clubhouse and Five-Acre Parcel remains a part of the Premises in accordance with Section 3.b above, the Clubhouse and Five-Acre Parcel shall be for the use of Lessee for the term of the Lease, as extended.

5. Environmental and Decommissioning Requirements

a. All solar panels and components shall be free of per- and polyfluoroalkyl substances (PFAS).

b. The Lessee agrees, upon the termination of this Lease, to quit and surrender the Premises in the same good order and condition as the same were in at the time of commencement of the term, hereunder, reasonable wear and tear expected, and agrees that any permanent improvements and structures existing upon the Premises at the time of termination of this Lease shall remain thereon.

c. At the termination of the Agreement, except for components which Lessor elects to retain by identifying with specificity and in writing in accordance with Section 5.d, Lessee shall remove all components of any kind associated with the generation, storage or transmission of electricity which Lessee has constructed or affixed to the Premises designated by the Lessor. All components of any kind associated with the generation, storage or transmission of electricity that are removed from the Premises at any time during the term of this Lease shall be recycled to the maximum extent possible. In no event shall any such component be disposed of in any manner within the Territory of Guam. At least thirty (30) days prior to the disposal of any components, the Lessee shall inform the Lessor in writing of its intention to remove and dispose of components from the Premises as well as the intended disposal location. In any such notice, the Lessee shall represent and warrant that any removed components will be disposed of in a location other than the Territory of Guam and in accordance with the laws and regulations of the disposal location.

d. Lessee shall, within thirty (30) days after the date of the commencement of commercial operations, pay to Lessor a cash deposit in the sum of Three Hundred Twenty Thousand Dollars (\$320,000.00) (the "Decommission Deposit") as security for the full and faithful performance of Lessee's obligations stated in Section 5.b above.

The Decommission Deposit shall be maintained by Lessor in either (a) an interest-bearing joint account of Lessor and Lessee insured by the Federal Deposit Insurance Corporation, or (b) an investment or sinking fund account established as a joint account of Lessor and Lessee and invested by Lessor, in its sole discretion but in a prudent and conservative manner, in U.S. Treasury obligations, government money market funds, certificates of deposit, or other investment-grade securities of comparable safety and liquidity.

All income, interest, and earnings on such account shall accrue for the benefit of Lessee and shall be added to the balance of the Decommission Deposit. Lessor shall provide Lessee with annual account statements showing the principal balance and earnings.

Lessor shall have the right to apply all or any portion of the Decommission Deposit, including accrued earnings, to the cost of removal or restoration work if Lessee fails to perform such obligations at lease termination. Upon Lessee's full performance of all restoration obligations, Lessor shall return the remaining balance of the Decommission Deposit, including accrued earnings, to Lessee within sixty (60) days.

In the month of January of the tenth (10th) year and the twenty-fifth (25th) year after the date of this First Amendment, Lessee shall provide to Lessor a written report on the estimated remaining useful life of all components of any kind associated with the generation, storage or transmission of electricity which Lessee has constructed or affixed to the Premises with sufficient detail to identify each component, its function and its estimated remaining useful life. Lessor, after holding working meeting(s) with Lessee, shall provide to Lessee a written notice regarding the components which Lessor would like to retain at the end of the lease term with sufficient detail to identify each component to be retained by Lessor. Lessee, within thirty (30) days of receiving such written notice, shall provide to Lessor a written report on its decommission plan and the estimated costs of decommissioning. Lessor and Lessee shall review the adequacy of the then existing value of the Decommission Deposit and, if its value is deemed inadequate, Lessee shall deposit such additional and necessary amount of money to the

Decommission Deposit so that its projected value at the end of the lease term is adequate for its purposes. Nothing herein shall be interpreted to limit Lessee's financial obligation to fully perform its obligations stated in this Section 5.

6. Compliance with Laws. The Lessee shall comply with all applicable building codes, environmental regulations, and federal rules and regulations related to building construction and environmental protection, including but not limited to the International Building Code, Americans with Disabilities Act, Clean Water Act, Clean Air Act, National Environmental Policy Act, Resource Conservation and Recovery Act and all applicable rules and regulations regarding the protection of endangered species as enforced by Guam and the United States.

In addition to any other indemnity from Lessee provided in the Lease, Lessee shall indemnify, defend, protect, and hold harmless Lessor and its employees, agents, attorneys, successors, and assigns, from and against any and all claims, liabilities, penalties, fines, judgments, forfeitures, losses, costs, or expenses (including attorney and consulting fees, and expert fees) for the death of or injury to any person or damage to any property whatsoever, arising from or caused in whole or in part, directly or indirectly, by (i) the presence in, on, under, or about the Premises, or any discharge or release in or from the Premises of any Hazardous Substances occasioned by Lessee's activities on the Premises, or (ii) Lessee's failure to comply with any Hazardous Substance law, to the extent that compliance is required on account of Lessee's activities on the Premises and not to the extent that compliance is required solely because Lessee, as the occupant of the Premises, is held accountable for Hazardous Substances on, in, under, or about the Premises, or released from the Premises which are not caused by or released by Lessee. The indemnity obligation of both Lessor and Lessee created hereunder shall include, without limitation, and whether foreseeable or unforeseeable, any and all costs incurred in connection with any site investigation, and any and all costs for repair, cleanup, detoxification or decontamination, or other remedial action of the Premises. The obligations of the parties hereunder shall survive the expiration or earlier termination of this Agreement, and any extension thereof.

As used in this Lease, the term "Hazardous Substance(s)" means any hazardous or toxic substances, materials or wastes, including, but not limited to those substances, materials, and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302) and amendments thereto, or such substances, materials and wastes which are or become regulated under any applicable local, state or federal law including, without limitation, any material, waste or substances which is (i) petroleum, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. §1251, et seq. 33 U.S.C. §1321 or listed pursuant to Section 307 of the Clean Water Act (33 U.S.C. §1317), (v) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. §6901, et seq. (42 U.S.C. §6903) or (vi) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §9601, et seq. (42 U.S.C. §9601) or any similar laws, ordinances, rules or regulations promulgated by Guam.

The provisions of this Section 6 shall survive the termination of the Lease and shall remain in full force and effect until five years following its termination.

7. Insurance and Indemnity. Lessee shall obtain and shall keep in full force and effect a policy of comprehensive public liability (including coverage for bodily injury, property damage, and personal injury (employee and contractual liability exclusions deleted), contractual liability, owner's protective liability and broad form property damage) with (i) Lessor named as an Additional Insured thereunder. Such insurance must include coverage for damage caused by solar panels whether from installation, maintenance, malfunction, or other operational risks. Additionally, such insurance shall include coverage for Lessee's indemnification obligations hereunder. The minimum limits of liability under such policy shall be a combined single limit of not less than One Million and 00/100 Dollars (\$1,000,000.00) with respect to each occurrence. Such policies of insurance shall be issued by an insurance company licensed to do business in Guam. If any such insurance policy provides for a deductible, the deductible shall not exceed \$10,000. Lessee shall deliver certificates of said insurance to Lessor within thirty (30) days of the date of the First Amendment. Any insurance certificate shall provide that thirty (30) days' prior notice shall be given to Lessor in the event of cancellation or non-renewal. All insurance maintained by Lessee shall be primary to any insurance provided by Lessor. The limits of such insurance shall not, under any circumstances, limit the liability of Lessee hereunder. Lessee, on its behalf and on behalf of its insurer, hereby waives all rights of subrogation with respect to Lessor. This Section 7 supersedes and replaces paragraph 12 of the original Lease.

Except as set forth in this Section 7 and to the extent not prohibited by law, Lessor, its board members, officers, affiliates, directors, shareholders, beneficiaries, agents, servants, employees, and independent contractors (collectively, the "Lessor Parties") shall not be liable for any damage either to person or property or resulting from the loss of use thereof, which damage is sustained by Lessee or by other persons claiming through Lessee. Lessee shall indemnify, defend, protect and hold harmless Lessor Parties from any and all loss, cost, damage, expense and liability (including, without limitation, court costs and reasonable attorneys' fees) incurred in connection with or arising from any cause related to Lessee's occupancy of the Premises and occurring in, on or about the Premises or any acts, omissions or negligence of Lessee or any other person claiming by, through or under Lessee and its respective affiliates, officers, agents, servants, employees, and independent contractors (collectively, the "Lessee Parties"), in, on or about the Premises. Should any Lessor Party be named as a defendant in any suit brought against Lessee in connection with or arising out of an event covered by the foregoing indemnity, Lessee shall pay to Lessor or such Lessor Party its costs and expenses incurred in such suit, including, without limitation, its actual professional fees such as appraisers', accountants' and attorney's fees. Further, Lessee's agreement to indemnify Lessor Parties pursuant to this Section 27 is not intended and shall not relieve any insurance carrier of its obligations under policies required to be carried by Lessee pursuant to the provisions of this First Amendment, to the extent such policies cover the matters subject to the parties' respective indemnification obligations. The provisions of this Section 27 shall survive the expiration or sooner termination of the Lease with respect to any claims or liability occurring prior to such expiration or termination.

8. Reporting Requirements. Lessee shall provide annual reports by June 30th each year to CLTC, Speaker of I Liheslaturan Guåhan, and I Maga'håga Guåhan disclosing:

- a. All income tax credits claimed in the prior tax year; and

b. Disposal methods of any solar equipment removed or replaced within 30 days after such removal, including notice to the Guam EPA, CLTC, and Speaker of the Legislature.

9. Settlement of Outstanding Obligations Lessee shall settle all outstanding rent and real property taxes by October 2026, or within 30 days of the date of this Amendment, whichever occurs first. This Amendment shall take effect upon the payment of all deferred rent remaining under GICC's pandemic payment plan.

10. Substitution of Site Upon mutual agreement and legislative approval, the Lessor may substitute another Chamorro Land Trust Commission property for development of a project for the generation, storage and transmission of renewable solar power.

11. Reversion If Lessee elects not to use the Premises for the generation, storage and transmission of renewable solar power or if no Power Purchase Agreement has been entered into with GPA two (2) years from the date of this First Amendment, this First Amendment shall be null and void and the Lessee shall use and operate the Premises as a golf course in accordance with and subject to the original terms of the Lease. However, the two-year deadline shall be extended by a period of time equal to the duration of any delays caused by events of Force Majeure, including but not limited to acts of God, natural disasters, governmental actions, strikes, labor disputes, or other circumstances beyond the reasonable control of the Lessee.

12. Effect Except as expressly amended herein, all other terms and conditions of the April 1, 2014 Lease shall remain in full force and effect. In the event of any conflict or inconsistency between the provisions of this First Amendment and those of the original Lease, the provisions of this First Amendment shall control and govern.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the date first written above.

LESSOR:

CHAMORRO LAND TRUST COMMISSION

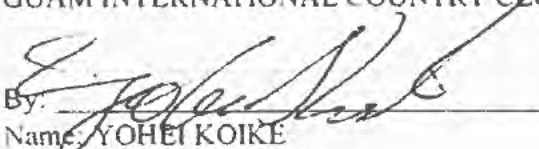
By: 

Name: EARL J. GARRIDO

Its: Acting Chairperson

LESSEE:

GUAM INTERNATIONAL COUNTRY CLUB, INC.

By: 

Name: YOHEI KOIKE

Its: Authorized Representative

ACKNOWLEDGEMENT

GUAM, U.S.A.

MUNICIPALITY OF

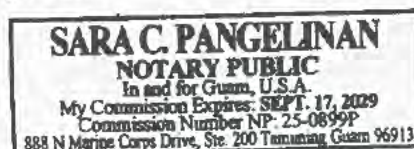
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ON THIS 13th day of January, 2026, before me, a notary public in and for Guam, personally appeared EARL J. GARRIDO, known or identified to me to be the person whose name is subscribed to the foregoing First Amendment of Commercial Lease Agreement, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein contained.

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



Sara C. Pangelinan
Notary Public



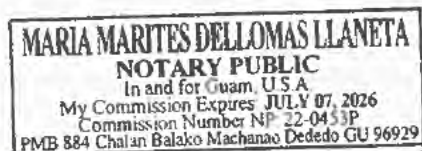
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MUNICIPALITY OF

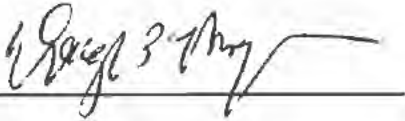
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ON THIS 8th day of January, 2026, before me, a notary public in and for Guam, personally appeared YOHEI KOIKE, known or identified to me to be the person whose name is subscribed to the foregoing First Amendment of Commercial Lease Agreement, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein contained.

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



M. Llaneta
Notary Public

By: 

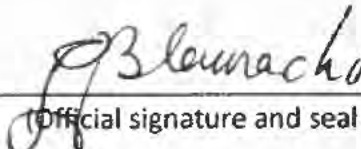
Name: DOUGLAS B.K. MOYLAN

Title: Attorney General of Guam

GUAM U.S.A.)
) ss:
CITY OF HAGATÑA)

ON THIS 22nd day of JANUARY, 2026, before me, a notary public in and for Guam, personally appeared **DOUGLAS B. K. MOYLAN**, known or identified to me to be the **Attorney General of Guam**, whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of said entity, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

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


(Official signature and seal of notary)

JUAN B. CAMACHO
NOTARY PUBLIC
In and for the Territory of Guam, U.S.A.
My Commission Expires: **JAN. 24, 2026**
P.O. Box 25692 Barrigada, GU 96921

By: *Loures Leon Guerrero*

Name: LOURDES AFLAGUE LEON GUERRERO

Title: Governor of Guam

GUAM U.S.A.)
) ss:
CITY OF HAGATÑA)

ON THIS 30th day of January, 2026, before me, a notary public in and for Guam, personally appeared **LOURDES AFLAGUE LEON GUERRERO**, known or identified to me to be the **Governor of Guam**, whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of said entity, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

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

Davina Christine Sayama-Chargualaf
(Official signature and seal of notary)

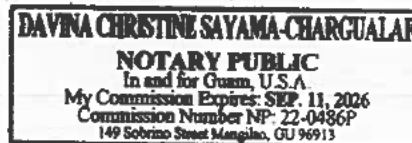


EXHIBIT B



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

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

February 24, 2026

Carlos Camacho
Authorized Agent
495 Battulo Street
Dededo, Guam 96929

SUBJECT: GICC Clubhouse and Five (5) Acres

Buenas yan Håfa Adai Mr. Camacho!

The CHamoru Land Trust Commission (CLTC) would like to inform you that during our regularly scheduled board meeting on February 19, 2026, the CLTC Board decided to include the Guam International Country Club (GICC) Clubhouse and the five acres of property surrounding the Clubhouse in the appraisal instructions that will be given to the selected appraiser.

As a result of the CLTC Board of Commissioners' decision, we are formally notifying you that CLTC will not be requesting the acquisition or use of the Clubhouse and the surrounding five acres. Furthermore, all liability and responsibility for the mentioned areas will remain with GICC, as it continues to be occupied by GICC management and staff.

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

Senseramente,

Earl J. Garrido
Acting Chairman

Lourdes A. León Guerrero
I Mago Hågo
Governor of Guam

Joshua F. Tenorio
I Segundo Mago Lahi
Lt. Governor of Guam

Commission Members

Earl J. Garrido
Acting Chairperson

Joseph F. Artero-Cameron
Commissioner

Fabrianne Cruz Respicio
Commissioner

Jeremy J. Rojas
Commissioner

Vacant
Commissioner

Vacant
Acting Administrative Director



Guam International Country Club

495 Battulo Street, Yigo, GU 96929 * Tel # 1-671-632-4445 * Fax # 1-671-632-4440

April 06, 2026

Mr. Earl J. Garrido
Acting Chairperson
Chamorro Land Trust Commission
590 South Marine Drive
Tamuning, Guam 96913

Re: Lease Framework Confirmation to Support Project Structure, ITC Compliance, and Financing

Dear Mr. Garrido,

Guam International Country Club, Inc. ("GICC"), as Lessee under that certain Commercial Lease Agreement dated April 1, 2014, as amended, including the First Amendment to Lease (collectively, the "Lease"), respectfully requests formal confirmation from the Chamorro Land Trust Commission ("CLTC") regarding the lease framework supporting the development, financing, and implementation of the proposed renewable energy project on the leased premises.

Background and Purpose

GICC is advancing a renewable energy project in coordination with the Guam Power Authority ("GPA"). In connection with this initiative, GICC is working with tax equity investors and project lenders to structure the project in a manner that complies with Section 48 of the Internal Revenue Code and satisfies customary financing and underwriting requirements.

As discussed in prior work sessions, investors and lenders require clear and definitive confirmation that the Lease supports the contemplated project structure.

Lease Framework

Under the First Amendment to the Lease dated December 18, 2025, Pursuant to "Section 1. *Addition of Permitted Use. The generation, storage, and transmission of renewable solar energy is hereby added as a permitted use of the Property, including related infrastructure. The operation of a golf course shall no longer be the sole permitted use of the Property. In the event the Property is used for the generation, storage, and transmission of renewable solar energy, GICC will not be required to use the Property for the operation of a golf course. Paragraph 9 of the Lease shall not apply and is waived as this paragraph is only applicable when the Property is used for the operation of a golf course and Paragraph 14 of the Lease shall not apply and is waived as rent will have been paid in advance. Each Party shall take reasonable actions and provide reasonable cooperation, at no material cost or additional liability to such Party, as may be necessary to support compliance with the investment tax credit available under Section 48 of the Internal Revenue Code of 1986, as amended and financing underwriting guidelines related thereto.*"

Board Confirmation Requested

To enable financing and maintain project schedule, GICC respectfully requests CLTC's formal confirmation that:

- The Lease authorizes the development, construction, installation, ownership, operation, maintenance, repair, replacement, and financing of renewable energy improvements and related infrastructure;
- The Lease permits the implementation of customary tax equity and project financing structures required to comply with Investment Tax Credit ("ITC") regulations and lender requirements, including the formation and use of affiliated and special-purpose entities;



Guam International Country Club

495 Battulo Street, Yigo, GU 96929 * Tel # 1-671-632-4445 * Fax # 1-671-632-4440

- Such structures may require that ownership of the renewable energy improvements and related project assets be held, in whole or in part, by one or more project entities for tax and financing purposes, including participation by tax equity investors;
- Any such ownership interests are strictly limited to the renewable energy improvements and project assets only, and do not extend to the land or any leasehold interest in the premises;
- All project entities and investors shall have contractual rights only and shall not acquire any leasehold, tenancy, or other possessory interest in the premises;
- GICC shall retain continuous and exclusive legal possession, control, and responsibility for the leased premises at all times.

For the avoidance of doubt, the contemplated tax and financing structure affects only the ownership and financing of project equipment and revenue streams and does not alter the fundamental landlord-lessee relationship between CLTC and GICC.

Consistency with Lease

This request does not seek to amend or modify the Lease. Rather, it seeks CLTC's formal confirmation that the existing Lease—particularly the permitted use provisions under the First Amendment—fully supports the contemplated project structure and associated financing arrangements.

Such confirmation is essential to provide the certainty required by tax equity investors and lenders and to allow the project to proceed to financial closing.

Request for Board Action

Accordingly, GICC respectfully requests that the CLTC Board:

1. Confirm that the Lease, including Section I (Addition of Permitted Use), authorizes the activities described herein; and
2. Acknowledge that such activities are fully consistent with the Lease and do not constitute any transfer or conveyance of leasehold interest.

GICC appreciates the Commission's continued leadership and support. This project represents a meaningful contribution to Guam's renewable energy objectives, and timely confirmation will be critical to securing committed financing and maintaining project momentum.

We remain available at your convenience to provide any additional information or to appear before the Board.

Respectfully submitted,

Carlos Camacho
Carlos Camacho
Authorized Agent

Exhibit: First Amended Lease dated December 18, 2025 (Section 1)

EXHIBIT

The real property affected
by this document is:

Lot No. 10122-12, Mogfog,
Dededo, Guam

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

File for Record is Instrument Number 1016340

On the Year 2026 Month 02 Day 03 Time 3:35PM

Recording Fee 25.00 Receipt No. R1528

Deputy Recorder E. De Vera
Eugene M. De Vera

(SPACE ABOVE THIS LINE FOR RECORDER' USE)

FIRST AMENDMENT TO COMMERCIAL LEASE AGREEMENT

This First Amendment to Commercial Lease Agreement ("First Amendment") is made and entered into this 18th day of December, 2025, by and between the CHAMORRO LAND TRUST COMMISSION, a Government of Guam agency ("CLTC" or "Lessor") and GUAM INTERNATIONAL COUNTRY CLUB, INC., a Guam corporation ("GICC" or "Lessee").

This First Amendment amends the Commercial Lease Agreement ("Lease") dated April 1, 2014, recorded at the Department of Land Management, Government of Guam, on April 4, 2014 under Document No. 863522, affecting the following property:

Lot No. 10122-12, containing an area of 829,124+ square meters (less 28,328+ s.m. GPA & GWA to use), Mogfog, Municipality of Dededo, Guam, as shown on Drawing No. 88195 (L.M. 184FY88). Water and power are immediately available on the property or within 100 feet of the property ("the Property").

RECITALS

WHEREAS, Public Law 38-61 was enacted into law on October 16, 2025 ("the Act"). The Act authorized the CLTC and GICC to amend the Lease for the Property to permit GICC to generate, store, and transmit renewable solar power on the Property with the goal of furthering the renewable energy policy adopted by the Government of Guam in previous public laws;

WHEREAS, the Act also extended the term of the Lease from January 31, 2039 to January 31, 2055;

WHEREAS, the Act increased the rental escalation rate from 10% to 12% every five years for the rent remaining in the original term of the Lease;

WHEREAS, the Act also required that the fair market rent payable during the extended term shall be determined by a Member of the Appraisal Institute (MAI) certified and licensed real appraiser selected by the CLTC; and

WHEREAS, the Act required that GICC pay the rents for the remaining term and the extended term in advance at their net present value to be determined by the MAI appraiser, which amount shall not be less than Nine Million Five Hundred Thousand Dollars (\$9,500,000).

NOW, THEREFORE, in exchange for the promises and covenants contained herein, for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree to amend the Lease as follows:

1. Addition of Permitted Use The generation, storage, and transmission of renewable solar energy is hereby added as a permitted use of the Property, including related infrastructure. The operation of a golf course shall no longer be the sole permitted use of the Property. In the event the Property is used for the generation, storage, and transmission of renewable solar energy, GICC will not be required to use the Property for the operation of a golf course, Paragraph 9 of the Lease shall not apply and is waived as this paragraph is only applicable when the Property is used for the operation of a golf course and Paragraph 14 of the Lease shall not apply and is waived as rent will have been paid in advance. Each Party shall take reasonable actions and provide reasonable cooperation, at no material cost or additional liability to such Party, as may be necessary to support compliance with the investment tax credit available under Section 48 of the Internal Revenue Code of 1986, as amended and financing underwriting guidelines related thereto.

2. Extension of Lease Term The extended term of the Lease is from January 31, 2039 extended through January 31, 2055, with an option to extend for an additional two (2) years, if necessary, due to regulatory requirements, construction schedules, or Guam Power Authority requirements.

3. Rent Escalation and Payments.

a. Rent for the remaining period of the existing term shall be escalated in accordance with the rent escalation schedule stated in the Lease except the rent escalation rate through January 31, 2039 is increased from 10% to 12% every five (5) years for the purposes of determining the net present value of the future rent that is due until January 31, 2039. Using the increased escalation rate, the total future rent due for the remaining period of the existing term is Four Million Seven Hundred Forty-Six Thousand Five Hundred Fifty-Five Dollars (\$4,746,555.00 USD) ("Future Rent for Existing Term").

b. For the purpose of determining the net present value of the future rent that is due under the extended term, the fair market rent payable during the extended term shall be determined by a Member of the Appraisal Institute (MAI) certified appraiser selected by the Lessor and paid for by Lessee ("Future Rent for Extended Term"). Within thirty (30) days of the date of this First Amendment, Lessor shall select its MAI certified appraiser and Lessee shall pay for the appraisal when invoiced by Lessor. In the event Lessor decides that it is in the best interest of Lessor to elect not to take over the Clubhouse and Five Acre Parcel, as this is more particularly described in Section 4 below, the Clubhouse and Five Acre Parcel shall remain a part of the leased Premises and the MAI certified appraiser shall include the Clubhouse and Five Acre Parcel as part of the leased Premises for the purposes of the appraisal.

c. Lessee shall pay the Future Rent for Existing Term and Future Rent for Extended Term at their net present value, as determined by the MAI appraiser using a market-based

discount rate, which amount shall not be less than Nine Million Five Hundred Thousand Dollars (\$9,500,000) (the "Accelerated Rent")

d. Lessee shall pay the Accelerated Rent as follows: (i) Lessee shall pay ten percent (10%) of the Accelerated Rent, in immediately available US funds, within thirty (30) days of the date Lessee shall enter into a Power Purchase Agreement with Guam Power Authority ("GPA"); (ii) Lessee shall pay the remaining ninety percent (90%) of the Accelerated Rent within thirty (30) days of the date solar power is first transmitted to GPA under the Power Purchase Agreement; and (iii) until the Accelerated Rent is made in full, Lessee shall continue paying monthly rent payments as provided in the original Lease.

e. If the Lessee fails to pay when due any rent, and such failure continues beyond any applicable notice and cure period, the Lessee shall be liable for and shall promptly reimburse Lessor for all reasonable costs and expenses incurred by Lessor in collecting such sums. These costs and expenses may include, without limitation, reasonable attorneys' fees, court costs, administrative fees, collection agency fees, and any other out-of-pocket expenses incurred by Lessor in enforcing Lessee's rent obligations under this Lease. All such amounts shall constitute additional Rent and shall be payable by Lessee upon written demand.

f. Lessee shall pay, as Additional Rent, any and all costs Lessor shall reasonably incur for the procurement of appraisers and other technical experts required by Lessor in order to enforce the terms and conditions of this Section 3.

4. Clubhouse and Five-Acre Parcel. Within 90 days of the date when Lessee enters into the Power Purchase Agreement, Lessor shall deliver to the Lessee a survey which subdivides from the existing Premises the land on which the GICC Club House is situated and the surrounding five (5) acres. This subdivided parcel shall become a separate and distinct lot and shall no longer be part of the Premises. The subdivided parcel and the improvements thereon shall be designated for the exclusive use of the CLTC which shall then be responsible for their maintenance and shall have the sole and exclusive discretion to make the designated property also available for the use of the Department of Land Management and Guam Ancestral Lands Commission. The Lessor is authorized to pledge the subdivided parcel to support any credit facilities that the Lessor may seek for the purpose of renovating the GICC Club House. The subdivided parcel's removal from the Premises shall be effective upon the recording of the subdivision map with the Department of Land Management. In the event the Clubhouse and Five-Acre Parcel remains a part of the Premises in accordance with Section 3.b above, the Clubhouse and Five-Acre Parcel shall be for the use of Lessee for the term of the Lease, as extended.

5. Environmental and Decommissioning Requirements.

a. All solar panels and components shall be free of per- and polyfluoroalkyl substances (PFAS).

b. The Lessee agrees, upon the termination of this Lease, to quit and surrender the Premises in the same good order and condition as the same were in at the time of commencement of the term, hereunder, reasonable wear and tear expected, and agrees that any permanent improvements and structures existing upon the Premises at the time of termination of this Lease shall remain thereon.

c. At the termination of the Agreement, except for components which Lessor elects to retain by identifying with specificity and in writing in accordance with Section 5.d, Lessee shall remove all components of any kind associated with the generation, storage or transmission of electricity which Lessee has constructed or affixed to the Premises designated by the Lessor. All components of any kind associated with the generation, storage or transmission of electricity that are removed from the Premises at any time during the term of this Lease shall be recycled to the maximum extent possible. In no event shall any such component be disposed of in any manner within the Territory of Guam. At least thirty (30) days prior to the disposal of any components, the Lessee shall inform the Lessor in writing of its intention to remove and dispose of components from the Premises as well as the intended disposal location. In any such notice, the Lessee shall represent and warrant that any removed components will be disposed of in a location other than the Territory of Guam and in accordance with the laws and regulations of the disposal location.

d. Lessee shall, within thirty (30) days after the date of the commencement of commercial operations, pay to Lessor a cash deposit in the sum of Three Hundred Twenty Thousand Dollars (\$320,000.00) (the "Decommission Deposit") as security for the full and faithful performance of Lessee's obligations stated in Section 5.b above.

The Decommission Deposit shall be maintained by Lessor in either (a) an interest-bearing joint account of Lessor and Lessee insured by the Federal Deposit Insurance Corporation, or (b) an investment or sinking fund account established as a joint account of Lessor and Lessee and invested by Lessor, in its sole discretion but in a prudent and conservative manner, in U.S. Treasury obligations, government money market funds, certificates of deposit, or other investment-grade securities of comparable safety and liquidity.

All income, interest, and earnings on such account shall accrue for the benefit of Lessee and shall be added to the balance of the Decommission Deposit. Lessor shall provide Lessee with annual account statements showing the principal balance and earnings.

Lessor shall have the right to apply all or any portion of the Decommission Deposit, including accrued earnings, to the cost of removal or restoration work if Lessee fails to perform such obligations at lease termination. Upon Lessee's full performance of all restoration obligations, Lessor shall return the remaining balance of the Decommission Deposit, including accrued earnings, to Lessee within sixty (60) days.

In the month of January of the tenth (10th) year and the twenty-fifth (25th) year after the date of this First Amendment, Lessee shall provide to Lessor a written report on the estimated remaining useful life of all components of any kind associated with the generation, storage or transmission of electricity which Lessee has constructed or affixed to the Premises with sufficient detail to identify each component, its function and its estimated remaining useful life. Lessor, after holding working meeting(s) with Lessee, shall provide to Lessee a written notice regarding the components which Lessor would like to retain at the end of the lease term with sufficient detail to identify each component to be retained by Lessor. Lessee, within thirty (30) days of receiving such written notice, shall provide to Lessor a written report on its decommission plan and the estimated costs of decommissioning. Lessor and Lessee shall review the adequacy of the then existing value of the Decommission Deposit and, if its value is deemed inadequate, Lessee shall deposit such additional and necessary amount of money to the

Decommission Deposit so that its projected value at the end of the lease term is adequate for its purposes. Nothing herein shall be interpreted to limit Lessee's financial obligation to fully perform its obligations stated in this Section 5.

6. Compliance with Laws The Lessee shall comply with all applicable building codes, environmental regulations, and federal rules and regulations related to building construction and environmental protection, including but not limited to the International Building Code, Americans with Disabilities Act, Clean Water Act, Clean Air Act, National Environmental Policy Act, Resource Conservation and Recovery Act and all applicable rules and regulations regarding the protection of endangered species as enforced by Guam and the United States.

In addition to any other indemnity from Lessee provided in the Lease, Lessee shall indemnify, defend, protect, and hold harmless Lessor and its employees, agents, attorneys, successors, and assigns, from and against any and all claims, liabilities, penalties, fines, judgments, forfeitures, losses, costs, or expenses (including attorney and consulting fees, and expert fees) for the death of or injury to any person or damage to any property whatsoever, arising from or caused in whole or in part, directly or indirectly, by (i) the presence in, on, under, or about the Premises, or any discharge or release in or from the Premises of any Hazardous Substances occasioned by Lessee's activities on the Premises, or (ii) Lessee's failure to comply with any Hazardous Substance law, to the extent that compliance is required on account of Lessee's activities on the Premises and not to the extent that compliance is required solely because Lessee, as the occupant of the Premises, is held accountable for Hazardous Substances on, in, under, or about the Premises, or released from the Premises which are not caused by or released by Lessee. The indemnity obligation of both Lessor and Lessee created hereunder shall include, without limitation, and whether foreseeable or unforeseeable, any and all costs incurred in connection with any site investigation, and any and all costs for repair, cleanup, detoxification or decontamination, or other remedial action of the Premises. The obligations of the parties hereunder shall survive the expiration or earlier termination of this Agreement, and any extension thereof.

As used in this Lease, the term "Hazardous Substance(s)" means any hazardous or toxic substances, materials or wastes, including, but not limited to those substances, materials, and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302) and amendments thereto, or such substances, materials and wastes which are or become regulated under any applicable local, state or federal law including, without limitation, any material, waste or substances which is (i) petroleum, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. §1251, et seq. 33 U.S.C. §1321 or listed pursuant to Section 307 of the Clean Water Act (33 U.S.C. §1317), (v) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. §6901, et seq. (42 U.S.C. §6903) or (vi) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §9601, et seq. (42 U.S.C. §9601) or any similar laws, ordinances, rules or regulations promulgated by Guam.

The provisions of this Section 6 shall survive the termination of the Lease and shall remain in full force and effect until five years following its termination.

7. Insurance and Indemnity. Lessee shall obtain and shall keep in full force and effect a policy of comprehensive public liability (including coverage for bodily injury, property damage, and personal injury (employee and contractual liability exclusions deleted), contractual liability, owner's protective liability and broad form property damage) with (i) Lessor named as an Additional Insured thereunder. Such insurance must include coverage for damage caused by solar panels whether from installation, maintenance, malfunction, or other operational risks. Additionally, such insurance shall include coverage for Lessee's indemnification obligations hereunder. The minimum limits of liability under such policy shall be a combined single limit of not less than One Million and 00/100 Dollars (\$1,000,000.00) with respect to each occurrence. Such policies of insurance shall be issued by an insurance company licensed to do business in Guam. If any such insurance policy provides for a deductible, the deductible shall not exceed \$10,000. Lessee shall deliver certificates of said insurance to Lessor within thirty (30) days of the date of the First Amendment. Any insurance certificate shall provide that thirty (30) days' prior notice shall be given to Lessor in the event of cancellation or non-renewal. All insurance maintained by Lessee shall be primary to any insurance provided by Lessor. The limits of such insurance shall not, under any circumstances, limit the liability of Lessee hereunder. Lessee, on its behalf and on behalf of its insurer, hereby waives all rights of subrogation with respect to Lessor. This Section 7 supersedes and replaces paragraph 12 of the original Lease.

Except as set forth in this Section 7 and to the extent not prohibited by law, Lessor, its board members, officers, affiliates, directors, shareholders, beneficiaries, agents, servants, employees, and independent contractors (collectively, the "Lessor Parties") shall not be liable for any damage either to person or property or resulting from the loss of use thereof, which damage is sustained by Lessee or by other persons claiming through Lessee. Lessee shall indemnify, defend, protect and hold harmless Lessor Parties from any and all loss, cost, damage, expense and liability (including, without limitation, court costs and reasonable attorneys' fees) incurred in connection with or arising from any cause related to Lessee's occupancy of the Premises and occurring in, on or about the Premises or any acts, omissions or negligence of Lessee or any other person claiming by, through or under Lessee and its respective affiliates, officers, agents, servants, employees, and independent contractors (collectively, the "Lessee Parties"), in, on or about the Premises. Should any Lessor Party be named as a defendant in any suit brought against Lessee in connection with or arising out of an event covered by the foregoing indemnity, Lessee shall pay to Lessor or such Lessor Party its costs and expenses incurred in such suit, including, without limitation, its actual professional fees such as appraisers', accountants' and attorney's fees. Further, Lessee's agreement to indemnify Lessor Parties pursuant to this Section 27 is not intended and shall not relieve any insurance carrier of its obligations under policies required to be carried by Lessee pursuant to the provisions of this First Amendment, to the extent such policies cover the matters subject to the parties' respective indemnification obligations. The provisions of this Section 27 shall survive the expiration or sooner termination of the Lease with respect to any claims or liability occurring prior to such expiration or termination.

8. Reporting Requirements. Lessee shall provide annual reports by June 30th each year to CLTC, Speaker of I Liheslaturan Guåhan, and I Maga'håga Guåhan disclosing:

- a. All income tax credits claimed in the prior tax year; and

b. Disposal methods of any solar equipment removed or replaced within 30 days after such removal, including notice to the Guam EPA, CLTC, and Speaker of the Legislature of Guam.

9. Settlement of Outstanding Obligations. Lessee shall settle all outstanding rent and real property taxes by October 2026, or within 30 days of the date of this Amendment, whichever occurs first. This Amendment shall take effect upon the payment of all deferred rent remaining under GICC's pandemic payment plan.

10. Substitution of Site. Upon mutual agreement and legislative approval, the Lessor may substitute another Chamorro Land Trust Commission property for development of a project for the generation, storage and transmission of renewable solar power.

11. Reversion. If Lessee elects not to use the Premises for the generation, storage and transmission of renewable solar power or if no Power Purchase Agreement has been entered into with GPA two (2) years from the date of this First Amendment, this First Amendment shall be null and void and the Lessee shall use and operate the Premises as a golf course in accordance with and subject to the original terms of the Lease. However, the two-year deadline shall be extended by a period of time equal to the duration of any delays caused by events of Force Majeure, including but not limited to acts of God, natural disasters, governmental actions, strikes, labor disputes, or other circumstances beyond the reasonable control of the Lessee.

12. Effect. Except as expressly amended herein, all other terms and conditions of the April 1, 2014 Lease shall remain in full force and effect. In the event of any conflict or inconsistency between the provisions of this First Amendment and those of the original Lease, the provisions of this First Amendment shall control and govern.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the date first written above.

LESSOR:

CHAMORRO LAND TRUST COMMISSION

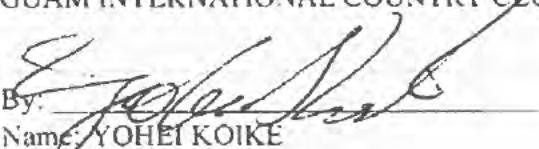
By: 

Name: EARL J. GARRIDO

Its: Acting Chairperson

LESSEE:

GUAM INTERNATIONAL COUNTRY CLUB, INC.

By: 

Name: YOHEI KOIKE

Its: Authorized Representative

ACKNOWLEDGEMENT

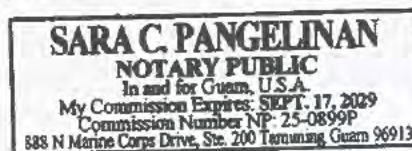
GUAM, U.S.A.)
) SS:
MUNICIPALITY OF)
Tamuning)

ON THIS 13th day of January, 2026, before me, a notary public in and for Guam, personally appeared EARL J. GARRIDO, known or identified to me to be the person whose name is subscribed to the foregoing First Amendment of Commercial Lease Agreement, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein contained.

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



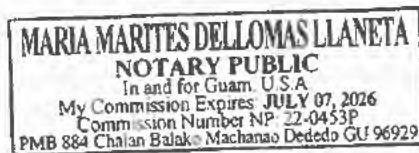
Sara C. Pangelinan
Notary Public



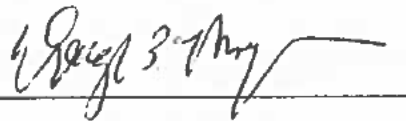
GUAM, U.S.A.)
) SS:
MUNICIPALITY OF)
Tamuning)

ON THIS 8th day of January, 2026, before me, a notary public in and for Guam, personally appeared YOHEI KOIKE, known or identified to me to be the person whose name is subscribed to the foregoing First Amendment of Commercial Lease Agreement, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein contained.

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



Maria Marites Dellomas Llaneta
Notary Public

By: 

Name: DOUGLAS B.K. MOYLAN

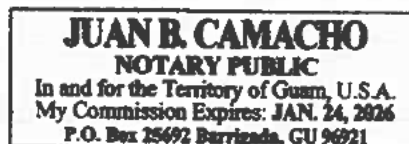
Title: Attorney General of Guam

GUAM U.S.A.)
) ss:
CITY OF HAGATÑA)

ON THIS 22nd day of JANUARY, 2026, before me, a notary public in and for Guam, personally appeared **DOUGLAS B. K. MOYLAN**, known or identified to me to be the **Attorney General of Guam**, whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of said entity, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

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


(Official signature and seal of notary)



By: Louder Leon Guerrero

Name: LOURDES AFLAGUE LEON GUERRERO

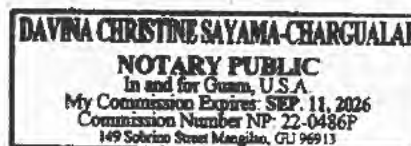
Title: Governor of Guam

GUAM U.S.A.)
) ss:
CITY OF HAGATÑA)

ON THIS 30th day of January, 2026, before me, a notary public in and for Guam, personally appeared **LOURDES AFLAGUE LEON GUERRERO**, known or identified to me to be the **Governor of Guam**, whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of said entity, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

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

Davina Christine Sayama-Chargualaf
(Official signature and seal of notary)





Guam International Country Club

495 Battulo Street, Yigo, GU 96929 * Tel # 1-671-632-4445 * Fax # 1-671-632-4440

April 06, 2026

Mr. Earl J. Garrido
Acting Chairperson
Chamorro Land Trust Commission
590 South Marine Drive
Tamuning, Guam 96913

Re: Lease Term Extension Confirmation and Appraisal of Optional Term Scenario

Dear Mr. Garrido,

Guam International Country Club, Inc. ("GICC"), Lessee under that certain Commercial Lease Agreement dated April 1, 2014, as amended, including the First Amendment to Lease (collectively, the "Lease"), respectfully submits this request to modify the previously approved lease term extension and to authorize evaluation of additional optional term scenario.

Extension of Lease Agreement (30-years)

At the Chamorro Land Trust Commission ("CLTC") Board meeting held on March 19, 2026, the Board made a motion to extended the lease period which shall commence upon the issuance of the Notice to Proceed (NTP) by the Department of Public Works (DPW), and that such extension shall only be for the number of years necessary to total thirty (30) years. While the motion was duly seconded and passed, the approval remains conditional and does not establish a defined extension period, which creates uncertainty for appraisal purposes and may require further legislative action to amend the lease.

In light of the recent passage of Bill No. 176-38, which has been enacted into law by override of the 38th Guam Legislature on March 27, 2026, GICC respectfully requests that the Board ratify and clarify the prior motion without the need for further legislative approval, and instead approve a defined three (3) year lease extension.

Accordingly, GICC respectfully requests for the Board to revise its prior approval as follows:

1. Approve a defined three (3) year lease extension, specifically from January 2055 through December 31, 2058.
2. Maintain the existing option for "*an additional two (2) years, if necessary, due to regulatory requirements, construction schedules, or Guam Power Authority requirements.*" (Exhibit A. First Amended Lease, Section 2).

This defined term will allow the appraiser to properly quantify, including calculation of NPV rent, to ensure the lease valuation without delay and aligns with the authority now provided under Bill No. 176-38. This extension also aligns the Lease term with GICC's long-term contractual obligations, including its agreement with the Guam Power Authority (GPA), and supports continued project planning, financing, and operations.

Optional Term Extension Scenarios (For Evaluation Purposes Only)

In addition, GICC respectfully requests for CLTC to authorize the appraiser to evaluate additional lease term extension in the range of ten (10) to twelve (12) years.

These additional scenarios are requested solely for evaluation purposes to allow GICC to assess financial feasibility under the framework provided by Bill 176-38. GICC may elect to pursue this alternative option based on the results of the appraisal and overall project economics.



Guam International Country Club

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Scope of Request

GICC respectfully requests CLTC's approval to:

1. Confirm and authorize documentation of our request to approved a three (3) year lease extension through December 31, 2058;
2. Maintaining Section 2 regarding the additional 2-year regulatory, construction and/or GPA requirements; and
3. Authorize preparation of an appraisal evaluating Net Present Value rent for both the approved extension and the optional term scenario described above.

We appreciate the Commission's continued leadership and support and look forward to working collaboratively to advance this important project for the benefit of Guam.

Regards,

Carlos Camacho
Carlos Camacho
Authorized Agent

Exhibit A: First Amended Lease dated December 18, 2025 (Section 2)

Exhibit B: Bill 176-38 (5 GCA Sub Section 5128)

EXHIBIT A

The real property affected
by this document is:

Lot No. 10122-12, Mogfog,
Dededo, Guam

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

File for Record is Instrument Number 1016340

On the Year 2026 Month 02 Day 03 Time 3:35PM

Recording Fee 25.00 Receipt No. R1528

Deputy Recorder E. De Vera
Eugene M. De Vera

(SPACE ABOVE THIS LINE FOR RECORDER' USE)

FIRST AMENDMENT TO COMMERCIAL LEASE AGREEMENT

This First Amendment to Commercial Lease Agreement ("First Amendment") is made and entered into this 18th day of December, 2025, by and between the CHAMORRO LAND TRUST COMMISSION, a Government of Guam agency ("CLTC" or "Lessor") and GUAM INTERNATIONAL COUNTRY CLUB, INC., a Guam corporation ("GICC" or "Lessee").

This First Amendment amends the Commercial Lease Agreement ("Lease") dated April 1, 2014, recorded at the Department of Land Management, Government of Guam, on April 4, 2014 under Document No. 863522, affecting the following property:

Lot No. 10122-12, containing an area of 829,124± square meters (less 28,328± s.m. GPA & GWA to use), Mogfog, Municipality of Dededo, Guam, as shown on Drawing No. 88195 (L.M. 184FY88). Water and power are immediately available on the property or within 100 feet of the property ("the Property").

RECITALS

WHEREAS, Public Law 38-61 was enacted into law on October 16, 2025 ("the Act"). The Act authorized the CLTC and GICC to amend the Lease for the Property to permit GICC to generate, store, and transmit renewable solar power on the Property with the goal of furthering the renewable energy policy adopted by the Government of Guam in previous public laws;

WHEREAS, the Act also extended the term of the Lease from January 31, 2039 to January 31, 2055;

WHEREAS, the Act increased the rental escalation rate from 10% to 12% every five years for the rent remaining in the original term of the Lease;

WHEREAS, the Act also required that the fair market rent payable during the extended term shall be determined by a Member of the Appraisal Institute (MAI) certified and licensed real appraiser selected by the CLTC; and

WHEREAS, the Act required that GICC pay the rents for the remaining term and the extended term in advance at their net present value to be determined by the MAI appraiser, which amount shall not be less than Nine Million Five Hundred Thousand Dollars (\$9,500,000).

NOW, THEREFORE, in exchange for the promises and covenants contained herein, for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree to amend the Lease as follows:

1. Addition of Permitted Use The generation, storage, and transmission of renewable solar energy is hereby added as a permitted use of the Property, including related infrastructure. The operation of a golf course shall no longer be the sole permitted use of the Property. In the event the Property is used for the generation, storage, and transmission of renewable solar energy, GICC will not be required to use the Property for the operation of a golf course, Paragraph 9 of the Lease shall not apply and is waived as this paragraph is only applicable when the Property is used for the operation of a golf course and Paragraph 14 of the Lease shall not apply and is waived as rent will have been paid in advance. Each Party shall take reasonable actions and provide reasonable cooperation, at no material cost or additional liability to such Party, as may be necessary to support compliance with the investment tax credit available under Section 48 of the Internal Revenue Code of 1986, as amended and financing underwriting guidelines related thereto.

2. Extension of Lease Term. The extended term of the Lease is from January 31, 2039 extended through January 31, 2055, with an option to extend for an additional two (2) years, if necessary, due to regulatory requirements, construction schedules, or Guam Power Authority requirements.

3. Rent Escalation and Payments.

a. Rent for the remaining period of the existing term shall be escalated in accordance with the rent escalation schedule stated in the Lease except the rent escalation rate through January 31, 2039 is increased from 10% to 12% every five (5) years for the purposes of determining the net present value of the future rent that is due until January 31, 2039. Using the increased escalation rate, the total future rent due for the remaining period of the existing term is Four Million Seven Hundred Forty-Six Thousand Five Hundred Fifty-Five Dollars (\$4,746,555.00 USD) ("Future Rent for Existing Term").

b. For the purpose of determining the net present value of the future rent that is due under the extended term, the fair market rent payable during the extended term shall be determined by a Member of the Appraisal Institute (MAI) certified appraiser selected by the Lessor and paid for by Lessee ("Future Rent for Extended Term"). Within thirty (30) days of the date of this First Amendment, Lessor shall select its MAI certified appraiser and Lessee shall pay for the appraisal when invoiced by Lessor. In the event Lessor decides that it is in the best interest of Lessor to elect not to take over the Clubhouse and Five Acre Parcel, as this is more particularly described in Section 4 below, the Clubhouse and Five Acre Parcel shall remain a part of the leased Premises and the MAI certified appraiser shall include the Clubhouse and Five Acre Parcel as part of the leased Premises for the purposes of the appraisal.

c. Lessee shall pay the Future Rent for Existing Term and Future Rent for Extended Term at their net present value, as determined by the MAI appraiser using a market-based

discount rate, which amount shall not be less than Nine Million Five Hundred Thousand Dollars (\$9,500,000) (the "Accelerated Rent")

d. Lessee shall pay the Accelerated Rent as follows: (i) Lessee shall pay ten percent (10%) of the Accelerated Rent, in immediately available US funds, within thirty (30) days of the date Lessee shall enter into a Power Purchase Agreement with Guam Power Authority ("GPA"); (ii) Lessee shall pay the remaining ninety percent (90%) of the Accelerated Rent within thirty (30) days of the date solar power is first transmitted to GPA under the Power Purchase Agreement; and (iii) until the Accelerated Rent is made in full, Lessee shall continue paying monthly rent payments as provided in the original Lease.

e. If the Lessee fails to pay when due any rent, and such failure continues beyond any applicable notice and cure period, the Lessee shall be liable for and shall promptly reimburse Lessor for all reasonable costs and expenses incurred by Lessor in collecting such sums. These costs and expenses may include, without limitation, reasonable attorneys' fees, court costs, administrative fees, collection agency fees, and any other out-of-pocket expenses incurred by Lessor in enforcing Lessee's rent obligations under this Lease. All such amounts shall constitute additional Rent and shall be payable by Lessee upon written demand.

f. Lessee shall pay, as Additional Rent, any and all costs Lessor shall reasonably incur for the procurement of appraisers and other technical experts required by Lessor in order to enforce the terms and conditions of this Section 3.

4. Clubhouse and Five-Acre Parcel. Within 90 days of the date when Lessee enters into the Power Purchase Agreement, Lessor shall deliver to the Lessee a survey which subdivides from the existing Premises the land on which the GICC Club House is situated and the surrounding five (5) acres. This subdivided parcel shall become a separate and distinct lot and shall no longer be part of the Premises. The subdivided parcel and the improvements thereon shall be designated for the exclusive use of the CLTC which shall then be responsible for their maintenance and shall have the sole and exclusive discretion to make the designated property also available for the use of the Department of Land Management and Guam Ancestral Lands Commission. The Lessor is authorized to pledge the subdivided parcel to support any credit facilities that the Lessor may seek for the purpose of renovating the GICC Club House. The subdivided parcel's removal from the Premises shall be effective upon the recording of the subdivision map with the Department of Land Management. In the event the Clubhouse and Five-Acre Parcel remains a part of the Premises in accordance with Section 3.b above, the Clubhouse and Five-Acre Parcel shall be for the use of Lessee for the term of the Lease, as extended.

5. Environmental and Decommissioning Requirements

a. All solar panels and components shall be free of per- and polyfluoroalkyl substances (PFAS).

b. The Lessee agrees, upon the termination of this Lease, to quit and surrender the Premises in the same good order and condition as the same were in at the time of commencement of the term, hereunder, reasonable wear and tear expected, and agrees that any permanent improvements and structures existing upon the Premises at the time of termination of this Lease shall remain thereon.

c. At the termination of the Agreement, except for components which Lessor elects to retain by identifying with specificity and in writing in accordance with Section 5.d, Lessee shall remove all components of any kind associated with the generation, storage or transmission of electricity which Lessee has constructed or affixed to the Premises designated by the Lessor. All components of any kind associated with the generation, storage or transmission of electricity that are removed from the Premises at any time during the term of this Lease shall be recycled to the maximum extent possible. In no event shall any such component be disposed of in any manner within the Territory of Guam. At least thirty (30) days prior to the disposal of any components, the Lessee shall inform the Lessor in writing of its intention to remove and dispose of components from the Premises as well as the intended disposal location. In any such notice, the Lessee shall represent and warrant that any removed components will be disposed of in a location other than the Territory of Guam and in accordance with the laws and regulations of the disposal location.

d. Lessee shall, within thirty (30) days after the date of the commencement of commercial operations, pay to Lessor a cash deposit in the sum of Three Hundred Twenty Thousand Dollars (\$320,000.00) (the "Decommission Deposit") as security for the full and faithful performance of Lessee's obligations stated in Section 5.b above.

The Decommission Deposit shall be maintained by Lessor in either (a) an interest-bearing joint account of Lessor and Lessee insured by the Federal Deposit Insurance Corporation, or (b) an investment or sinking fund account established as a joint account of Lessor and Lessee and invested by Lessor, in its sole discretion but in a prudent and conservative manner, in U.S. Treasury obligations, government money market funds, certificates of deposit, or other investment-grade securities of comparable safety and liquidity.

All income, interest, and earnings on such account shall accrue for the benefit of Lessee and shall be added to the balance of the Decommission Deposit. Lessor shall provide Lessee with annual account statements showing the principal balance and earnings.

Lessor shall have the right to apply all or any portion of the Decommission Deposit, including accrued earnings, to the cost of removal or restoration work if Lessee fails to perform such obligations at lease termination. Upon Lessee's full performance of all restoration obligations, Lessor shall return the remaining balance of the Decommission Deposit, including accrued earnings, to Lessee within sixty (60) days.

In the month of January of the tenth (10th) year and the twenty-fifth (25th) year after the date of this First Amendment, Lessee shall provide to Lessor a written report on the estimated remaining useful life of all components of any kind associated with the generation, storage or transmission of electricity which Lessee has constructed or affixed to the Premises with sufficient detail to identify each component, its function and its estimated remaining useful life. Lessor, after holding working meeting(s) with Lessee, shall provide to Lessee a written notice regarding the components which Lessor would like to retain at the end of the lease term with sufficient detail to identify each component to be retained by Lessor. Lessee, within thirty (30) days of receiving such written notice, shall provide to Lessor a written report on its decommission plan and the estimated costs of decommissioning. Lessor and Lessee shall review the adequacy of the then existing value of the Decommission Deposit and, if its value is deemed inadequate, Lessee shall deposit such additional and necessary amount of money to the

Decommission Deposit so that its projected value at the end of the lease term is adequate for its purposes. Nothing herein shall be interpreted to limit Lessee's financial obligation to fully perform its obligations stated in this Section 5.

6. Compliance with Laws. The Lessee shall comply with all applicable building codes, environmental regulations, and federal rules and regulations related to building construction and environmental protection, including but not limited to the International Building Code, Americans with Disabilities Act, Clean Water Act, Clean Air Act, National Environmental Policy Act, Resource Conservation and Recovery Act and all applicable rules and regulations regarding the protection of endangered species as enforced by Guam and the United States.

In addition to any other indemnity from Lessee provided in the Lease, Lessee shall indemnify, defend, protect, and hold harmless Lessor and its employees, agents, attorneys, successors, and assigns, from and against any and all claims, liabilities, penalties, fines, judgments, forfeitures, losses, costs, or expenses (including attorney and consulting fees, and expert fees) for the death of or injury to any person or damage to any property whatsoever, arising from or caused in whole or in part, directly or indirectly, by (i) the presence in, on, under, or about the Premises, or any discharge or release in or from the Premises of any Hazardous Substances occasioned by Lessee's activities on the Premises, or (ii) Lessee's failure to comply with any Hazardous Substance law, to the extent that compliance is required on account of Lessee's activities on the Premises and not to the extent that compliance is required solely because Lessee, as the occupant of the Premises, is held accountable for Hazardous Substances on, in, under, or about the Premises, or released from the Premises which are not caused by or released by Lessee. The indemnity obligation of both Lessor and Lessee created hereunder shall include, without limitation, and whether foreseeable or unforeseeable, any and all costs incurred in connection with any site investigation, and any and all costs for repair, cleanup, detoxification or decontamination, or other remedial action of the Premises. The obligations of the parties hereunder shall survive the expiration or earlier termination of this Agreement, and any extension thereof.

As used in this Lease, the term "Hazardous Substance(s)" means any hazardous or toxic substances, materials or wastes, including, but not limited to those substances, materials, and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302) and amendments thereto, or such substances, materials and wastes which are or become regulated under any applicable local, state or federal law including, without limitation, any material, waste or substances which is (i) petroleum, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. §1251, et seq. 33 U.S.C. §1321 or listed pursuant to Section 307 of the Clean Water Act (33 U.S.C. §1317), (v) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. §6901, et seq. (42 U.S.C. §6903) or (vi) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §9601, et seq. (42 U.S.C. §9601) or any similar laws, ordinances, rules or regulations promulgated by Guam.

The provisions of this Section 6 shall survive the termination of the Lease and shall remain in full force and effect until five years following its termination.

7. Insurance and Indemnity. Lessee shall obtain and shall keep in full force and effect a policy of comprehensive public liability (including coverage for bodily injury, property damage, and personal injury (employee and contractual liability exclusions deleted), contractual liability, owner's protective liability and broad form property damage) with (i) Lessor named as an Additional Insured thereunder. Such insurance must include coverage for damage caused by solar panels whether from installation, maintenance, malfunction, or other operational risks. Additionally, such insurance shall include coverage for Lessee's indemnification obligations hereunder. The minimum limits of liability under such policy shall be a combined single limit of not less than One Million and 00/100 Dollars (\$1,000,000.00) with respect to each occurrence. Such policies of insurance shall be issued by an insurance company licensed to do business in Guam. If any such insurance policy provides for a deductible, the deductible shall not exceed \$10,000. Lessee shall deliver certificates of said insurance to Lessor within thirty (30) days of the date of the First Amendment. Any insurance certificate shall provide that thirty (30) days' prior notice shall be given to Lessor in the event of cancellation or non-renewal. All insurance maintained by Lessee shall be primary to any insurance provided by Lessor. The limits of such insurance shall not, under any circumstances, limit the liability of Lessee hereunder. Lessee, on its behalf and on behalf of its insurer, hereby waives all rights of subrogation with respect to Lessor. This Section 7 supersedes and replaces paragraph 12 of the original Lease.

Except as set forth in this Section 7 and to the extent not prohibited by law, Lessor, its board members, officers, affiliates, directors, shareholders, beneficiaries, agents, servants, employees, and independent contractors (collectively, the "Lessor Parties") shall not be liable for any damage either to person or property or resulting from the loss of use thereof, which damage is sustained by Lessee or by other persons claiming through Lessee. Lessee shall indemnify, defend, protect and hold harmless Lessor Parties from any and all loss, cost, damage, expense and liability (including, without limitation, court costs and reasonable attorneys' fees) incurred in connection with or arising from any cause related to Lessee's occupancy of the Premises and occurring in, on or about the Premises or any acts, omissions or negligence of Lessee or any other person claiming by, through or under Lessee and its respective affiliates, officers, agents, servants, employees, and independent contractors (collectively, the "Lessee Parties"), in, on or about the Premises. Should any Lessor Party be named as a defendant in any suit brought against Lessee in connection with or arising out of an event covered by the foregoing indemnity, Lessee shall pay to Lessor or such Lessor Party its costs and expenses incurred in such suit, including, without limitation, its actual professional fees such as appraisers', accountants' and attorney's fees. Further, Lessee's agreement to indemnify Lessor Parties pursuant to this Section 27 is not intended and shall not relieve any insurance carrier of its obligations under policies required to be carried by Lessee pursuant to the provisions of this First Amendment, to the extent such policies cover the matters subject to the parties' respective indemnification obligations. The provisions of this Section 27 shall survive the expiration or sooner termination of the Lease with respect to any claims or liability occurring prior to such expiration or termination.

8. Reporting Requirements. Lessee shall provide annual reports by June 30th each year to CLTC, Speaker of the Legislature, and I Maga'hāga Guāhan disclosing:

- a. All income tax credits claimed in the prior tax year; and

b. Disposal methods of any solar equipment removed or replaced within 30 days after such removal, including notice to the Guam EPA, CLTC, and Speaker of I Liheslaturan Guåhan.

9. Settlement of Outstanding Obligations. Lessee shall settle all outstanding rent and real property taxes by October 2026, or within 30 days of the date of this Amendment, whichever occurs first. This Amendment shall take effect upon the payment of all deferred rent remaining under GICC's pandemic payment plan.

10. Substitution of Site. Upon mutual agreement and legislative approval, the Lessor may substitute another Chamorro Land Trust Commission property for development of a project for the generation, storage and transmission of renewable solar power.

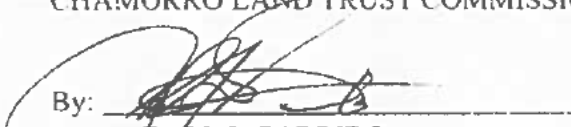
11. Reversion. If Lessee elects not to use the Premises for the generation, storage and transmission of renewable solar power or if no Power Purchase Agreement has been entered into with GPA two (2) years from the date of this First Amendment, this First Amendment shall be null and void and the Lessee shall use and operate the Premises as a golf course in accordance with and subject to the original terms of the Lease. However, the two-year deadline shall be extended by a period of time equal to the duration of any delays caused by events of Force Majeure, including but not limited to acts of God, natural disasters, governmental actions, strikes, labor disputes, or other circumstances beyond the reasonable control of the Lessee.

12. Effect. Except as expressly amended herein, all other terms and conditions of the April 1, 2014 Lease shall remain in full force and effect. In the event of any conflict or inconsistency between the provisions of this First Amendment and those of the original Lease, the provisions of this First Amendment shall control and govern.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the date first written above.

LESSOR:

CHAMORRO LAND TRUST COMMISSION

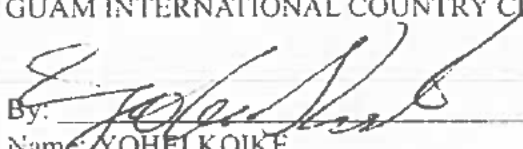
By: 

Name: EARL J. GARRIDO

Its: Acting Chairperson

LESSEE:

GUAM INTERNATIONAL COUNTRY CLUB, INC.

By: 

Name: YOHEI KOIKE

Its: Authorized Representative

ACKNOWLEDGEMENT

GUAM, U.S.A.)
) SS:

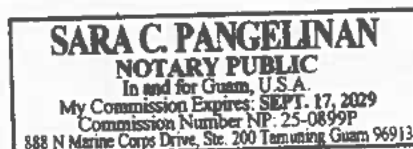
MUNICIPALITY OF
Tamuning

ON THIS 13th day of January, 2026, before me, a notary public in and for Guam, personally appeared EARL J. GARRIDO, known or identified to me to be the person whose name is subscribed to the foregoing First Amendment of Commercial Lease Agreement, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein contained.

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



Sara C. Pangelinan
Notary Public

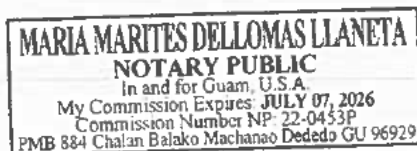


GUAM, U.S.A.)
) SS:

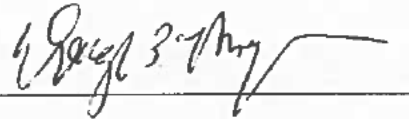
MUNICIPALITY OF
Tamuning

ON THIS 8th day of January, 2026, before me, a notary public in and for Guam, personally appeared YOHEI KOIKE, known or identified to me to be the person whose name is subscribed to the foregoing First Amendment of Commercial Lease Agreement, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein contained.

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



Maria Marites Dellomas Llaneta
Notary Public

By: 

Name: DOUGLAS B.K. MOYLAN

Title: Attorney General of Guam

GUAM U.S.A.)
) ss:
CITY OF HAGATÑA)

ON THIS 22nd day of JANUARY, 2026, before me, a notary public in and for Guam, personally appeared **DOUGLAS B. K. MOYLAN**, known or identified to me to be the **Attorney General of Guam**, whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of said entity, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

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


(Official signature and seal of notary)

JUAN B. CAMACHO
NOTARY PUBLIC
In and for the Territory of Guam, U.S.A.
My Commission Expires: **JAN. 24, 2026**
P.O. Box 25692 Barrigada, GU 96921

By: Louder Leon Guerrero

Name: LOURDES AFLAGUE LEON GUERRERO

Title: Governor of Guam

GUAM U.S.A.)
) ss:
CITY OF HAGATÑA)

ON THIS 30th day of January, 2026, before me, a notary public in and for Guam, personally appeared **LOURDES AFLAGUE LEON GUERRERO**, known or identified to me to be the **Governor of Guam**, whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of said entity, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

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

Davina Christine Sayama-Chargualaf
(Official signature and seal of notary)

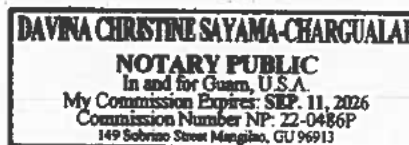


EXHIBIT B

1 Main Building, Suite 100, San Juan, Puerto Rico 00901
Tel: (787) 497-1111 Fax: (787) 497-1112
BIO: 10/20/2019 1:54 PM

I Mins'trentai Ocho Na Lihreslaturan Guahan BILL STATUS

BILL NO	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	COMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
174-38 (COR)	V. Andrian, Ada	AN ACT TO ADD A NEW § 5126 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING	7/24/25 4:18 p.m	8/1/25	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure	Request 8/1/25 8/11/25	8/26/25 8:30 a.m	10/5/25	
	SESSION DATE	TITLE	DATE PASSED	TRANSMITTED	DUE DATE	YET/ED	NOTES		
	11/26/25	AN ACT TO ADD A NEW § 5126 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING	12/5/25	12/9/25	12/20/25	12/20/25	Received 12/22/25 Meet and Comm 13x No TMO-25-1630		
	SESSION DATE		DATE OVERRIDDEN	TRANSMITTED	NOTES				
	1/21/26		1/27/26	1/27/26					



COPY

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
Thirty-Eighth Guam Legislature

March 27, 2026

The Honorable Lourdes A. Leon Guerrero
I Maga'hågan Guåhan
Ufisinan I Maga'håga
Hagåtña, Guam 96910

Dear *Maga'håga* Leon Guerrero:

Transmitted herewith is Vetoed Bill No. 176-38 (COR) which was overridden by *I Mina'trentai Ocho Na Liheslaturan Guåhan* on March 27, 2026.

Sincerely,

Senator Sabrina Salas Matanane
Legislative Secretary

POM Jesse J. Castro

8:24pm, 3.27.26

Enclosure (1)



GUAM CONGRESS BUILDING • 163 CHALAN SANTO PAPA • HAGATÑA, GUAM 96910

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I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2026 (SECOND) Regular Session

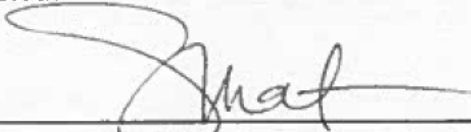
CERTIFICATION OF PASSAGE OF AN ACT TO *I MAGA'HÅGAN GUÅHAN*

This is to certify that Vetoed Bill No. 176-38 (COR), "AN ACT TO ADD A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING," was reconsidered by *I Liheslaturan Guåhan* and after such consideration, did agree, on the 27th day of March 2026, to pass said bill notwithstanding the objections of *I Maga'hågan Guåhan* by a vote of eleven (11) members.



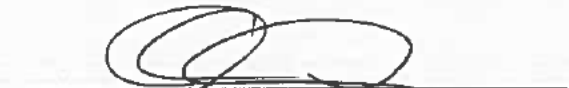
Frank F. Blas, Jr.
Speaker

Attested:



Sabrina Salas Matanane
Legislative Secretary

This Act was received by *I Maga'hågan Guåhan* this 27 day of March 2025, at 8:24 o'clock P.M.


Assistant Staff Officer
Maga'håga's Office

PO III JASON J. CASTRO
Executive Secretary

Public Law No. _____

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

Bill No. 176-38 (COR)

Introduced by:

V. Anthony Ada
Chris Barnett
Frank F. Blas, Jr.
Vincent A.V. Borja
Shelly V. Calvo
Christopher M. Dueñas
Eulogio Shawn Gumataotao
Jesse A. Lujan
Tina Rose Muña-Barnes
William A. Parkinson
Sabrina Salas Matanane
Joe S. San Agustin
Telo T. Taitague
Therese M. Terlaje

AN ACT TO *ADD* A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING.

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1.** A new § 5128 is *added* to Chapter 5, Title 5, Guam Code
3 Annotated, to read as follows:

4 **“§ 5128. Commercial Lease of Public Real Property and**
5 **Related Facilities; Extension for Tenants in Good Standing.**

6 Notwithstanding any other provision of law, a tenant who has a
7 commercial lease of government property and has continuously occupied the

1 government-leased property for at least five (5) years and has fully complied
2 with all lease terms and conditions throughout such occupancy, may extend
3 the lease at fair market value, which shall be determined by an appraiser who
4 is licensed to do business on Guam and is paid for by the tenant, for an
5 additional term or terms, the total of which shall not exceed fifteen (15) years,
6 with approval from the lessor. If such extension is granted, fair market value
7 shall be determined for, at least, every five (5) years during the extension
8 period but in no event shall rent be less than the rent charged during the
9 previous five (5) year period.”



Old Business: Constituent Matters

CHamoru Land Trust Commission

Land Agent Staff Report

BERNICE TUDELA NELSON **AGRICULTURE LESSEE**

I. MATTER(S)

1. **Status of Matter:** During the Board meeting of February 15, 2024, this matter was tabled to allow for a formal determination regarding Bernice Tudela Nelson's eligibility under 21 GCA, Chapter 75A, § 75A101.2.
2. **Administrative Record:** Findings indicate that the agricultural lease was executed before the conclusion of the standard eligibility verification as required by the Act.
3. **Leasehold Violations:** The lessee is currently non-compliant with the terms of the lease agreement. Unauthorized development on the property includes three structures erected without prior written Commission authorization, required building permits, or approved construction plans. Furthermore, the property lacks an approved and recorded survey map.

II. LEGAL REFERENCE(S)

1. **Verification of Eligible Beneficiaries (21 GCA, Chapter 75A, § 75A101.2)**
Eligibility based on land ownership acquired by the U.S. Government (1898–1968) requires the applicant to satisfy the following under 21 GCA, Chapter 75A, § 75A101.2:
 - **Substantive Evidence:** Documentary proof of ownership (consistent with Guam Ancestral Lands Commission standards) or a signed affidavit under penalty of perjury.
 - **Identification of Property:** The applicant must provide a parcel number, legal description, or recognized identifier and the date of acquisition by the United States.
 - **Duty of Best Effort:** Under subsection (b), the applicant is required to use their "best efforts" to obtain this information.
2. **Contrary to 18 GAR, Chapter 6, §6106. Application for Leases: Qualification of applicants.** An agriculture lease was awarded to Bernice Tudela Nelson on April 10, 2012.
Statutory Definition of "Native CHamoru" (21 GCA, Chapter 75, § 75107)
Under 21 GCA, Chapter 75, § 75107, the Commission's authority to lease land is restricted to "Native Chamorros." The statute defines a Native Chamorro as:
 - Any person who became a U.S. Citizen through the Organic Act of Guam (enacted August 1, 1950); or
 - A descendant of such a person.
 - The Organic Act specifically grants citizenship to those residing on Guam as of August 1, 1950. In this case, while Ms. Nelson's grandfather was born in Guam (1895), records

CHamoru Land Trust Commission

Land Agent Staff Report

indicate he relocated to Saipan in 1896. As Saipan did not become a U.S. Territory until November 4, 1986, there is a significant question as to whether the lineage meets the specific residency and citizenship criteria mandated by the Organic Act of Guam.

3. Findings of Non-Compliance

- **Unauthorized Improvements:** The lessee failed to obtain the express written consent of the Commission before erecting three structures. This is explicitly labeled a default of the lease and is grounds for termination.
- **Building Compliance:** The lessee violates the requirement to conform to all Territorial Building laws, as evidenced by the lack of building permits and approved building plans.
- **Survey Requirement:** The lessee has failed to fulfill the administrative requirement for a completed and recorded survey map for the property.
- **Land Use (Presumed):** While the file is pending eligibility, the presence of three unauthorized structures without a recorded map or approved plan suggests the lessee is not in compliance with the farming and cultivation requirements (using 2/3 of the tract for agriculture)

III. FACTS

1. Original Applicant: Bernice Tudela Nelson
2. Applicant's Date and Time: November 29, 1996, at 3:41 PM
3. Applicant's Application Number: 3672
4. Application Type: Residential
5. Takeover Applicant's Date of Submission: N/A
6. Lot Description: A portion of Lot 10125-11-R6, Dededo
7. Survey Map: None
8. Priority: 1
9. Preoccupier: Yes, as stated on the application.
10. Land Use Permit (LUP): 1789
11. Mayor's Certification: None
12. Recorded Lease: 835651
13. Unrecorded Lease: None
14. Lease Fee Paid: Paid in full
15. Is this a Registered Property? Yes
16. Residing on Private Property: No
17. Residing on Guam Ancestral Lands Property: No
18. Part of Null and Void Listing: No
19. Part of 2018 Ratified Listing: Yes
20. Part of 1995 Listing: No
21. Part of OPA Audit Listing: No
22. Board-Approved Lease Award: No

CHamoru Land Trust Commission

Land Agent Staff Report

IV. CHRONOLOGY

1. July 24, 1979: Letter from the Department of Land Management informing Ms. Nelson that she is occupying government land without legal authority and is delinquent with payments. Signed by Director Dometro R. Pablo.
2. October 21, 1999: Letter from the Micronesian Area Research Center, certifying a family search and records found
3. September 11, 2006: Site Inspection Report compiled by Land Agent Quan, not in compliance
4. September 11, 2006: Authorization to Initiate Survey for a portion of Lot 10125-11, Dededo, containing an area not more than one-half (.50) acre, approved by Administrative Director Thomas Elliot
5. January 5, 2009: Residential Interview Report compiled by Balbino Gumataotao
6. May 21, 2009: Ms. Nelson appeared before the board requesting to use the property for farm worms. At this meeting, Ms. Nelson told the Commission that she has a lease with CLTC; no lease was awarded until April 10, 2012, which is contrary to the law
7. June 16, 2009: Ms. Nelson appeared before the board requesting to use the property for a botanical garden
8. August 20, 2009: The CLTC board of commissioners approved an increase of acreage to three acres and utilized the leased property as an Amot farm
9. April 4, 2012: Ms. Nelson requested to change the application type from residential to agriculture, approved by Administrative Director Monte Mafnas
10. April 10, 2012: Agriculture lease awarded for a portion of Lot 10125-11-R6, Dededo
11. April 13, 2012: Authorization to Initiate Survey for a portion of Lot 10125-11-R6
12. April 25, 2012: Approval to apply for power, water, telephone, building, and clearing permits
13. May 25, 2018: Lease fee paid in full
14. July 27, 2023: Ms. Nelson requested a loan guarantee for SBA and survey authorization
15. February 8, 2024: Site inspection conducted
16. February 15, 2024: The board of commissioners requested documentary evidence of eligibility for the next meeting. Ms. Nelson submitted a family tree
17. February 15, 2024: The Commission tabled Ms. Nelson pending submittal of proof of land claims.
18. February 16, 2024: Research conducted on the land takings based on the names provided on the family tree by CLTC staff and the Guam Ancestral Lands Commission staff
19. February 19, 2024: The Administrative Director, John Burch, disapproved the verification of eligibility due to a lack of information.

CHamoru Land Trust Commission

Land Agent Staff Report

V. SUMMARY

During the February 15, 2024, regular Commission meeting, the Commission reviewed Ms. Nelson's file as part of an effort to address problematic leases that were improperly issued or lacked qualifying documents. As of February 2024, the Commission had not confirmed Ms. Nelson's eligibility and advised her to seek further documentary evidence to support her claim.

VI. GUIDANCE

Ms. Nelson's agriculture lease, awarded on April 10, 2012, is under review because she did not meet the eligibility criteria at the time of the award. Although the lease was granted under 18 GAR § 6A111, documentation reviewed by the CHamoru Land Trust Commission (CLTC) failed to prove that she or her ancestors met the required residency and birth dates.

Current Status and Requirements:

Verification Deadline: On February 15, 2024, the Commission formally requested evidence to confirm her status as an "eligible beneficiary."

Statutory Compliance: Under 21 GCA § 75A101.2, she must prove lineage to an ancestor whose property was acquired by the U.S. Government between 1898 and 1968.

Missing Evidence: As of now, Ms. Nelson has not complied with this request.

Required Action: She must submit official land records or, if documents are unavailable, a signed affidavit under penalty of perjury to maintain the lease.

Failure to provide this documentation may result in the Commission nullifying the lease to resolve the "legal cloud" created by the original 2012 award.

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

P.O. Box 2950 Hagåtña, Guam 96932

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

REGULAR MEETING MINUTES

CLTC Conference Room
Suite 223, ITC Building, Tamuning, Guam
Thursday, February 15, 2024

Public Notice: *The Guam Daily Post* on February 8, 2024 and February 14, 2024

PRESENT:

Commission Members

David B. Herrera, Acting Chairperson
Arlene P. Bordallo, Commissioner
Earl J. Garrido, Commissioner

Management and Staff

John T. Burch, Acting Administrative Director
Attorney Norman Miller, OAG
Glenn Eay, Land Agent III
Jhoana Casem, Land Agent II
Jessica Dayday, Land Agent II
Dexter Tan, PC I

Constituents

Philbert Flores
Anita Cruz
Bernice Nelson

Guam International Country Club

Jerry Tang
Carlos Camacho

Lot 7161-R1, Yigu

Jeff Jones
Jennifer Camacho

Lot 7054-R9, Yigu

Tricee Limtiaco
Antonio Gumataotao
Marianne Woloschuk

Rev 04/04/2024

Meeting Minutes Compiled by J. Dayday (CLTC)

the speaker to give us that assistance and we had the bill we have a public hearing so hopefully by this session that it will be approved and then that would be a result.

Acting AD J. Burch: The speaker actually came in and sat with us during one of the segments, she realized what was going on she's taking this to the heart so hopefully we can get all these issues cleared up we just have to make sure that if you have you know a lot of this has to do with how the law is written. We'll let you know where we find these defects with the law that not just us we go down there as administrators or board members it also needs to be people that are affected that need to talk to our legislatures so that they can fix these issues I mean some of them are real obvious the ones I like to use are the brother and sister I can't transfer use a successor but I could give it to my in-laws to their husbands or their wives, it seems kind of off there so as we find these issues we'll do our best to fix them so hopefully you know we will get that done in time for you. We're pushing it and I understand part of that is on the agenda of the legislature. I'm glad for that, sorry the board just can't say yes tonight.

Anita Cruz: Alright, thank you so much for your time.

Acting Chairperson D. Herrera: Next item, Bernice Tudela Nelson.

Acting AD J. Burch: The staff report I have is a little lengthy. We have Ms. Nelson here tonight. The land agents from the CHamoru Land Trust Commission and I used also used the land agents from the Guam Ancestral Lands Commission to try to look back and find any way that to find out if Ms. Nelson qualified for property and as far as the land agents are have found nothing. They weren't able to verify any evidence to verify Mrs. Nelson's residency as required by law however there are other factors to consider her case not just that alone according to a 1999 letter from the Micronesian Area Research Center that's MARC at the University of Guam, they provided in her file a document that they believe should be sufficient to verify Mrs. Nelson's claim for residency according to their assessment combined with that the land agents who have conducted extensive work on both ends verifying genealogy and land related matters I believe should be taken into consideration and while the MARC report may not be conclusive it presents evidence that could potentially qualify Mrs. Nelson for the CLTC lease given the complexity and unique circumstances surrounding the verification of residency from 1898-1968 it's important to approach this case and others like it with fairness and willingness to consider all available information and therefore you know given the complexity right of the surrounding issue of genealogy research and you need to accurately determine the eligibility for CLTC lessee. It's crucial to establish a dedicated entity to assist in this regard and the Department of CHamoru Affairs they have what we call archive. Department of CHamoru Affairs has about five divisions only two are stood up while archives is kind of dormant at this time but it has a wealth of experience in preserving historical records and maintaining genial information related to the CHamoru people and they are well suited to undertake this type of responsibility and what I'm recommending is that by collaboration with the Department of CHamoru Affairs and the archive the CLTC board can establish a genealogy support division within their existing infrastructure. We don't have the staff here that can do that. Land agents are experts in land not necessary genealogy they do research and do great research and I got to tell you again that it wasn't just the CLTC staff that looked into this it was also the Ancestral Lands staff their our land agents there did the same thing and I found issues with both and that's why I say there are other factors so the proposed system that I'm proposing would involve the collaboration to establish guidelines and process for verifying geological records and determining eligibility for the CLTC leases that the Department of CHamoru Affairs the Guam archive could provide access to their

collection of historical records while experts within the department would conduct research and assist applicants in compiling the necessary documentation implementing this type of support system would ensure a fair and transparent process for all applicants and as clear criteria and guidelines for qualifications could be established such a system would enhance the accuracy and efficiency of the lease qualification process similar to the role of the US Bureau of Indian Affairs the Bia and tribal enrollment uh additionally this collaborative effort aligns with the Department of CHamoru Affairs archives the mission of preserving CHamoru Heritage and would serve as a valuable resource for the community so I request that CLTC board uh consider this proposal and then initiate discussions with the Department of CHamoru Affairs uh archive to explore the feasibility of establishing a genealogy support division by taking this step the CLTC can significantly contribute to ensuring that the CTC lease qualification process is thorough fair and consistent for all uh that's a proposal for you so it's a bit it's a bit complex uh I know uh Mrs. Nelson has said that she's been a Guam we found some records we didn't find enough to say that the key part I mean was she here during the time of the organic act when the Organic Act naturalized people who were us Nationals, she was not naturalized underneath under the Organic Act she was naturalized later through marriage in 1975. The Organic Act in 1950 so if we look at that in specific, she doesn't qualify but then here comes a mark library that has their documentation and well they're not again they do work at genealogy but they don't I don't know if they are experts in that Fielding but neither are we our expertise is with the land but our language is asked to go back and check into these things uh the correct and I've done my research uh with the advice of Attorney Miller he said experience with the Bureau of Indian Affairs he knows the processes that they go through and he advises me to look at these things and I started I talked with u uh Melvin Borja and he agreed he says yes uh they should be the ones the problem they have is that the archive is dormant so he's going to need our help to support him in getting it activated and a way that collaboration would help us have someone like Attorney Miller says gives you a c says you are a bonified uh tomorrow you are this and that just like uh he said that people uh like your federal government gives to Veterans nobody questions a veterans so they come up and show you their ID card saying they're a veteran that will get you through the door and we could do this and that would streamline us process here so that every time we have an issue like this our land agents do not have to go all the way back to what we call the first books to determine this in this case going back to and Beyond to determine are you tomorrow or not are you tomorrow of Romanian ancestry right or Guamanian of CHamoru ancestors of Saipan be honest your old people in Saipan all the choral originally came from it just determined by the timeline because of the organ since that timeline and the law sets a time a timeline so commissioners your decision of course that is also part of my letter for legal opinion to the attorney general uh he would give us hopefully some clarification on that but on the side I think we should start working with the uh the Department of CHamoru Affairs that is DCA uh and see if we can get this moving with them I already made contact with uh Mr. Borja and he agree it something that he'd be more than happy to work together with us, he feels this is an area that we're lacking.

Acting Chairperson D. Herrera: On the timeline based on Mrs. Nelson I mean Mrs. Nelson's documentation for the first chapter 75A where does she stand?

Acting AD J. Burch: Based on both Ancestral Lands and CHamoru Land Trust the answer is we can't find any evidence to qualify then now we go to chapter 75A. It'll be the same thing we don't find any evidence to qualify is the letter from the mark and the letter from the mark would be to qualify her on it certifies her but it doesn't give me a period that she was naturalized from or something...

Bernice Nelson: I was here on 1948...

Acting Chairperson D. Herrera: Understand but the naturalization was the key documentation that makes that determination between 1950 and...

Acting AD J. Burch: That's where our expertise is lacking to determine that and that's why I approach the CHamoru Affairs to ask them for their expertise.

Commissioner E. Garrido: What actually did the MARC document state?

Acting AD J. Burch: Jhoana, do we have that? Or Dexter?

Jhoana Casem (CLTC): The MARC research only gives you the names of your ancestors so it's determined that with...

Acting AD J. Burch: Do you have a copy of that?

Commissioner E. Garrido: 1898 to 1950?

Acting AD J. Burch: Yes.

Jhoana Casem (CLTC): When MARC does their genealogy research they go as far back as they can so it's not...

Acting AD J. Burch: I have a copy...

Acting Chairperson D. Herrera: So, that's for Mrs. Nelson?

Jhoana Casem (CLTC): Unfortunately based on the research that...

Acting Chairperson D. Herrera: Based on the Organic Act.

Jhoana Casem (CLTC): Based on the report that was concluded by the land agent, she doesn't qualify under 75 or 75A.

Acting AD J. Burch: But, for some reason the board back when she got her lease from CHamoru Land Trust, said it was sufficient.

Acting Chairperson D. Herrera: Understand.

Acting AD J. Burch: So, there's the area of clarity.

Acting Chairperson D. Herrera: That what was the evidence that they had at that time that qualified so you know.

Acting AD J. Burch: Dexter is making, yeah. I can't say what is the problem, all I have is the copies that Dexter is making right now but the decision be yours of course again that's included in the letter I asked the AG for his opinion. Anything I asked for an opinion, I would say wait until

we get the results. But the final decision is yours I did find looking through it and talking with **Attorney N. Miller (OAG)** about how they operate with the Bureau of Indian Affairs, I decided to go through and I talked to Borja and says area that should be within their area of expertise.

Commissioner A. Bordallo: Yeah, Mrs. Nelson, you attended school here, if I mention you went to Santa Barbara school?

Bernice Nelson: San Vicente.

Commissioner A. Bordallo: San Vicente? What year was that?

Bernice Nelson: 1960

Commissioner A. Bordallo: 1960?

Bernice Nelson: I was here before the typhoon. I was also here 1948 and already old enough like 1951.

Commissioner A. Bordallo: You mentioned in one of our last meetings that your family, Tudela. Is that your grandfather or?

Bernice Nelson: My grandfather, my great grandfather is Francisco Ramirez Tudela.

Commissioner A. Bordallo: I see that Mr...

Bernice Nelson: I gave that guy my ancestor up to fifth generation from here.

Commissioner A. Bordallo: You mentioned your grandfather or your great grandfather owning property.

Bernice Nelson: My grandpa Francisco that's why my grand, my dad said that my grandfather owns a property in Santa Rita.

Toni Sablan: If I may also say something. The Tudela family also owns Andersen Air Force Base. I would like to explain that I personally, my mom is from Guam and my dad is from Saipan, born in Saipan and by derivative I became a US citizen when I was born because my mom was an American citizen but when I came to Guam again I was processed and was made American citizen for the second time in my life so if anybody's more American I think I am because I've been American citizen twice but I think her situation.

Jhoana Casem (CLTC): I'm sorry, can you state your name?

Antonio Sablan: Antonio Sablan.

Acting Chairperson D. Herrera: So, your...

Commissioner E. Garrido: Great grandfather

Acting Chairperson D. Herrera: Is Francisco?

Bernice Nelson: My great grandfather is Joaquin Sablan Tudela and my great, great grandfather is Francisco Ramirez Tudela.

Antonio Sablan: I am also a Tudela. Our roots is Guam not Saipan. There's plenty population in Saipan of Tudela but we are all originally from Guam.

Acting Chairperson D. Herrera: So, that being said director based on Attorney Miller on that language right would that satisfy the definition on chapter 75A or public law 12-226 makes that specific definition and chapter 75A also clarifies that definition as well as the Organic Act of 1950 so based on those reference statute where does that stand again, I'm asking out of ignorance.

Attorney N. Miller (OAG): Mr. Chairman, members it ultimately it is your decision the law establishes criteria, the law sort of draws lines and says everybody on this side of the line is yes, everybody on that side of the line is no but the law doesn't establish the process or set out the requirements for how any one particular person proves which side of the line they were on. Like everything that comes in front of the commission, the staff puts together recommendations, provides you information based on their expertise and their resources that are available to them at the same time you hear from your constituents who add to the conversation but you know ultimately the decision whether somebody qualifies is up to you all and then based on your decision just to carry my advice to sort off it's logical conclusion if you say no they don't qualify you run the risk that they sue you and you get in front of a judge and at it's really the judge who ultimately who has the ultimate authority or if you say yes they do qualify, well you run some risk that sort of somebody else were to sue you and say you made a wrong decision but you know the risk that you're going to get sued is relatively small so you know my advice to you is you've heard the information the best information staff has available you've heard the information from your constituent ultimately it's your choice.

Acting Chairperson D. Herrera: Good point, we got sued 1997 Civil Case 17113 and I'm not sure have you brief our attorney on that? Look please do and we did we were sued and it's good thank you for that so and that was just based on this kind of scenario and that's what changed chapter 75 to chapter 75A because it in the beginning it was alleged to be racially based just to be clear for everybody that's listening the program is not racially based it's based on the condemnation of the property it's not based on bloodline or if you have a quarter blood Indian or quarter blood Spanish, it's based on the condemnation proceedings of from the federal to the local population that's what changed so now we have pass that vetting qualification criteria of qualified based on the US citizenship it's not where we passed that based on the public law 35-112 so if I can hear from the Commissioners if they have anything to say because we're at that category now because they in the property now and was recorded by the court at that time that was condemned that's.

Commissioner E. Garrido: Bernice, in your last appearance here with the board back in January you mentioned that your family had land in Andersen, if you recall I asked you if you could produce a deed that validates that frame claim

Bernice Nelson: That's what we're going to do.

Commissioner E. Garrido: So, you're still working on it?

Bernice Nelson: Still working on that. But we also have a land in Santa Rita.

Commissioner E. Garrido: Whichever you can come up with, first that validates your lineage to having property that was condemned by the federal government or the local government that would make life very easy for you.

Bernice Nelson: So, in the meantime I just stay there and...

Commissioner E. Garrido: As I told you in last month's meeting, I'm not going to chase you out of the property until we make a decision. The decision can go one of two ways but me personally I'm not looking to evict you but you have to meet the status for qualifying okay.

Bernice Nelson: So, if I get evicted in like two years from now.

Commissioner E. Garrido: If you find the copy of the deed, that secures your position.

Acting AD J. Burch: Commissioner, also it's not just if your land was condemned but if you were denied use of the property you may not have owned it but you just use it for your livelihood that's another part of the law.

Commissioner E. Garrido: No, but I'm just going based on what she told us in our last in her last meeting that they had land in Andersen Air Force Base so you can provide a deed that shows that you had land in there that makes your claim strong.

Acting AD J. Burch: Another thing I guess could be some kind of affidavit where she signs that I guess that she's telling everything and the truth and all that if not I forget what the affidavit would be but some affidavit attesting that this to be true then if it found that more then of course you be help for that.

Attorney N. Miller (OAG): Mr. Chairman, members, as I mean the director is pointing out as he talked about in this particular case ultimately, it's your decision whether applicants qualify for the various programs that you all manage and it's also your decision what kind of proof you're going to need. You're going to want to see in order to evaluate these claims you know we can all have the discretion to direct staff to don't even bring a claim forward without this document and this document and this document or you can direct staff to you know bring that people come forward with and you'll evaluate them as you wish but I think in this case the commissioner made an excellent point that the deed. My expectations will resolve your eligibility for all the commissioners but short of a deed you're putting them in a difficult spot to just take your word for what your ancestors were up to fifty years ago.

Bernice Nelson: I've been there forty years so why now that I put so much it's a farm and it's not. It's a medicinal farm.

Commissioner E. Garrido: You're in this situation because you applied for an SBA loan. That's what caused the investigation to be instigated.

Bernice Nelson: Since the beginning, they have approved everything since 2011...

Commissioner E. Garrido: I can't answer for what happened in the past, but I don't want to commit the same errors going forward.

Commissioner A. Bordallo: Well, there's another option actually, if you're running a business you can apply for a business a commercial property.

Bernice Nelson: But I don't sell my product I mean I don't sell the plant I just give it to whoever illness.

Ariel (friend of Bernice Nelson): I'm a friend of the family and something I want to she runs a nonprofit at Amot Farm, it's a herbal botanical garden she goes around to the school she's in the community farmer she does all of this free of charge she doesn't charge anybody to come in she hires the people she paid for he arrogation, she paid for the plants she's did this over a period of time so with that it's now because of this she has to suffer in being challenged of her heritage it's been proven every time she's asked come forth and give information from the beginning you're for that mistake because that's unfair to her and her family going forth because she still commodity in the community still working in the community free of charge she's not getting paid this is nonprofit, you don't get paid she's out there every morning at 6:30 doing bush cutting she's 75 years old doing that she's working the land she's paying other people with what amount of money she gets she's not getting any like people pay like you go to the zoo here you pay. If you want to get lessons you pay she doesn't charge she goes to the school for free and teach them about their culture the things that's what she's doing she's making sure you maintain your CHamoru culture so you understand what CHamoru is and what CHamoru medicine is and how valuable is to one she you that is a bigger asset that needs to be asked if you're going to put this down where are they going to go to learn about CHamoru medicine the CHamoru culture what to do that's a bigger thing you're saying let's pass it off, she's a big asset what are you going to do to compensate her if she has to move and her family uproot that's all they know as pass this land from there and there I'm sorry that I'm boring you, commissioner, I'm just compassionate about having something and losing something in this and this is why I came to one for something like this to be part of something like this because I find Guam so special and the people so valuable I yield to the floor I'm done.

Antonio Sablan: Ms. Bordallo, big honor goes to Paul Bordallo your husband and also this is pass to the CHamoru Land Trust also it finally got implemented to the effort of Angel Santos was I stand here or sit here in front of you, I am now currently the maga lahi of the Nasion CHamoru so, I support what Mrs. Nelson is doing and I believe that you know within its gray area I ask you to really consider her because what like what has mentioned that she's a big asset to our community I have personally before even knowing here went up to her farm and I look for some herbal medical for cure of French aliment and then had the opportunity to meet her mom and herself and we say hey, wait a minute we leave again speaking as tomorrow I would highly support her if it's in the great area so please consider that.

Acting Chairperson D. Herrera: I wanted to tie in with what Mrs. Nelson is operating now and on chapter 75A 108 it does establish that cottage industry and of course it includes you know practicing number five that's what our sister was saying here so this is another option aside from residential could be under commercial, this is just a recommendation it's not that we were bored as you were speaking but I was referring to the statute so I'm probably Director Burch can vouch what I'm saying that way back then thirty years old since was that Senator Paul Bordallo, we gathered to compose how do we want the CHamoru Land Trust to be to process to envision the

future so this is part of it to enhance the agriculture and residential operation of the again chapter 75 directed for your reference it's another option that we have to get into that category what is Surahanu and Surahana and alternative medicine.

Acting AD J. Burch: Again, this is something that CHamoru Affairs would to handle and to make you like card you want to call it that outside of our area of expertise and that's why like Attorney Miller and I said earlier there is a gray area and the board is the one that makes the decision you're the ones that will clarify that.

Acting Chairperson D. Herrera: So, I guess the legal question here is that do you have to qualify under 75 or 75A to get into chapter 751081 and you know we can clarify that and maybe we can have additional research from the Attorney General to give us for you to do a cottage industry. Do you need to be qualified based on the two statute that I mean we're operating the drag strip and the raceway and the tomato farm without a qualification maybe this is where we can apply. Working progress until we finalize all the legal questions that we're bringing up here is there any other comments from the commission?

Commissioner E. Garrido: Bernice, from me my recommendation to you is if you can find a deed that shows your father or your grandfather had property that was condemned by the federal or local government or you're making a case for being denied use of the property which is an extreme for the other side of that thing but if you could dig up a deed that specified that you had property in the base or in conjunction go to CHamoru Affairs and have them provide records for you maybe you could go to the...

Acting AD J. Burch: Maybe you could go to the Department of CHamoru Affairs, they are located in Adelup, in the breezeway when you drive through in the bottom you don't have to climb up the stairs or way the very bottom if he could give you something that says I mean you're providing local herbal medicine like a Surahana would provide maybe you can give you a card say you're Surahana according to the chairman, according to 75A that may fall upon you is that what you're referring to in that criteria what I mean we need to go through the process of because that's outside of our area of expertise and that's why I said the decision is a gray area as far as I'm concerned and also Attorney Miller we're saying that you know it's not entirely clear which way this will go that's why we saying the decision is on the board to make that clarification but if you want further information and of course we can do that and I guess if could declare you as a local bonafide Surahana, I don't know what the rules.

Commissioner A. Bordallo: But she's been practicing for years she said forty years and what more?

Acting AD J. Burch: I know I had my uncle my father there were Surahanus and they didn't have to have a card everybody knew it but, in this case, you're asked she's been growing these products for years growing and actually. I mean to how to prove that there's nowhere in Guam to get a medical certificate for being a Surahana.

Commissioner E. Garrido: Meanwhile though we still waiting on the AG to give us a definitive answer. He's looking at your case also I move that we put this on hold until further notice and then we do more research into Surahana more that's another option so you've heard Burch right Department of CHamoru Affairs he's down at Adelup at the lowest level down there.

Acting AD J. Burch: Tony, you know where that's at too so speak to him and see what we can do and maybe as Maga Lahi of CHamoru Nasion you can also help out with that.

Bernice Nelson: I got a lot of students get from school form going to their school and got stack up and...

Acting AD J. Burch: I'm aware that Ameri Corp from UOG comes over to your farm

Bernice Nelson: Even from Japan, the kids and Korea and lots of doctors from the Philippines come over it's everybody knows the Amot Farm.

Acting AD J. Burch: Yes, and I have to admit that a lot of the local medicine works I'm aware of that

Commissioner E. Garrido: There's a motion on the table.

Acting Chairperson D. Herrera: Do we have a motion?

Commissioner E. Garrido: I made a motion already.

Commissioner A. Bordallo: Second

Acting Chairperson D. Herrera: Motion carries.

Commissioner A. Bordallo: The Artero's sold the land to the Tudela's?

Antonio Sablan: Well, there's some complications from that just we need to check the records but I know when I was searching for abstract of title, the Tudela names are there as owners of Andersen.

Commissioner A. Bordallo: So, bring that.

Antonio Sablan: Oh boy, you want to come to my house and help me search my records. Of course, I have to do that research this lady has been a big help. I'll definitely take the time to help her out.

Commissioner E. Garrido: You can go to an escrow company and ask for an abstract and they'll tell you who owns the property.

Acting AD J. Burch: Commissioners, also the time, Jhoana is the one taking the summary of motions and all she has leave right now also Attorney Miller.

Acting Chairperson D. Herrera: I have to apologize to everyone here...

Acting AD J. Burch: Recess and then you set a restart date. Maybe Thursday or Friday of next week.

Acting Chairperson D. Herrera: The open Government law requires us five working days from Thursday.

Chairperson Arlene P. Bordallo:  Date 8-19-24

Concurred by:  Date 8/19/2024
Acting Administrative Director
Joseph B. Cruz

2. Amot Taotao Tano & Opal/Bee Worm Farm – request for 6 acres

Bernice Nelson – Hi, I'm Bernice Nelson I'm still waiting for the request that I asked for the land, the agriculture.

Administrative Director Garcia – Basically it's not a commercial license that she's asking for she's asking for additional area to accommodate her farming of the worms and mushrooms.

Bernice Nelson – No the medicinal plants.

Administrative Director Garcia – So that's what she's asking she's not asking for a commercial lease.

Acting Chairman Calvo – But she's asking for 6 acres I mean non-commercial area.

Bernice Nelson – Even 4 or 3 whatever.

Administrative Director Garcia – What she has is one acre right now.

Bernice Nelson – Half acre.

Administrative Director Garcia – Or half acre.

Acting Chairman Calvo – And that's in the same area where you're at?

Bernice Nelson – Yeah I have there is nobody behind me or beside me.

Acting Chairman Calvo – We have to be very cautious of that now because maybe that someone might and I have to...(interrupted).

Bernice Nelson – There's nobody there. The property we had it for agriculture since 1976 its 400 acres I mean 400 square whatever. So that's why I'm asking there's nobody everybody's been given in the front of me where the road the easement but behind me and the side of me there's nobody there that's been given.

Acting Chairman Calvo – I think what we have to do on that Jess is really make a follow up on that just to verify to make sure that nothing is being assigned there. Because it may like I said it may look bare right now but we have to check with the land agents and see and find out whether there's anybody.

Bernice Nelson – Well I usually know when there's somebody been there because the people would go the Land Trust they'll go over there and show who ever is going to be given. All the front beside in front of me where the road has been given all out.

Administrative Director Garcia – Probably the Commission might want to go ahead and authorize them 3 acres and we'll verify before we assign them authorization.

Bernice Nelson – That's fine whatever to start.

Legal Counsel Lujan – I don't have my opinion but is the acreage limit that is my concern does it fall within the acreage limit under the current rules?

Acting Chairman Calvo – It falls under the acreage limits, right Terese?

Administrative Director Garcia – On the agricultural.

Commissioner Leon Guerrero – I remember we had this discussion during our last meeting and because of the amount of acreage you need you would probably have to fall under grazing. Because I think the commercial limitations are I think a half acre at the most if I'm not mistaken. I have to look back at some of the categories that were available to us that's why during our last meeting I had suggested that maybe if we can find a way to formally maybe through language to make it fall under grazing then you could have 3 acres or more. But right now I think the category that you fall under, under commercial I think the largest property you could get is a half acre if I'm not mistaken.

Mr. Nelson – We don't want commercial we want agriculture.

Commissioner Leon Guerrero – Yeah I know. But the agriculture is I think a half acre.

Bernice Nelson – Well I've seen some agriculture 4 acres or more. Instead of relocated I just want where I'm at there's like an extended side here there's nobody there's a road between and then the side of me right and left there's nobody there. And behind me the person behind me died they don't have any kids or anybody.

Commissioner Leon Guerrero – I have no objections of giving you the property I just want to make sure we do it legally. That's all I want to make sure. I would love nothing more than to have you have that piece of property or the additional acreage you need but we still need to be diligent and we got to make sure that they fall under you know it's all legal and that we follow whatever category you may fall under so that you can get this additional acreage. But I think we need to just further look into that. If the Director thinks that adding 3 acres of property is sufficient enough and it still falls under the law then we're good with that. We have no problems what so ever but we definitely don't want it to slap us back in the face.

Administrative Director Garcia – It is stated here not less than one acre no more than 20 acres for grazing. Also not less than half acre nor more than 20 acres for commercial agriculture or aquaculture use.

Commissioner Leon Guerrero – But that falls under commercial and she doesn't want commercial.

Acting Chairman Calvo – If it was under commercial there's no problem on that but in this case you're not asking for commercial.

Bernice Nelson – No I don't want commercial.

Legal Counsel Lujan – It's a subsistence agricultural lease.

Commissioner Leon Guerrero – I would suggest that maybe the Commission get together and maybe evaluate the certain categories and see if we can.

Bernice Nelson – Well how many times you're gonna be you know...(didn't finish).

Legal Counsel Lujan – Well according to the law which is Section 75107 subsection A.1 the Commission is only authorized to lease not less than one-quarter acre and not more than one-half acre for subsistence agriculture farming. If the request is not for commercial agriculture lease then it's limited to that quarter to one-half acre if that would be sufficient then the Commission could act on that.

Mr. Nelson – It's not we have a half acre that's what we're living on.

Legal Counsel Lujan – But that's the state of the current law and the Commission is limited to unless you were to be applying for commercial agriculture which allows for up to 20 acres.

Bernice Nelson – I don't want 20 acres, we don't want commercial.

Legal Counsel Lujan – But those are the limitations imposed upon the Commission by law.

Acting Chairman Calvo – If she was to hypothetically just decide to take the one-half acre that's the most that we can give her at this point in time unless you know create another law for that matter. But right now we're bind to that law and I know what you said earlier there's some farmers like that in the past and these are the issues that we're trying to stop. These are the problems that we're trying to stop in doing things where it's out of control you know. If we don't do this then everybody that comes here now and says I want 5 acres, 10 acres sure here it is okay. That's in the past and we're trying to really and I sympathize with what you want to do but given the fact what the law states there that's the amount that you can get unless you go on a commercial lease. That's the only way that we can probably give you another 2 or 3 acres for that and then again it depends on that Jess on that area whether it's agriculture area.

Bernice Nelson – We had it agriculture way back in 1976 I had 400 by 400 but then they changed it over to residential and they only give me a half acre.

Acting Chairman Calvo – Believe me Mrs. Nelson I really want to help you out in this situation but we're caught in this issue of the law and I for one would not really go whatever that because then we do that again we're just giving out again rampage and properties easily to anybody else. Now what the legal counsel stated there that's the most we can give you and maybe if you bear with that at this point in time and then maybe whatever I guess would have to be amended by the law to get that up and that has to go the legislature we can't amend that law. That has to go to the legislature and to upgrade in situation like that.

Bernice Nelson – If I get the half acre I could extend it in the back or the side to make it one acre? Because right now I'm staying in half acre.

Legal Counsel Lujan – Is the land adjoining?

Mr. Nelson – Yeah they're right next.

Legal Counsel Lujan – They're right next to each other.

Bernice Nelson – Nobody's there.

Legal Counsel Lujan – So you would like your operation to spill over into your residential.

Bernice Nelson – Just to be in that acre.

Legal Counsel Lujan – That's addressed in the rules and regulations I don't have a copy of that but we would have to get back to you on that question. But at the most the Commission can only give a half acre for subsistence agriculture use.

Commissioner Leon Guerrero - I think the only possibility that you could probably look at to get the additional property is to plan under the grazing section of the regulations.

Bernice Nelson – Well I could let my worm run. We got pigs.

Commissioner Leon Guerrero – Buy a goat or two maybe a cow or two or a pig or two you know but that would be the only way that we could legally give you additional properties legally. We're bound by ...(interrupted)...I was just told it had to be genuine grazing so now you would need three goats.

Bernice Nelson – I need three goats, I got three goats.

Commissioner Leon Guerrero – But that would be the only way we could help you right now because there is a moratorium on commercial leases right now and there's no way and that's not the direction you want to go anyway.

Acting Chairman Calvo – Well half an acre is a pretty big lot right now.

Bernice Nelson – The only thing is for the tree you know like a lot of trees it's like 30 different kind of medicine and it's 150 of the shrub and vine that's medicine. We have all the important medicine on my land right now, I have like 20.

Acting Chairman Calvo – But we're in a situation right now and if we do that okay I mean we're going to just be and we'll address that to Mr. Pangelinan the Senator to how because that has to go to the legislature to something to amend in that law in that area and we can't do that here as far as the Board.

Commissioner Leon Guerrero – I know I read somewhere in an article recently in the PDN that I think the good Senator was introducing a bill for herb farming.

Mr. Nelson – That's already been signed.

Commissioner Leon Guerrero – And that's for I think at most a quarter acre if I'm not mistaken.

Bernice Nelson – Yeah but that's not enough.

Mr. Nelson – Like I said at the last meeting if we went down there one of us would have to stay there 24/7 to make sure that stuff is still there the next morning.

Bernice Nelson – It'll be gone the next day.

Commissioner Leon Guerrero – Because you sort of fall under that herb and because of her suruhanus and suruhanas that's even more of a disadvantage because I think I may stand corrected I think they're for a quarter acre lots right now.

Administrative Director Garcia – Her next step would be to apply for grazing.

Commissioner Leon Guerrero – That would be my recommendation, apply for grazing permit or a license and that's the only way I see that you can get the size of property you need in order to satisfy your needs. I know it sounds funny by saying get three goats or four goats or...(interrupted).

Bernice Nelson – What about half acre that I can extend it to my place?

Commissioner Leon Guerrero – The property adjacent to yours? I think that's something we can look at as the Commission.

Bernice Nelson – I mean if they can give me that that's fine because for the time being and then later on. I just want to get you know some medicine they grow certain time and then they kill itself and if we go out to look for it we won't find it so I want to take the seeds and plant it on my land so I know that I could if they start dying I could freeze it for the suruhanu.

Legal Counsel Lujan – I'll be looking into that and if that would satisfy your request the getting the half acre and seeing if that operation could spill into your half residential acre then you're saying that would be sufficient you wouldn't need to apply for anything else for the time being.

Bernice Nelson – Yes for the time being.

Mr. Nelson – That would help a lot.

Legal Counsel Lujan – I could look into that and maybe we can resolve this by the next meeting.

Bernice Nelson – Like you know I had the land since 1976 and it's 400 by 400 and then they changed it and only give me half acre and I have that and all the neighbors they've been given one acre and I'm only getting half acre.

Commissioner Gumataotao – Mrs. Nelson I'm just trying to clarify so there are two different, one is the worm farm right and the other one is the medicinal plants. So there's two different is that correct?

Bernice Nelson – Yes.

Commissioner Gumataotao – Okay because I don't know if you have this, this is the public law that was signed on June 16th the one Mr. Leon Guerrero was talking about the medicinal herbal plants. Have you gotten a chance to look at this? I'm going to go ahead and give you this but it does stipulate in there that the Chamorro Land Trust in conjunction with UOG and Department of Agriculture that we're supposed to designate an area in the north and an area in the south specifically for the medicine plants. So if you want to go ahead and read through that maybe it can answer some of your questions and why legal counsel has said we'll get back to you on that.

Bernice Nelson – Like I said we're not going to plant something there and stay down there especially if there's no house we cannot build a little shack or whatever to stay and then go back the next day and it's gone. We're wasting our time and effort to do that. There's no fence. You know Chamorro is known to like to steal that's what Chamorro means we're a thief. So you know you go up there the next day and it's gone.

Acting Chairman Calvo – Whatever the legal counsel would recommend on the next by the next Board meeting Jess then we'll but I think we're going to have to go with that concept like you said okay. Sorry we put you in this predicament for us to out rightly...(didn't finish).

Bernice Nelson – So can they come out and look at the side of my house so I can just go ahead you know for time being plant on that?

Administrative Director Garcia – I'll have Eileen check on it.

Acting Chairman Calvo – Hopefully by the next meeting. Legal Counsel we should have.

Legal Counsel Lujan – Regarding the issue of using her residential half acre.

Acting Chairman Calvo – She's satisfied with that half acre at least for the time being.

Bernice Nelson – I just need the important medicine that is disappearing that's all I need to plant.

Acting Chairman Calvo – You got to understand one thing because you're saying either the back or on the side of the house I don't know which way it's going to go but I'll let Mr. Garcia take care of that.

Bernice Nelson – Okay, thank you very much.

3. Edward I. Cruz – Lot Status

Edward I. Cruz – Good Evening ladies and gentlemen. I am Edward I. Cruz and to my left is my wife Josephine and we're here to find out the result of our land status.

Acting Chairman Calvo – Okay Mr. Cruz, Mr. Garcia and I have talked about this and it would need to go further into investigating the piece of property and Mr. Garcia would have to step down on that position because at the time he was at Land Management working and he doesn't want to have a conflict of interest so that to make sure that the eye of the public would say because he was working at the time at the Land Management.

you know knowing him when I'm in here Peter I'm sorry we're in a different tone and you know that afterwards if you still want to have a beer that's fine but right now I can't have a beer with you right now in this kind of a situation. So that's all I'm saying I think ideally right now you know like Mr. Leon Guerrero here has brought a good idea. And the fact that remains if we were to do that you and I know it could go sky high it could go maybe higher than \$3,500 you know. So all I'm saying is let's try to re-compromise and we'll help him we'll sit down and talk on how we can resolve the issue you know. Alright?

Randy Cunliffe – Alright.

Commissioner Leon Guerrero – I'd just like to qualify my statements with the Board and Randy and Mr. San Nicolas. That was just a recommendation it doesn't mean that I'm saying to neglect your responsibility as a tenant to the Chamorro Land Trust and that you need to show good faith effort on your part so that at least like we say we can help each other. Let's go ahead and we'll go through the process let's make sure that you show good faith effort, make payments on it on some of your arrears if you have any which I think there are and then at the same time we can go ahead and look into that issue with the possible reappraisal of the property and then maybe you can come to us and we can take a look and we'll put whatever formula there is to determine how much you pay monthly. But at the end of the day to qualify my statement you still have that responsibility and I wasn't saying that to neglect that responsibility.

Randy Cunliffe – Thank you.

Peter San Nicolas – Thank you.

3. Amot Taotao Tano & Opal/Bee Worm Farm

Bernice Nelson – Hi, I'm Bernice Nelson I'm back again for the half acre that I'm gonna and here I made a copy of the map.

Administrative Director Garcia – Chairman back in July I went out to Ms. Nelson and what's going on in her area is she's flooded with plants and to me I would recommend that we increase her area to an acre instead of a half acre.

Acting Chairman Calvo – But is it feasible enough?

Administrative Director Garcia – Yes, there's lands available I did the check but it's up to the Commission now to authorize an acre lot.

Vice-Chairman Matanane – Mr. Chairman can I ask a question to the legal counsel, on this statute the 75108.1 is this the statute now for the Chamorro Land Trust?

Legal Counsel Lujan – Yes, it's been passed its in 21GCA.

Vice-Chairman Matanane – So it is the statutory.

Legal Counsel Lujan – Yes, it's been enacted. Your referring to the...(interrupted).

Vice-Chairman Matanane – Cottage industry activity authorized.

Legal Counsel Lujan – Yes.

Vice-Chairman Matanane – So the board can make a decision on this whether it should go to this particular statute?

Legal Counsel Lujan – This is already law.

Vice-Chairman Matanane – So the law also encompasses that the Board itself can make a decision whether it be cottage industry.

Legal Counsel Lujan – This refers to activity that's authorized on residential leaseholds.

Vice-Chairman Matanane – That is authorized.

Legal Counsel Lujan – For residential leaseholds.

Vice-Chairman Matanane – For residential not agriculture.

Legal Counsel Lujan – This is for people who are issued residential leases and I believe that Mrs. Nelson has a residential lease already.

Vice-Chairman Matanane – Does she fall under this particular?

Legal Counsel Lujan – She does have a residential lease.

Vice-Chairman Matanane – That's all I wanted to know whether she falls under this particular provision, I believe there is a limitation on that if she does go for that activities. So the board would need to decide on this particular statute.

Legal Counsel Lujan – As I stated this is law. It increases the activity that residential lease holders can perform on their residential lots.

Acting Chairman Calvo – But it won't fall as a commercial type of lease. I just don't want any fall back any question that may because if we're expanding their lot for a bigger lot and to accommodate her plants and needs for that area. I just want to be very certain that if were to approve this today you know that it's not going to hunt us back for that reason.

Legal Counsel Lujan – Cottage industry activity it doesn't state that this is subsistence or commercial. The only limitation to this activity is that goods or services that are produced does not exceed fifty-thousand dollars per year.

Vice-Chairman Matanane – Right now she has a half acre.

Legal Counsel Lujan – Yes but I'll also point out that the Commission is to enact rules and regulations governing cottage industry activities and as I've informed the Board there has been an AG legal opinion regarding the issue of licenses, commercial licenses issued in the absence of rules and regulations.

Vice-Chairman Matanane – This particular statute passed already.

Legal Counsel Lujan – This has been passed yes.

Vice-Chairman Matanane – And this came from the Bordallo policies and procedures for the Chamorro Land Trust. This one here came from that was approved already back then.

Legal Counsel Lujan – This cottage industry activity I do not believe was included at the time that the Bordallo Rules and Regulations were passed. That was done by the 23rd Guam Legislature. This was actually, the cottage industry activity being allowed was actually passed by the 28th Guam Legislature, it's passed by Public Law 28-059.

Vice-Chairman Matanane – And to augment the Chamorro Land Trust Commission policies and procedures this particular statute was enacted to set up policies and procedures right?

Legal Counsel Lujan – What it was passed for was to authorize residential leaseholders to conduct this kind of activity on their residential lots.

Vice-Chairman Matanane – Where it is pertaining to Chamorro Land Trust.

Legal Counsel Lujan – But then also it also requires the Commission to promulgate rules and regulations governing those activities.

Vice-Chairman Matanane – But when they enacted this particular statute they're saying these are policies and procedures that's Chamorro Land Trust Commission.

Legal Counsel Lujan – This is the activity, this was enacted to authorize residential leaseholders to perform more activity on their lots but the Commission is also supposed to pass rules and regulations governing that activity.

Vice-Chairman Matanane – But this particular statute is actually a policy and procedures for the Chamorro Land Trust Commission itself.

Legal Counsel Lujan – This is a policy it's something that the Guam Legislature wanted residential leaseholders to be able to perform.

Vice-Chairman Matanane – Whether it's allowing the Commission to cite that particular statute and its part of the policies and procedures of the Chamorro Land Trust Commission right?

Legal Counsel Lujan – Yes, it's within the power of leaseholders, residential leaseholders who get their lease from the Chamorro Land Trust Commission to conduct on their lots, their residential lots.

Vice-Chairman Matanane – So in essence it's giving us the definition the authority to allow this particular thing right? In this particular statute.

Legal Counsel Lujan – Well this is current law.

Acting Chairman Calvo – But I'm reading in this where it says the Chamorro Land Trust residential leaseholders are authorized to conduct a small cottage industry activities and I think what Mr. Matanane I think was trying to clarify on this is, is this law within our discretion to make that decision that if we gave that authority today will it stand? Because at the same token there is a ruling here with the rules and regs that has to be include. Which you are working on but what you're working on is the commercial rules but does this establish us and gives us the authority to, will it be that binding, that's what I'm saying.

Legal Counsel Lujan – Well there's supposed to be rules and regulation governing the cottage industry activities. As I stated earlier there is an opinion by the AG's office just issued in 2008 which has been provided to the Commission which states that even in the absence of rules and regulations the Commission's license it doesn't state commercial license, but the license was valid because it was within the enabling legislation.

Acting Chairman Calvo – So it's valid.

Legal Counsel Lujan – That was the opinion of the AG's office.

Vice-Chairman Matanane – That's what I'm trying to get out of her. I'm sorry legal counsel but I wanted you to mention that if we go with this particular statute then we're okay.

Legal Counsel Lujan – Chamorro Land Trust Commission can only go so far as the enabling legislation 21GCA, Chapter 75 allows it to go and this one was passed by the 28th Guam Legislature cottage industry activity so this is within the power of the Chamorro Land Trust Commission's authorized activity to the residential lessees.

Vice-Chairman Matanane – So I guess if anything comes up we can cite this particular statute which we are following to the letter, right?

Legal Counsel Lujan – Well this is the statute that would authorize the cottage industry activity.

Administrative Director Garcia – Basically what Mrs. Nelson is asking is besides of the worm selling and stuff like that she would like to just have her residential lot increased to one acre to expand her plants and stuff.

Mr. Nelson – I was just trying to get a yes or no out of her that it's going to be legal or not or is it going to come back and bite you guys on the butt I understand that but you haven't got an answer so.

Legal Counsel Lujan – I'm not going to commit one way or another it's up to the Board to go from there.

Acting Chairman Calvo – And that's why I wanted to clarify by our legal counsel and as far as legal counsel said it is and it's also with the opinions of the AG it's binding and that's what I wanted really.

Legal Counsel Lujan – Well I'll have to clarify. The AG's legal opinion is not binding. I'm not aware of a court yet it's not even a court opinion.

Acting Chairman Matanane – But this statute is that it's now a law already.

Legal Counsel Lujan – Yes, it's been passed but like I said the AG's legal opinion is not law. It's an opinion.

Acting Chairman Calvo – The court itself will be the one to say it is binding but as far as the Attorney General it's just an opinion and an opinion is an opinion. The real opinion comes from the court and if the court sees it that it's good then its you know but at this point in time we're just saying it's we're just following what was passed by the 28th Guam Legislature and we're thinking in our mind that it's already within reason and there'll be no challenging but if someone out there was to challenge it that's the thing there.

Administrative Director Garcia – I guess what needs to be done is I guess she's asking if her residential lot can be increased from a half acre to one acre.

Bernice Nelson – They told me if I live across the street on the other side I get an acre but I' already in that area I don't want to move over.

Administrative Director Garcia – But it's authorized for her to increase up to an acre.

Vice-Chairman Matanane moved to increase to one acre citing statute 75108.1. Commissioner Leon Guerrero seconded the motion. There were no objections, MOTION PASSED.

Legal Counsel Lujan – This statute is just regarding what activity is authorized on residential lots.

Administrative Director Garcia – Regardless with the activity or not she's authorized to go up to an acre.

Acting Chairman Calvo – As long as you don't make that fifty grand a year.

Bernice Nelson – No I don't think I'll make that.

Administrative Director Garcia – Your map is still pending approval so get a hold of your surveyor.

Acting Chairman Calvo – Okay so it's passed.

4. Guam Outdoor Shooting Range – License Agreement

John Unpingco – My name is John Unpingco, I'm an attorney representing Guam Outdoor Shooting Range. We did meet with your legal counsel and her biggest hang up appears to be that there this thing about Ben Pangelinan and his committee and they're not approving anymore leases. I told your legal counsel that I'll agree to anything within reason that she proposes but there's no agreement reached. As far as the question she posed that was important was how big is the area you're trying to lease and I pointed out to her a map, I took a map and I said everything with exception of the GPA lease. Now I

because we're non-profit you got to do it. No we're going to pay our way but it's going to be something that is going to be good for all of our people.

Acting Chairman Calvo – No problem, okay Greg thanks.

2. Isla Rock Guam, P.D.J.V., LLC

i. Proposed Plan on Lot 5219-1-1, Barrigada

Item not discussed, Applicant not present.

3. Opal/Bee Vermin Farm & Amot Taotao Tano

i. Request for 10 to 15 acres for the growing of redwood earthworms and herbal plant farm

Bernice Nelson – My name is Bernice Nelson and I'm requesting land for my botanical garden and the worms.

Acting Chairman Calvo – Do you want to elaborate on your botanical garden?

Bernice Nelson – The botanical garden is I'm trying to get all the plants that are disappearing. Right now I have like three that's hard to get and it's already growing and get all the suruhana and the culture to bring it back.

(Chamorro translation done by CLTC staff Lorraine Nededog)

Acting Chairman Calvo – All those plants that are not alive you're going to make them alive.

Bernice Nelson – Right.

Acting Chairman Calvo – You are going to make it alive.

Bernice Nelson – Right, because I have the worms that I'm growing that's fertilizer and soil that I'm using on my plants that will grow and later on I am going to be selling some of the casting for the fertilizer to other farmers.

Acting Chairman Calvo – But this land you are asking for 10 to 15 acres that is what you want? That is a big piece of land.

Bernice Nelson – At least 6 acres or 5. I keep picturing they're too big for me okay and there's a lot of trees to plant and that's disappearing too.

Acting Chairman Calvo – Because you know 10 acres to 15 acres that's a big hunk of property.

Bernice Nelson – Yes, I understand that.

Acting Chairman Calvo - So the plant that you are going to plant are they the ifit, lada, mango or what other and whatever other plants are they fruits like sour sap and avocado and all those others. So the land you are requesting for is like an orchard type

and the 10 acres that you are asking for is it efficient for you and it depends on the land that you are going to open.

Bernice Nelson – The land is for the worms I'm harvesting, I'm raising worms for fertilizer and the soil that I'm using to benefit for my gardens. Then we are going to build some kind of pavilion to bring the suruhanu to use the medicine that is disappearing. Like one of the medicine that is hard to get and we went to NCS down and it's already there's nothing anymore but I have it at my house. Yeah, so I'm going to plant all around the property the big tree to protect from the wind and then once we get all that and then we're going to have like tourists from you know the schools and like Japanese and we'll have tea for them to drink not medicine.

Acting Chairman Calvo – Anyway Jess what I was alluding to Ms. Nelson here is really just complying with her on the size of the lot and everything and the kind of medication is she's going to plant that kind of trees you know that she's going to be planting a lot of local trees. And I'm just asking her basically would the size of the property be feasible for her or not and in that area too. Ms. Nelson what are you looking, where about are you looking because a lot of these areas that you're looking for are jungle.

Bernice Nelson – If there is land to build like a forest you know, not to cut all the plants there's a lot of things that we're going to do and it benefits.

Acting Chairman Calvo – One of the things that you have to do is also and this also includes with the farmers is to present us a plan of what kind of trees you're going to plant and so forth and if possibly if you could bring something that's that type of tree that you're looking to plant if you can get a picture of that so we can showcase it. Don't be just like you know we had one client that did that where took even some roses or whatever but has to be you're looking on the cultural part of these trees whatever kind of trees you're looking at and identify the trees, what kind of trees in your plan. There's so many trees that you can line up and so forth but that's one of the things that at least this Board looks forward is on that issue because it's easy to say I'm going to plant one thousand coconut trees you know but what you're saying is you're going to plant a different variety type of plants and identifying those plants. You don't have to be at least just to be specific what's the name of that plant you know so we that way you'll know what kind of plant that you're going to plant like wild tomato and the nunu tree, all that stuff so that's what it is.

Bernice Nelson – (Presented an article on her worm farm) That's my worm farm that I started up with a handful last year. Now I have 21 bins like tin tubs, bathtubs which I recycle and then I have 30 gallons of bins.

Acting Chairman Calvo – What we can do at this point in time is we'll look into that and Mr. Garcia will be I guess be getting with you on this Jess on her what her plans for on that property areas.

Administrative Director Garcia – There's also a public law on that allows for the Amot Chamorro to be planted in north, central and south. The Commission needs to identify I think its one acre up north, central and south for this program.

Bernice Nelson – Yeah one acre is not going to plant all the trees.

Acting Chairman Calvo – No especially trees because they tend to, especially if you're going to plant the ifit tree because those are not the only plants that you are going to plant. You're going to plant whatever you can pick up on the Chamorro trees that we have growing, you might have a lemai tree, various types of trees, all those kinds of trees.

Commissioner Tajalle – You know being that you're going to be farming this type of or to provide service for the suruhanus how many recipients do you have that comes to inquire for the plants?

Bernice Nelson – I have one suruhana that constantly comes over because I'm not well known yet but now they're starting and people will call me up and I say yes just come on over. I don't charge or anything I just give them. So it's more like donation, if you want to donate something then you're welcomed. But later on it's going to benefit the kids that will learn about our culture because it's disappearing, the suruhanu is disappearing there's not a lot anymore. When you become suruhana they charge more to other people and they're not real they just want some money so that's what I'm trying to get all together.

Acting Chairman Calvo – I have no problems supporting this program I don't about the other Board members but with this kind it's very healthy for the younger ones the generation and for the older people that you know still use this. For this kind of that you want to go into venture in I have no problem really in supporting this because this is part of our culture and if we don't take this at least someone like you is taking that direction you know. And at least 10 years down the line you know you have something to look back and your family members for that matter. And then also be a teaching thing for these kids to know how these plants look and what it does and how and the thing I like about that is you're also going to let them try it as they come.

Bernice Nelson – Let them drink the tea. They'll go out and look at the gardens and then they'll pick the tea that they want to try and then they'll bring it and then we'll cook it for them to drink and there's a lot of good out there.

Vice-Chairman Matanane – Preferably up in the north right?

Bernice Nelson – It don't matter as long as I can get the land to start it out.

Acting Chairman Calvo – But not necessarily 10 to 15 acres right?

Bernice Nelson – Yes it'll be less, 5 to 6 just to start up. Where I'm at there's a lot of land on the side that nobody is staying you know using it because I only have a half acre and but Quan said that they cannot give me more than that because it's residential. But we used to have 400x400 on that lot I have a land permit long time in '75.

Vice-Chairman Matanane – So you do have a lease with us already?

Bernice Nelson – Yes.

Vice-Chairman Matanane – And you're applying now for farming.

Bernice Nelson – For farming.

Acting Chairman Calvo – It will be under farming not residential.

Bernice Nelson – And I cannot farm on the residential I cannot raise worms on the residential but like I said I have some already nice plants growing.

Vice-Chairman Matanane – But then can we say that you are going commercial rather than farming right?

Bernice Nelson – The worms would probably be like commercial you know like the farmers.

Vice-Chairman Matanane – You have already your piece of property that was given to you now you are applying for a farming which is alright you know if you can but then what about the other guys that are waiting for it? On the commercial side where she's applying for really a commercial rather than farming so I don't know.

Bernice Nelson – The worm that I have is just to help me with my, you know and then if some farmers want to get it from me that I can get a little money to help open more. And try to make tea for people to buy and you know like tourists then we go down to the hotel and get the tourist to go around and see what we have and what we have to offer from Guam.

Vice-Chairman Matanane – We got to check into this because if you're really applying for another Chamorro Land Trust property would it be farming or commercial?

Bernice Nelson – It's going to be farming. It's going to be you know more of the local medicine.

Vice-Chairman Matanane – Let's see what's the rules on this. I'm willing to support you on that and I support that but we got to be very careful about this because you know people will be saying hey come on. So I think Mr. Chair we should table this and have Mr. Garcia to see and of course the attorney to see where we can accommodate Ms. Nelson.

Acting Chairman Calvo – Maybe what legal counsel just to clarify what Mr. Matanane's saying how do we identify this because it could be a commercial issue. Because there will be some profitable part on her part on that issue so even though she is not selling but to also save the culture itself. But there is two planning stages that she's doing saving the culture and the same token making that planning stages of planting other products and selling it out.

Vice-Chairman Matanane – Ms. Nelson so you would be selling out some plants?

Bernice Nelson – Just the tea, to dry the tea for them to try.

Vice-Chairman Matanane – What about the worms?

Bernice Nelson – The worms I'm using it and if somebody wants like the farmers that want to use it too you know then I have to make little money to you know for my health and all that stuff.

Acting Chairman Calvo – Of course and that's understandable.

Bernice Nelson – So in order for me to operate or to plan to give it to the local people I have to make money for them too.

Legal Counsel Lujan – There's already a lease existing?

Acting Chairman Calvo – She's got an existing lease but it's not a farming lease it's a residential but she's requesting for an agricultural.

Bernice Nelson – Because where I'm at the zoning is for residential so they cannot give me more than I ask for.

Legal Counsel Lujan – Just so I can get clarification for when I do my research for this lease that you are requesting now this is your intention for that land is to raise worms there?

Bernice Nelson – No to plant and raise worm on the side. One side would be worm but more of the medicine because there's a lot of medicine you know the plant.

Legal Counsel Lujan – And what exactly would you be planting?

Bernice Nelson – It's a lot of herbal medicine.

Legal Counsel Lujan – Herbal medicine, okay.

Bernice Nelson – Like babena and titimu.

Legal Counsel Lujan – But also on the land you would be raising the worms there.

Bernice Nelson – On the side.

Legal Counsel Lujan – And you wouldn't be selling this, this would just be provided to suruhanu upon request and you would be accepting donations?

Bernice Nelson – Donations because I'm not going to charge you know the people that want to use it the medicine but if they want to donate that would help out.

Acting Chairman Calvo – Ms. Nelson you earlier stated that you were wanting to save the culture and you stated that you also wanted to save the earth part of the plan the different type of trees so I think in what she also wants in this is she's also going to be

planting other but the main focus is really on the herbal but she'll be also planting other like trees.

Bernice Nelson – Yes like avocado, you could use the leaves for the medicine so it's going to be a big tree and calamansi that's medicine too.

Acting Chairman Calvo – So it varies with different type of the medication that they use for the local but there are other exceptions to that part where she is also going to be planting trees like maybe a couple of ifit trees for that matter but her main focus of her agenda is her part of the medication, you know on the Chamorro.

Legal Counsel Lujan – And this would just be a lease with you and not some kind of corporation or organization.

Bernice Nelson – No.

Legal Counsel Lujan – It's just in your name? Okay.

Bernice Nelson – It's not a non profit for the medicine the worm would help cultivate the..(didn't finish).

Legal Counsel Lujan – But not a non profit organization it will be in your name as a tenant.

Bernice Nelson – Yes.

Legal Counsel Lujan – Okay, thank you.

Bernice Nelson – So I have to get in touch with Jess to find out?

Vice-Chairman Matanane – With Mr. Garcia and to see the place and also to check and verify whether you're qualified to go under the farming or on commercial.

Bernice Nelson – Yes I have a bonafide letter from Agriculture already they come out and like I said it's a residential. Thank you.

VI. PENDING BUSINESS

1. Ramon Torres / Ernest Torres survey authorization

Acting Chairman Calvo – If I'm not mistaken that was already taken care of Ernie Torres. We had a meeting on that and they are going to take care of the survey and so forth they are going to be paying for that. But that alone already I know that is pretty much taken care of they are going to be the ones to pay for the survey because that was really what the hold up on that issue for the longest time. But Mr. Ramon Torres, the son Ernie did come down and they are willing to take that survey part. I don't know how far they're at now but once that's all done and everything you know it's just for us to because they do have they were already given a lot up in Yigo. But it's just that it wasn't really surveyed you know but they already it just needed to come in there to survey but

yes it's been done but that is what you guys because you are running a good rugby and the same thing with the Hals Angels okay. You want a good playing field and the expense of that is in yours not in the bull cart of the Chamorro Land Trust. So I want to make sure that these things are rightly where it's supposed to be. I know on the last meeting well we invested so much money, I'm not concerned about that because that is the responsibility of who ever leases the property or on this issue you wanted the property you wanted to improve that's part of your improvement okay. When you're done with it yes, okay it goes back to Chamorro Land because nobody really owns that piece of property at the end of the day. It still goes back to Chamorro Land Trust. So there's no the stakeholder is still going to be the Chamorro Land Trust not you know. It's just who, what, here to me is what I'm seeing here is a power struggle. That's what it is. That's what it is a power struggle okay. You know you're right across the field, they're right across the field, there is a field there that can be maintained and worked together like I said to really make this thing work you know. I would rather go back with the legal counsel and we'll get something on this resource.

Legal Counsel Lujan – Yes, I think it would actually be beneficial if I can meet with Mr. Garcia, with the Hals Angels and with Rugby Club all in just that one room and have the maps there and just discuss it and I'm available next week. I think that would be very helpful towards reaching a resolution.

Acting Chairman Calvo – What would be the appropriate date for you?

Legal Counsel Lujan – Tuesday and Wednesday.

Meeting was scheduled with all parties for Wednesday, June 24th at 4pm at Legal Counsel's Office.

Acting Chairman Calvo – So we're good in that okay, because there's no really, it's pointless for us really right now and this way we can honestly trace out what is going on. And like I said I read your comments not to say who is right and wrong on these things okay but at the end of the day like I said the winner is really the kids. So are you willing to compromise that portion and that's what I want on this. Because the stakeholder here is really the Chamorro Land Trust okay and whatever I know it was brought that whatever you people said well we spent a lot of money that's part of doing business or whatever okay is that encumbers in you. The expense does not fall on the Chamorro Land Trust okay.

2. Amot Taotao Tano & Opal/Bee Worm Farm – request for 6 acres

Bernice Nelson – My name is Bernice Nelson and I'm the owner of Amot Taotao Tano and the Opal Bee Worm Farm. I just come here to find out whether I can get the..(didn't finish).

Acting Chairman Calvo – You know I don't want to disappoint you at this point in time. As you know that we have a public hearing tomorrow on this issue with Senator Ben Pangelinan.

Bernice Nelson – Well I'm not asking for the commercial, I wrote a letter.

Acting Chairman Calvo – I know we need to clarify some of the issue with Jesse Garcia

on this issue.

Administrative Director Garcia – Basically they're asking to increase the acreage of their area and I think they feel that they're not for commercial benefit it's more a substantial or they're not really going to make any profit out of this thing. So they just need approval to increase the area.

Vice-Chairman Matanane – Mr. Garcia have you noticed yesterday's newspaper concerning a law that has been passed? I believe your problems are solved already.

Mr. Nelson – No.

Administrative Director Garcia – What was that? Is that the one acre...(didn't finish).

Vice-Chairman Matanane – No I believe there is a law stating that Chamorro Land Trust has to put portions of properties for this particular.

Administrative Director Garcia – Yes, that's the one acre lot divided into four so they'll be a quarter a house lot each and with this type of activity that these guys are asking for even the amot Chamorro is not large enough.

Vice-Chairman Matanane – We need to take a look at that law because I believe it's been directed to us to reserve property for this particular type of entities that Mrs. Nelson is requesting for. And it's by law now that we need to do that so for us to approve anything else other than there is a law already.

Administrative Director Garcia – But she needs more than one acre she's asking for more.

Vice-Chairman Matanane – Are we sure that law states only one acre?

Administrative Director Garcia – When I read the bill it was for one acre. I don't know if it was passed.

Mr. Nelson – Yes it was passed. It's just like a co-op they're going to take that one acre they're going to divide it into six or eight, different people are going to have it. If we went down there and planted stuff we'll have to live there 24-7 to make sure the stuff is still there the next day.

Administrative Director Garcia – When I read the bill its one acre lot divided into four. Its 100 x 100 each and with the type of plants that these guys have or that is required is basically you can't just farm it, it has to be grown naturally in a big location big area.

Vice-Chairman Matanane – Like a reserve area.

Administrative Director Garcia – Yeah, you know like when all of the amot for the Chamorros they got to go inside the jungle to get it you cannot just plant it, it's naturally grown.

Bernice Nelson – It's a botanical garden, herbals.

Vice-Chairman Matanane – I believe Senator Pangelinan received your request also.

Bernice Nelson – Yeah but I told the Senator that one acre is not enough compared to all the trees that you have to plant. Even avocado that's a big tree and that's medicine too. And then you have agao and all that other plants that you need. One acre is not going to do.

Vice-Chairman Matanane – Remember I'm not trying to object to from what you're requesting for but we'll like to clarify what's the intention of the legislature making out a law and how much piece of property or how big a piece of property that they are requiring us to put aside for this particular type. So you know it's very vague when I read that and said wow so we have a law in our hands already.

Administrative Director Garcia – Actually we do need to get the law because I don't know if it's amended from the original bill form.

Vice-Chairman Matanane – That's what I'm alluding to that we need to clarify that law.

Commissioner Gumataotao – Yes, unfortunately because I work in the office that provides that and we haven't received the official copy to transmit to the legislature yet I'll have to look that up but I'll make it available. Even after it's signed it goes through the process to have it officially you know in place and distributed out to the agencies that it affects. So that's still in the process.

Bernice Nelson – Well it's getting you know I mean the plant is, I need to get all the, our place is very small and I need to plant more and I got more seeds to plant and I cannot wait that long. A lot of suruhana and some people are coming over and asking for the leaves and I only have like one small area for and once they pick all that up I will have nothing to.

Commissioner Gumataotao – Understood, we just want to ensure we're not in violation of any public laws so just to protect you as well as us we just want to make sure. We don't want to just say okay we'll go ahead and you know and then we get back lashed from the legislature about in violation of a public law.

Bernice Nelson – With my worm too I cannot put the worm with the plant because I have worm farm I'm raising for the fertilizer. But the place I'm staying it used to be agriculture and now they changed it over to residential so I only get half acre of the residential. But some part on the other side there is none I don't have a neighbor only on the front across the street.

Vice-Chairman Matanane – Where are you located at?

Bernice Nelson – It's Okudo area.

Mr. Nelson – By Okudo in Swamp Road in Dededo.

Vice-Chairman Matanane – And there's still space in the back?

Mr. Nelson – Yes.

Vice-Chairman Matanane – But like I said we don't want to contradict any law that has you know and then we have to come back and readjust ourselves and get slapped around for what?

Bernice Nelson – How long it takes?

Vice-Chairman Matanane – You understand where I'm coming from?

Bernice Nelson – Yeah.

Vice-Chairman Matanane – It's very vague in the newspaper it just said that it's been passed and its requiring Land Trust to reserve properties like what you are requesting for. And I believe you sent a copy of your request to Senator Pangelinan and I believe Senator Pangelinan took it upon himself to go ahead and make a law for it you know. All I'm saying is we're going to check out the law and make sure we're doing it right and then we'll go from there. I'm not objecting to what you're requesting for.

Bernice Nelson – So I have to come back they're going to call us again.

Vice-Chairman Matanane – Yes we need to clarify that and see what the intentions are.

Bernice Nelson – Okay do I need anything else? I mean this is the proposal you asked me to do. I did a proposal.

Acting Chairman Calvo – You would need some proposal on that. The legal counsel can advise you on some of the things that we need to get to these issues to resolve this okay. Because what you're asking here is just in reference to what that law that was passed that public law but there's other issues here that's also and the legal counsel can pretty much explain that issue what else you need to do this stuff.

Legal Counsel Lujan – With respect to the worms Mrs. Nelson you intend to raise worm and to sell it?

Bernice Nelson – No we changed all that because I didn't know what's in or out, what you can't do or can do on the Land Trust. So I figure well you know just like pigs you raise the pigs you sell the pigs but they get land for that agriculture but we're in a residential.

Mr. Nelson – We didn't come in the first time trying to get lease property. She was just thinking I guess too far down the road about later on just trying to sell or whatever.

Acting Chairman Calvo – And what you guys are asking too at the same token if I'm not mistaken is also you're asking for the piece of property right next to you right?

Mr. Nelson – Not necessarily next to us.

Bernice Nelson – If you can do it next to us that's fine.

Mr. Nelson – It can be anywhere in the north but not next to us because if it was next to us it would be nice but it's a residential area.

Acting Chairman Calvo – But there are some things that we really you know I'm going to be very blunt with you I'm really taking these things very seriously because as you know we've been in the cold weather and I want to make sure that we stay cold. So I want to make that comment that these things when it comes to you guys that it's done you know.

Legal Counsel Lujan – Mrs. Nelson I believe at the last hearing you stated that you intend to use the property to grow you know to raise worms and that you're going to sell the casting.

Bernice Nelson – Well it's the casting like I said I don't know that they didn't tell me what I can't do and can do on the agriculture. Now that I know the rules that's a different.

Mr. Nelson – We've taken all that out of the new letter dated June 9th.

Bernice Nelson – It's a new proposal that we did.

Legal Counsel Lujan – Okay so we haven't seen it yet.

Acting Chairman Calvo – I'll leave it at the legal counsel.

Vice-Chairman Matanane – And we need to have the legal counsel also verify what was the intent of the legislature on that public law that was approved, that 30-04. Does it coincide with this particular item that they are requesting for?

Acting Chairman Calvo – I think its public law 30-4, I think it is. Any one of you Board members want to make comments?

Commissioner Gumataotao – Can I request because of that MOU with UOG if they are present here to give us status reports on what's going on?

Acting Chairman Calvo – We'll talk on that, okay.

Commissioner Gumataotao – Okay that's all for me.

Administrative Director Garcia – So legal counsel will just review and then we'll get back to her we don't need to have another meeting if legal counsel approves?

Acting Chairman Calvo – No we would still need to come back.

Vice-Chairman Matanane – Because she's submitting a new proposal. So we need to take a look at the proposal the new one. We would like to see that.

Acting Chairman Calvo – And that property cuts down to less than what you were asking in the beginning.

Bernice Nelson – Yeah I lowered it down.

Legal Counsel Lujan – How many acres?

Bernice Nelson – Six because I was asking for ten or more.

Commissioner Leon Guerrero – It's in the package the last three pages.

Vice-Chairman Matanane – I guess the legal counsel would just have to verify that law and what's the intention of that law.

Acting Chairman Calvo – I'm going to just make something here very clear okay, I know you guys are requesting for 6 acres of property okay, I'm not going to initially try to promise you guys that 6 acres because what I'm seeing now is I want to see production into these farmers. I'm not saying that you're not going to do that but I want to see something because we have too many farmers out there that say they want 10, 20 acres for that matter okay. Because we've been heavily criticized on those issues I just want to make sure now that when you do come here and you say hey I want 10 acres you know are you really going to do 10 acres? And I don't want to speculate into that okay but on the acreage you know I'm looking at you know maybe you'll get 4 or 5 acres for that matter.

Bernice Nelson – 4 or 5.

Acting Chairman Calvo – What ever is available to you guys I want to make that clear and understanding to you. I know you are requesting for that amount but you know I'm trying to make things now the way it's supposed to be, okay.

Legal Counsel Lujan – I should also point out that if this is a request for subsistence agricultural use, subsistence meaning home consumption.

Mr. Nelson – No where does it say subsistence we didn't say that.

Legal Counsel Lujan – Because if this is not for a commercial agricultural use.

Bernice Nelson – No it's not.

Legal Counsel Lujan – If it's not for commercial agricultural use then it would be subsistence agricultural farming which under the law is only limited to 0.50 acre. Commercial agricultural use permits the Commission to lease between half an acre and 20 acres and the commercial agricultural use has it's specific requirements as so does subsistence agricultural which like I said only limited to at most a half acre per each lessee. So if it's only subsistence agricultural farming then the Commission is bound by law to the half acre limit for each lessee.

Mr. Nelson – This is not this is medicinal plants and herbs they're going to brew not eat. Some they'll drink others that they'll grind up. It's not going to be sold anywhere and it's not going to be for you or I to sit down and have a salad burger.

Administrative Director Garcia – Legal Counsel I think maybe on the review of the commercial rules and regulations probably maybe you can add that in to some of your comments that you're going to get back to us. So that way it can clarify their type of

issues.

Acting Chairman Calvo – I think what the legal counsel is alluding to that on that as far as the law itself is you know the substantial part is mostly just to utilize more or less on your own personal thing. But in this case you're also going to be giving out or selling or whatever I'm not saying you are. That's why I said earlier when you're asking for a piece of lot you really got to narrow it down to what you actually want and what you're intents are to that issue because there is a difference on that law. And that's why I want to make that clear to you guys yeah you submit it but you know we gave you that portion okay.

Commissioner Leon Guerrero – Mrs. Nelson looking at the different categories maybe the possibility of you getting the 6 acres if you would have fell on number 3 which is not less than 1 acre and not more than 20 acre of grazing land. Because you obviously can't fall under commercial if you try that. Right now everything is on hold with commercial properties so that's a lose-lose situation. For subsistence you're only going to get at most a half an acre so that's not going to help you any. And then the other category being not less than one half acre and not more than 20 acres well that's the commercial, I'm sorry. So the only possible category you would fall under that would pretty much satisfy your needs would be the grazing use. That will be the only one. So maybe if it's just a matter of wording it may fall under that category but that's the only category that can satisfy you and your needs.

Administrative Director Garcia – Would they qualify legal counsel with the worms?

Bernice Nelson – It's just like a pig.

Commissioner Leon Guerrero – We really just want to try to help so we're looking at all the options in front of us.

Bernice Nelson – Because it's growing, my worms is growing and I don't have enough space to do, you know it's for my plants.

Legal Counsel Lujan – We really need to know how much land you need for the worms but it's my understanding that was only a side project that the main focus is actually the herbal plants.

Mr. Nelson – The worms, the casting is what she's using as organic fertilizer to help the plants grow.

Acting Chairman Calvo – I guess we'll get back to you and whatever what the counsel and Mr. Leon Guerrero here stated on what you people might want to do and then you might want to go home and sleep on it and say okay do I want the herbs or the worms. That's why I caution you on the acreage of property that's what I'm saying.

Mr. Nelson – We put 6 acres as a ballpark we know it's probably going to go lower and that's why we put it at 6.

Administrative Director Garcia – Oscar this will also fall in line with Ben Pangelinan's bill for the commercial because it's more than the half acre so it's a question where legal

counsel is saying that they're limited to a half acre for substantial farmers. But if you're going to get more than that we can't authorize any commercial leases or licenses until the rules and regulations are adopted.

Bernice Nelson – The worms I'm just doing it for my plants but really I actually want the botanical garden because like I said all the Chamorro tradition is losing and I'm the only one working hard to get this thing.

Commissioner Leon Guerrero – But we're just looking at a loophole for some sort.

Legal Counsel Lujan – So there's not any plant to sell.

Mr. Nelson – No.

Bernice Nelson – No.

Mr. Nelson – Not at the time if we do later on we'll figure something out and find a place like in Harmon or whatever or rent a place to do it.

Acting Chairman Calvo – But if you're going to plant all these herbs for the suruhanus for that matter okay, I know you're more or less a non-profit organization because you are not making money but the suruhanu would be looking for you and say hey do you have hali'nunu or whatever for that matter. You know to me this is just my thoughts and it will be a point where you plant all this and you literally just be taking donations from this suruhanu for that matter right?

Bernice Nelson – Well I'm trying to get plants.

Acting Chairman Calvo – You know what I'm getting here is there could be a conflicting part of that on the Chamorro Land side okay for example is if we do give you that authorization for that matter I just don't want any public comments that say hey Mrs. Nelson is selling me all these things but her license is just basically for a lease she's going to plant herbs and all these things and distribute it out and give out. That's why it's very important that you think this off rightly because you're also going to be criticized at the same time and I'm really being really cautious on this Board issue now from here on. You know I want to make sure that these things are understanding to you guys that if that's the case because to plant all those herbs sooner or later you are going to have to either you sell it on the market or otherwise you're just going to be you know and I'm not saying that's going to happen okay. But its just we hear a lot of these things out there and I just don't want to come back and hit the Chamorro Land Trust again for that issue that hey they just gave Mrs. Nelson this in other words it'll make us look like a liar and also will look you as a liar. I just want to make that understand.

Bernice Nelson – I understand but like I said I don't sell anything..(interrupted).

Acting Chairman Calvo – No I'm not disputing that don't get me wrong and I rightly respect everything you said and everything but the people out there is what we have to look at it's not you talking but they're talking behind your back. So that's what I'm trying to say, okay and whatever the legal counsel you know. I think really you two and I know you need to get those worms maybe there will be an ultimate solution at this point in

time what the counsel may say take that .50 acre for now and put your worms there until you figure out what you really want to do.

Mr. Nelson – There's that much right next to us that's still open.

Acting Chairman Calvo – That's one ultimate solution and that one could be easily resolved but other than that.

Bernice Nelson – There's a lot of land around us not in front of us that we don't know whether it's Land Trust.

Acting Chairman Calvo - And that's another issue even the lands around you whether it's been already...(interrupted).

Mr. Nelson – Where we're at I was just telling Jess earlier three years ago we had it surveyed paid for it put the map down and we heard nothing yet, three years. We already know what to do about that.

Acting Chairman Calvo – But that's one option that you might want to look at the least and quote me on this issue legal counsel if you're really in that rush to really get your worms and what not okay...(interrupted).

Bernice Nelson – I'm more concerned about the medicines, I'm not concerned of my worms because I can put it in small container and use it but the medicine is starting to disappear.

Acting Chairman Calvo – But you understand where we're coming on this okay. I think it would be more prudent for us to and also like what Mr. Leon Guerrero designated on that maybe you know give you guys more of an idea what you guys want to do and then the legal counsel can be more specific too on what's the most best way to go that way, okay.

Bernice Nelson – Okay.

Mr. Nelson – If anyone does, who's interested to come out to look at it you're more than welcome to.

Acting Chairman Calvo – How does that work? You got all these worms and then what do you do you mix it with the topsoil or whatever?

Bernice Nelson – No I put like newspaper on the bottom then soil my red soil because there's a lot of iron in it and then I put another newspaper on the top.

Acting Chairman Calvo – But the worms are alive right?

Bernice Nelson – Yes they're alive.

Acting Chairman Calvo – But I thought the worms would eat the roots and so forth.

Bernice Nelson – They'll eat the newspaper but I feed them fruits and vegetables and

grass and I chop the food for them. They usually have the casting on the top and I'll scoop them and that's their poo-poo and their casting that's the fertilizer. And the soil that I put in is red soil then after three months it becomes black soil. There's the bottom where I do the tea and if I water them really good then the water will go down that's from their pee-pee and their poo-poo and that's 100% fertilizer.

Mr. Nelson – Everything she's using is all recycled.

Acting Chairman Calvo – So that's almost like what they call the miracle grower.

Bernice Nelson – Yeah, it's like super charger or something like that.

Mr. Nelson – It's all organic there's nothing in it.

Bernice Nelson – Now I changed all their beddings to coconut husks cause the newspaper got no nutrition value so I have to change it to something so that's what I'm out there doing all the time.

Acting Chairman Calvo – So anyway that's where we stand on this issue, okay.

Mr. Nelson – Do you need anything from us phone number or anything to call or anything?

Legal Counsel Lujan – I think it would be helpful to have a breakdown of what you would like to plant.

Bernice Nelson – I have 52 kinds of medicine, a hundred and some medicines.

Legal Counsel Lujan - Because that would assist the Commission in determining how much land.

Administrative Director Garcia – Actually if it serves me correct the bill regarding the Amot Chamorro, Department of Agriculture, UOG and Chamorro Land Trust is supposed to come up with the criteria for this type of. So when I went to the ARC meeting regarding the bill with the Governor's Office Department of Agriculture was saying that the area needed for that type of activity would be more than what was on that bill. So we have to see the actual bill.

Bernice Nelson – Okay but you're welcome to come up and see the place any time.

VII. DIRECTOR'S REPORT

Administrative Director Garcia – What I did is I'm doing the land inventory and I was supposed to have it completed by June 8th. As I was doing the review with our guys, Desmond and some of the guys at the Land Trust and then also with Land Management as I was reviewing what was being submitted I felt that the information that they were giving us wasn't enough. Because what's happening here is we're getting a big piece of property, they're just telling me about a big piece of property but what I'm asking them to do now is to give me everything that's inside that big piece of property like the leases. How much lease each person has and for how long and stuff like that. So they're compiling and they're requesting for more time and which I really want to get that

ELIGIBILITY PROCESS CHECKLIST

1. Is the Applicant's Family Tree attached? ☒ Yes ☐ No
2. Research conducted. ☒ John Bohn Files District Court Listing
☒ DLM Land Web
☒ GALC John Bohn Judgement Files

02/16/2024 02/16/2024
Start Date End Date

3. Documentary evidence obtained. ☐ Yes ☒ No

Document type. None found
(E.g. Declaration of Taking, Judgement)

4. Applicant advised of the option to complete an **Affidavit of Ownership (Form CLTC-AFF-001)** or an **Affidavit of Occupied, Farmed or Ranched (Form CLTC-AFF-002)** to the extent known or reasonably ascertainable under penalty or perjury. ☒ Yes ☐ No ☐ Not applicable

5. Type of Affidavit provided. ☒ Form CLTC-AFF-001
☒ Form CLTC-AFF-002
☐ Not applicable

6. Supporting documents submitted. ☒ Government Issued identification
☒ Applicant's birth certificate
☒ Mother or Father's birth or death certificate
☒ Maternal or Paternal Grandparent's birth or death certificate
☐ Maternal or Paternal Great Grandparen'ts birth or death certificate

7. Staff recommendation: Based on the family tree submitted by Bernice Nelson, and the research conducted, there are no land claims. Bernice Nelson would need to provide the documentary evidence of land claims.

Jessica Dayday
Staff

2/16/2024
Date

8. Land Agent Supervisor's comments: _____

[Signature]
Land Agent Supervisor

2/19/24
Date

CHamoru Land Trust Commission

Land Agent Staff Report

PEDRO BLAS JR. **AGRICULTURE LESSEE**

I. MATTER(S)

1. Pedro Blas Jr. is requesting to change his application and agriculture lease type back to residential.
2. Leasehold violation: A site inspection on October 14, 2022, revealed that Mr. Blas is currently non-compliant with his lease terms. Mr. Blas constructed a carport on the premises without authorization, violating the building standards outlined in 21 GCA, Chapter 67 (The Building Code).

II. LEGAL REFERENCE(S)

1. Lease Renewal and Remediation

Pursuant to 21 GCA § 75A126(2) (Public Law 31-37), a lessee who maintains full compliance with the lease terms, applicable laws, and Commission regulations is entitled to a lease renewal.

Term Extension: The Commission shall issue a new lease for a term equal to the existing lease.

Substantial Consistency: Terms and conditions of the new lease must remain substantially the same as the prior agreement.

3. Building and Improvement Restrictions

Under 18 GAR § 6A126(a), no permanent changes may be made to the leasehold without explicit authorization:

Prior Written Approval: No building, structure, or improvement may be constructed without written Commission approval.

Submission Requirements: Approval is contingent upon the submission of detailed plans, including design, materials, estimated value, and intended use.

Regulatory Compliance: All structures must adhere to the Building and Zoning Codes of Guam.

4. Construction Standards and Permitting

Construction on Guam is governed by 21 GCA Chapter 67 (The Building Code) and the Guam Tropical Energy Code (GTEC):

Setbacks and Boundaries: All structures must respect lot boundary setbacks as defined by specific zoning designations. This includes carports, where overhangs must not violate side-yard setback regulations.

Permit Mandate: A building permit from the Department of Public Works (DPW) is mandatory. Failure to secure permits may result in financial penalties or the mandatory removal of the structure.

Verification: Lessees are advised to consult with the DPW and the local planning department to verify specific requirements before any construction or renovation.

CHamoru Land Trust Commission

Land Agent Staff Report

III. FACTS

1. Original Applicant: Pedro B. Blas Jr.
2. Applicant's Date and Time: December 2, 1995, 11:48 A.M.
3. Applicant's Application Number: 0000321
4. Application Type: Residential
5. Takeover Applicant's Date of Submission: N/A
6. Lot Description: Lot 10171-39, Dededo
7. Survey Map: Doc. No. 686723
8. Priority: 1
9. Preoccupier: N/A
10. Land Use Permit (LUP): N/A
11. Mayor's Certification: N/A
12. Recorded Lease: Doc. No. 686723
13. Unrecorded Lease: N/A
14. Lease Fee Paid: Yes, \$100.00
15. Is this a Registered Property? Yes
16. Residing on Private Property: No
17. Residing on Guam Ancestral Lands Property: No
18. Part of Null and Void Listing: No
19. Part of 2018 Ratified Listing: Yes
20. Part of 1995 Listing: N/A
21. Part of OPA Audit Listing: No
22. Board Approved Lease Award: N/A

IV. CHRONOLOGY

1. January 16, 1997: Residential Interview Report compiled by Bill Gutierrez
2. June 16, 1998: Unrecorded Residential Lease Award for Lot 4, Block 3, Tract 1022 in the municipality of Dededo, signed by AD J. Borja
3. January 17, 2001: Pedro Blas Jr. requested to change the application type from residential to agricultural.
4. August 27, 2002: Approval of applications for utilities, telephone, clearing, and building permits, approved by AD R. Teehan.
5. September 3, 2002: Decline of Municipality Award for the residential lease for Lot 4, Block 3, Tract 1022, Dededo, for an agriculture lease for Lot 10171-39, Dededo.
6. October 8, 2002: Authorization to Initiate Survey, approved by Deputy AD J. Perez
7. July 23, 2003: Lease fee payments of \$100.00, Receipt #A991189205.
8. October 30, 2003: In-house approved survey map for Lot 10171-39, Dededo, approved by AD J. Borja
9. December 11, 2003: Addendum to Ground Lease to reflect the in-house approved survey map. Signed by AD J. Borja

CHamoru Land Trust Commission

Land Agent Staff Report

10. March 9, 2004: Memorandum of Lease issued to Pedro Blas Jr., signed by AD F. Dungca Jr.
11. July 14, 2004: CLTC Loan Guaranty for Guam Housing Corporation, signed by AD J. Borja
12. October 14, 2022: Site inspection report compiled by LA II E. Chargualaf and LA II J. Casem
13. October 30, 2023: Mr. Blas spoke with LA II J. Casem, requesting to reconfigure the property.
14. March 14, 2025: Compliance inspection report compiled by PC I D. Tan. There is no farm activity.
15. March 18, 2025: A Notice to Remediate letter was given to Mr. Blas for non-compliance.
16. April 16, 2025: Mr. Blas and his successor were given a Verification of Eligibility letter, signed by Acting AD J. Cruz.
17. July 29, 2025: Acting AD J. Cruz, Acting LAS G. Eay, and LA II J. Dayday met with Mr. Pedro to present a proposed scheme

V. SUMMARY

On June 16, 1998, Pedro Blas Jr. was initially awarded a residential lease. However, on September 3, 2002, Mr. Blas declined the residential lease for Lot 4, Block 3, Tract 1022 in Dededo, opting instead for an agricultural lease on Lot 10171, Dededo.

A site inspection conducted on October 14, 2022, revealed that Mr. Blas is currently non-compliant with his lease terms. Specifically, he constructed a carport on the premises without authorization, violating the building standards outlined in 21 GCA, Chapter 67 (The Building Code).

VI. GUIDANCE

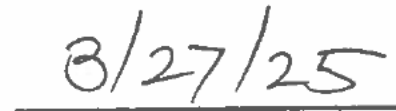
Under 21 GCA, Chapter 75A, §75A126, the provisions of any new lease must remain substantially consistent with the terms of the prior agreement. Since Mr. Blas formally requested and was granted a change to an agricultural lease in 2002, the Commission shall deny any request to revert the application type back to residential status.

To whom it may concern, I Pedro B. Blas Jr, hereby request to change the status of my Chamorro Land Trust property (Lot 10171-39) located in the village of Dededo from Agricultural to Residential. The CLTC lot that I initially applied for was a residential lot and I would like to request to change it back to a residential lot with your approval.

Si Yu'os Ma'ase'



Pedro B Blas Jr



Date

*Please see attach for
Notary Certificate.

RECEIVED

J. Chang
3/27/2025
11:30am

STATE OF Territory of Guam, USA

COUNTY OF Tamuning

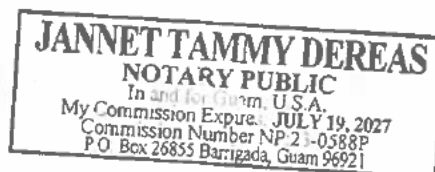
SUBSCRIBED AND SWORN TO BEFORE ME

THIS 27th DAY OF March, 2025.

BY Pedro B Blas Jr.

[Signature]

NOTARY PUBLIC



Document title: Affidavit of Request to Change Status.

CHamoru Land Trust Commission – Inspection Report

LOT DESCRIPTION:

LOT 10171-39

MUNICIPALITY:

DEDED0

DATE OF INSPECTION:

3/14/25 9:55am

LAND AGENT(S): DEXTER / JOEY / GLENN / PIERCE

COMMISSION APPROVED PLAN:

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

- ☐ Planned Development – Commercial
☐ Parks
☐ Government

LAND USE OBSERVATIONS:

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

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

NAME OF LESSEE/OCCUPANT:

PEDRO BLAS JR.

GPS structure for setback / check farming activity

CONTACT INFO:**NAME OF AUTHORIZED OCCUPANT:****CONTACT INFO:****NAME OF SQUATTER:**

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

CONTACT INFO:

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

PHYSICAL ADDRESS:**MAILING ADDRES:**

LUP # (If any)

Name of LUP Holder:

Percentage of Parcel Used:

UTILITIES SERVICED (IF ANY AVAILABLE):

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

STRUCTURE(S):

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

FARMING:

- | | | | | |
|---|---------------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| ☒ Agriculture | ☐ Horticulture | ☐ Aquaculture | ☐ Hydroponic | ☐ Ornamental |
|---|---------------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|
-
- | | | |
|--|---|---|
| ☐ Achote | ☐ Atemoya | ☐ Avocado |
| ☐ Banana | ☐ Beans | ☒ Beetlenut |
| ☐ Breadfruit | ☐ Citrus | ☐ Calamansi |
| ☐ Chico | ☐ Coconut | ☐ Curry Tree |
| ☐ Cucumber | ☐ Eggplants | ☐ Gov's Plum |
| ☐ Guava | ☐ Gooseberry | ☐ Grapefruit |
| ☐ Jackfruit | ☐ Local Apple | ☐ Lemon Tree |
| ☐ Lemonchina | ☐ Marongai | ☐ Mancinita |
| ☐ Mango | ☐ Melons | ☐ Mulberry |
| ☐ Noni | ☐ Pandaneus | ☐ Papaya |
| ☐ Okra | ☐ Pickle | ☐ Potatoes |
| ☐ Pepper (Donne) | ☒ Starfruit | ☐ Seeded Breadfruit |
| ☐ Pumpkin | ☐ Tamarin | ☐ Soursop |
| ☐ Seeded Plum (Sineguellas) | ☐ Tubers | ☐ Sweetsop (Ates) |
| ☐ Star Apple (Bilimbines) | ☐ Poultry | ☐ Sweet Potato/Yam |
| ☐ Suriman Cherry | ☐ Tomatoes | |
| ☐ Tangerine | ☐ Wingbeans | |
| ☐ Taro (Dagu) | ☐ Piggery | |
| ☐ Duck | | |
| ☐ Other (specify): | | |

AGRICULTURE LEASE VIOLATIONS

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

RESIDENTIAL LEASE VIOLATIONS

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

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

LAND AGENT COMMENTS:

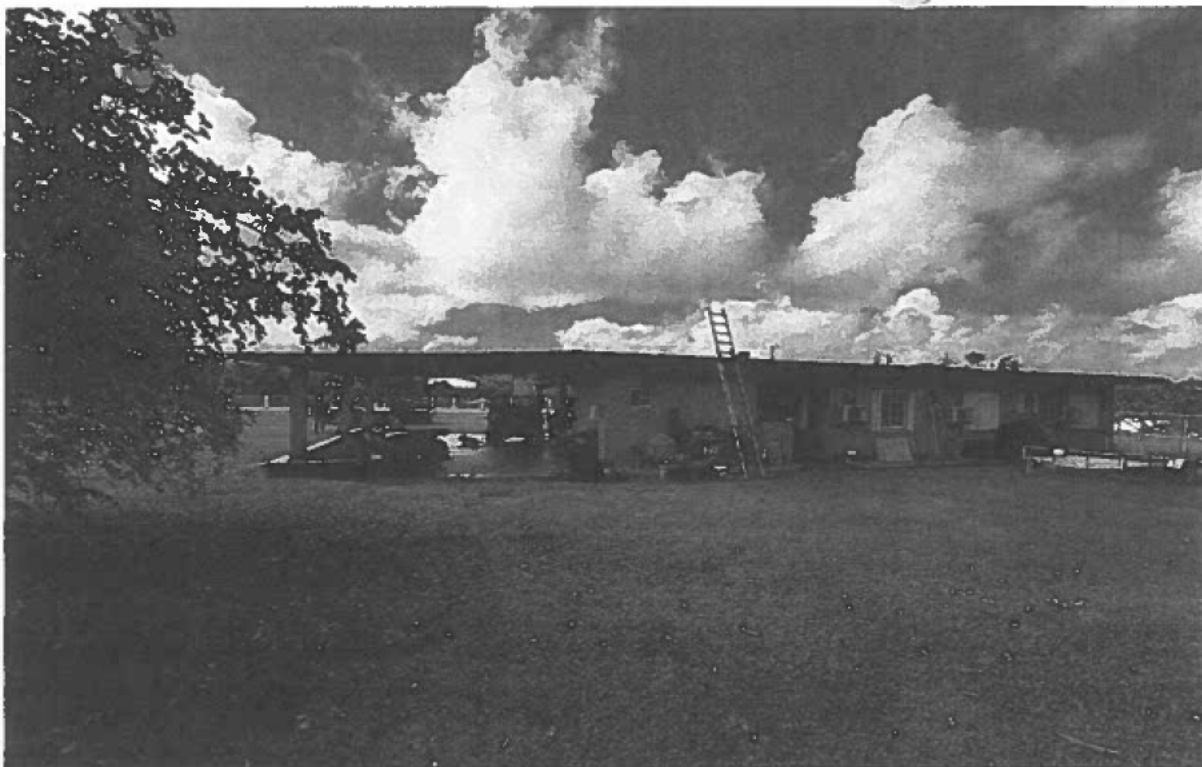
Compliance Notes:

1. Not in compliance with farming requirements for agriculture lease.
2. Observed eight (8) small of coconut/betel nut type seedlings planted on the edge of the property.
3. Extension encroaches to the adjacent lot that is leased to Mr. Pedro Blas Sr. (refer to aerial)
4. Extension attached to the garage side of the main structure, made of galvanized metal roof and concrete post *per sketch*
5. Visible septic tank and leaching field indicated, utilities (water and power) is available.

LOCATION SKETCH AND/OR HOUSE DESCRIPTION:









New Business



New Business: Constituent Matters

CHamoru Land Trust Commission

Land Agent Staff Report

MARK J. WRIGHT

RESIDENTIAL APPLICATION

I. MATTER(S)

1. Kayla Janelle Arnaiz is requesting to be deemed as an "Eligible Beneficiary".
2. Kayla Janelle Arnaiz is requesting to be named successor and to take over Mark J. Wright's Dec. 2nd 1995 Residential Application.

II. LEGAL REFERENCE(S)

1. § 75A101.2 Verification of Eligible Beneficiaries:

(1) Persons shall be considered eligible beneficiaries if the United States acquired land on which they did not hold title or ownership, but that they nevertheless had either occupied, farmed, or ranched land for residential or agricultural purposes for at least one (1) year immediately prior to that land being acquired by the United States government between 1898 and 1968 or descendants of such person; except that if a person occupied, farmed, or ranched the land on or after December 8, 1941, and the land was acquired at any time after that date and up to 1950, the one (1) year tenure need not have occurred immediately prior to acquisition by the United States government. To be eligible under this provision, an applicant must sign a declaration or affidavit setting forth, in sufficient detail and under penalty of perjury, the following facts to the extent known or reasonably ascertainable by the applicant:

2. § 75A109. Successors to Lessees and Applicants:

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

III. FACTS

1. Original Applicant: Mark J. Wright
2. Applicant's Date and Time: December 2nd 1995 at 9:15 am
3. Applicant's Application Number: 94
4. Application Type: Residential
5. Takeover Applicant's Date of Submission: February 5th 2026
6. Lot Description: N/A
7. Survey Map: N/A
8. Priority: 1
9. Preoccupier: NO
10. Land Use Permit (LUP): N/A
11. Mayor's Certification: N/A
12. Recorded Lease: N/A
13. Unrecorded Lease: N/A

CHamoru Land Trust Commission

Land Agent Staff Report

- 14. Lease Fee Paid: N/A
- 15. Is this a Registered Property? N/A
- 16. Residing on Private Property: NO
- 17. Residing on Guam Ancestral Lands Property: NO
- 18. Part of Null and Void Listing: NO
- 19. Part of 2018 Ratified Listing: NO
- 20. Part of 1995 Listing: YES
- 21. Part of OPA Audit Listing: NO
- 22. Board-Approved Lease Award: NO

IV. CHRONOLOGY

- 1. December 2nd 1995: Mark J. Wright submitted Residential Application No. 94
- 2. January 10th 1997: Residential interview was conducted.
- 3. August 16th 2024: Mark J. Wright was deemed an "Eligible Beneficiary" under 75A as the great-grandson of ostensible land owner Agapito Nauta Salas. Verification of Eligibility was issued to Mr. Wright.
- 4. November 12th 2025: A 90-day notice was mailed out to Mr. Wright's last known address in the file.
- 5. January 22nd 2026: Kayla Janelle Arnaiz, daughter of Mr. Wright, submitted his death certificate.
- 6. January 30th 2026: A notarized letter requesting to take over the application and 75A documents were submitted.
- 7. February 2nd 2026: Eligibility research was completed. Kayla Janelle Arniz is the great-great-granddaughter of ostensible landowner Agapito Nauta Salas. Supporting documents in the file.
- 8. February 5th 2026: Kayla Janelle Arnaiz submitted her CLTC Application.

V. SUMMARY

Kayla Janelle Arnaiz has submitted her supporting documents showing that she is the great-great-granddaughter of Agapito Nauta Salas, ostensible landowner of Lot 1412 Agana, which was acquired by the United States of America under Civil Case # 38-50. She formally requests the board to approve her as an eligible beneficiary.

Along with requesting to be approved as an eligible beneficiary, Ms. Arnaiz would also like to request to be approved as the named successor to take over Mark J. Wright's Dec. 2nd, 1995, number 94 residential application.

VI. GUIDANCE

The approval of Kayla Janelle Arnaiz as an "Eligible Beneficiary" is supported by **Guam Codes Annotated Title 21 Chapter 75A § 75A101.2 (1)**.

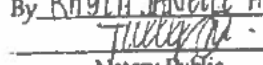
The Approval of Kayla Janelle Arnaiz as the named successor and to take over Mark J. Wright's Residential Application is supported by **Guam Code Annotated Title 21 Chapter 75A §75A109 (3)**.

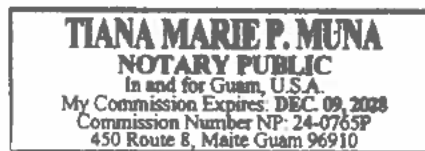
1/30/2026

I Kayla J. Arnaiz is taking over my Father, Mark J. Wright, Chamorro Land Trust Commission Application as named/Head successor.



Kayla J. Arnaiz

Subscribed and sworn to before me
this 30th day of JANUARY, 2026
By KAYLA JANELLE ARNAIZ

Notary Public



ELIGIBILITY PROCESS CHECKLIST

1. Is the Applicant's Family Tree attached? ☒ Yes ☐ No
2. Research conducted. ☒ John Bohn Files District Court Listing
☒ DLM Land Web
☒ GALC John Bohn Judgement Files
- 3/30/2026 3/30/2026
Start Date End Date
3. Documentary evidence obtained. ☒ Yes ☐ No
Document type. JUDGMENT, DECLARATION OF TAKING CIVIL CASE # 38-50
(E.g. Declaration of Taking, Judgement)
4. Applicant advised of the option to complete an Affidavit of Ownership (Form CLTC-AFF-001) or an Affidavit of Occupied, Farmed or Ranches (Form CLTC-AFF-002) to the extent known or reasonably ascertainable under penalty or perjury. ☐ Yes ☐ No ☒ Not applicable
5. Type of Affidavit provided. ☐ Form CLTC-AFF-001
☐ Form CLTC-AFF-002
☒ Not applicable
6. Supporting documents submitted. ☒ Government issued identification
☒ Applicant's birth certificate
☒ Mother or Father's birth or death certificate
☒ Maternal or Paternal Grandparent's birth or death certificate
☒ Maternal or Paternal Great Grandparen'ts birth or death certificate
7. Staff recommendation: KAYLA J. ARNAIZ IS THE GREAT-GREAT-GRANDDAUGHTER TO AGAITO
N. SALAS, OSTENSIBLE LAND OWNER OF LOT 1412 AGANA UNDER CIVIL CASE # 38-50
- D. NARCIS 3/30/2026
Staff Date
8. Land Agent Supervisor's Comments: THE APPROVAL OF KAYLA J. ARNAIZ AS AN
"ELIGIBLE BENEFICIARY" IS BASED ON THE SUPPORTING DOCUMENTS.

Land Agent Supervisor

Date

☐ Approved

☐ Disapproved

Chairperson

Date

Board approved on _____

CLTC-CHKLST-001

CHamoru Land Trust Commission

Land Agent Staff Report

ANGELICA L. WRIGHT **RESIDENTIAL APPLICATION**

I. MATTER(S)

1. The approval of Sharlene L. Wright as the named successor to Angelica L. Wright's Residential Application.

II. LEGAL REFERENCE(S)

1. **GCA Title 21 Chapter 75A § 75A109 (1). Successors to Lessees and Applicants:**
(1) Upon the death of the lessee or applicant, his interest in the tract or tracts and the improvements thereon, including growing crops (either on the tract or in any collective contract or program to which the lessee is a party by virtue of his interest in the tract or tracts), shall vest in the relatives of the decedent as provided in this paragraph. From the following relatives of the lessee, or applicant, spouse, children, grandchildren, parents, grandparents, siblings, widows or widowers of the children or siblings, or nieces and nephews, the lessee or applicant shall designate the person or persons to whom he directs his interest in the tract or tracts to vest upon his death. Such person or persons must be qualified to be a lessee of Chamorro Land Trust Property; provided, that such person or persons need not be eighteen (18) years of age;

III. FACTS

1. Original Applicant: Angelica L. Wright
2. Applicant's Date and Time: December 2nd, 1995 at 9:14 am
3. Applicant's Application Number: 93
4. Application Type: Residential
5. Takeover Applicant's Date of Submission: February 9th, 2026
6. Lot Description: N/A
7. Survey Map: N/A
8. Priority: 1
9. Preoccupier: NO
10. Land Use Permit (LUP): N/A
11. Mayor's Certification: N/A
12. Recorded Lease: N/A
13. Unrecorded Lease: N/A
14. Lease Fee Paid: N/A
15. Is this a Registered Property? N/A
16. Residing on Private Property: NO
17. Residing on Guam Ancestral Lands Property: NO
18. Part of Null and Void Listing: NO
19. Part of 2018 Ratified Listing: NO
20. Part of 1995 Listing: YES
21. Part of OPA Audit Listing: NO
22. Board-Approved Lease Award: NO

CHamoru Land Trust Commission

Land Agent Staff Report

IV. CHRONOLOGY

1. December 2nd 1995: Angelica L. Wright submitted her CLTC Application
2. January 13th 1997: Residential Interview was conducted
3. January 23rd 1997: A lease was prepared for Lot 12, Block 7, Tract 9210 lease was not signed by the Admin. Director.
4. March 18th 2024: Death certificate for Angelica L. Wright was submitted
5. February 9th 2026: Sharlene L. Wright submitted her CLTC Application and letter requesting to take over her mother's application.
6. February 24th 2026: Sharlene L. Wright was approved as an eligible beneficiary.

V. SUMMARY

Sharlene L. Wright has been approved as an "Eligible Beneficiary" under 75A.

Ms. Wright has submitted her request to take over Angelica L. Wright's Residential Application.

She would formally like to request the board to approve her as the named successor to take over Residential Application Dec. 2nd, 1995 at 9:14 am #93.

VI. GUIDANCE

Sharlene L. Wright's approval to be named successor and to take over Angelica L. Wright's Residential Application is supported by **GCA Title 21 Chapter 75A § 75A109 (1)**.



Commission Inangokkon Tano' CHamoru

(CHamoru Land Trust Commission)

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

February 24, 2026

Angelica L. Wright
C/O Sharlene L. Wright
P.O. Box 12465
Tamuning, GU 96931

SUBJECT: VERIFICATION OF ELIGIBILITY

Håfa Adai, Ms. Wright,

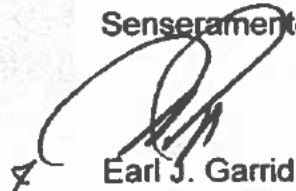
The CHamoru Land Trust Commission is pleased to inform you that you are an eligible beneficiary for CLTC's land lease program. This letter confirms your eligibility and does not commence the lease award process.

As a reminder, please notify CLTC if your contact number, mailing address, or other contact information changes. If such changes may have occurred, CLTC's "Applicant / Lessee Update Form" is attached. The change form shall be submitted and received at the CLTC office in Suite 222, ITC Building, Tamuning, Guam. Please note that your contact information is essential when the lease award process commences.

When the lease award process commences, CLTC will mail you a certified letter requesting the pending information needed to facilitate the lease award. If you do not respond within the ninety (90) days that will be afforded to you, the CLTC Board, through its authority, will remove you from the waiting list, and you must reapply as a new applicant.

If you have any questions or concerns, please call the CLTC office at (671) 300-3296.

Senseramente,


Earl J. Garrido
Acting Chairperson

Lourdes A. León Guerrero
Mayor
Governor of Guam

Joshua F. Tenorio
Lt. Governor
Lt. Governor of Guam

Commission Members

Earl J. Garrido
Acting Chairperson

Joseph F. Artero-Cameron
Commissioner

Fabienne Cruz Respicio
Commissioner

Jeremy J. Rojas
Commissioner

Vacant
Commissioner

Joseph B. Cruz Jr.
Acting Administrative Director

Statement of Request to Take Over Application With Relinquishment of Rights

I, **Sharlene L. Wright**, respectfully submit this statement regarding the application originally filed by my late mother, **Angelica L. Wright**.

The application was submitted on **December 2, 1995, at 9:14 a.m.**, and is identified as **Application No. 94**. Angelica L. Wright is survived by **four children**, including myself and **three other siblings**, all of whom are lawful heirs.

My siblings have voluntarily agreed to relinquish their rights and interests as heirs with respect to this application, in my favor. With their full knowledge and written consent, I am formally requesting to be allowed to **take over, manage, and continue** the above-referenced application as the **sole acting heir**, as permitted by law or agency policy.

I understand that formal relinquishment statements, from my siblings may be required, and I am prepared to submit all necessary documentation to support this request. This statement is made in good faith and is true and correct to the best of my knowledge.

Respectfully,

Sharlene L. Wright

Signature: 

Printed Name: **Sharlene L. Wright AKA. Sharlene Lorraine Wright**

Date: **0109/26**

Notary Acknowledgment

Notary Public Signature: _____

Printed Name of Notary: _____

My Commission Expires: _____

Notary Seal:

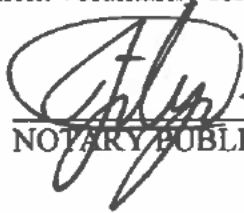
36
please see attached notary acknowledgment.

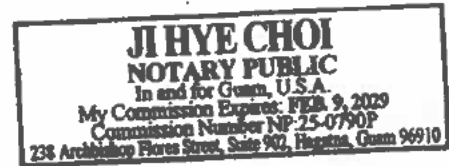
ACKNOWLEDGMENT NOTARY ATTACHMENT

Territory of Guam) ss:

ON THIS 9th day of February, 2026, before me, the undersigned notary, personally appeared, Sharlene Lorraine Wright (A.K.A. Sharlene L. Wright), the person whose name is signed in the attached document (*Statement of Request to Take Over Application With Relinquishment of Rights*), and acknowledged to me that she signed the document voluntarily for its stated purpose.




NOTARY PUBLIC



CHamoru Land Trust Commission

Land Agent Staff Report BREANNA-ROSE DAVIS BAZA

I. MATTER:

Ms. Breanna-Rose Davis Baza is requesting to be deemed an eligible beneficiary

II. LEGAL REFERENCES:

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

III. FACTS:

1. Applicant's Date and Time: January 23, 2026 at 02:28 PM #8540
2. Original Application Type: Agricultural

IV. CHRONOLOGY:

1. January 23, 2026 – Breanna-Rose Davis Baza's agricultural application was received at CLTC ITC office at 02:28 p.m. and was issued numerical designation #8540
2. January 23, 2026 – Non-refundable application fee of \$50.00 paid with voucher no. 2677
3. January 23, 2026 – Ms. Baza submitted her January 23, 2026 family tree form and supporting documents
4. January 23, 2026 – Ms. Baza submitted her affidavit for eligibility OCCUPIED, FARMED OR RANCHED
5. March 03, 2026 – Mr. Perez's GCA 75A Eligibility Packet submitted for review

CHamoru Land Trust Commission

Land Agent Staff Report BREANNA-ROSE DAVIS BAZA

6. March 03, 2026 – Glenn R. Eay, Acting Land Agent Supervisor stated the request requires the CLTC Board of Commissioners approval.

V.

SUMMARY:

Ms. Breanna-Rose Davis Baza's January 23, 2026 affidavit states Antonio Quitongico Perez (her maternal grandfather according to her January 23, 2026 CLTC Family Tree Form) and his family was living Joaquin Cruz Perez's Lot 380 in Agana for unknown period of time up to July 7, 1947. According to Ms. Baza's affidavit there was no rent paid because it was family property but any expenses including taxes were shared. Lot 380 in Agana was place of the family home and she is unaware if there was any farming activity conducted. According to Ms. Baza's affidavit the family house was rebuilt after the liberation of Guam and prior to the taking of the property. Ms. Breanna-Rose Davis Baza is requesting to be deem an eligible beneficiary under 21 GCA, Chapter 75A based on her January 23, 2026 affidavit for eligibility Occupied, Farmed or Ranches (CLTC AFF-002) stating her grandfather, Antonio Quitongico Perez and siblings were living on Joaquin Cruz Perez's Lot 380 in Agana for unknown period of time up to July 7, 1947 when it was acquired by the Naval Government of Guam.

VI.

GUIDANCE:

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

Kumision Inangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guam 96932

Phone: 649-5263 ext. 815

AFFIDAVIT FOR ELIGIBILITY

OCCUPIED, FARMED, OR RANCHED

Breanna-Rose Davis Baza (formerly
Breanna-Rose Perez Davis), being first duly sworn, deposes and says that

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

Breanna-Rose Davis Baza

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

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

☐ Parcel Number:

According to the judgement, there is no parcel
number listed.

☐ Address

San Ignacio - Agaña

☐ Legal Description

Lot 380 in Agaña now known
as Hagåtña

☐ Other Identifier

GC 265

The date the land was acquired by the United States:

July 7, 1947 Civil Case 16-47

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

Antonio Quintanico Perez, his siblings and his
mother lived on the lot

5. The length of time the person or persons listed above continuously occupied, farmed, or ranched the land:

up to the time property was taken away

6. The legal owner of the land:

Joaquin Cruz Perez

7. The relationship between the legal owner of the land and the person or persons who occupied,

farmed, or ranched the land: Family member

Kumision Inangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guam 96932

Phone: 649-5263 ext. 815

8. Compensation or rent, if any, that was paid by the person or persons who occupied, farmed, or
ranchd the land to the legal owner: It was family owned property.

There was no rent paid but any expenses including taxes were shared

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

lot 380 in Agaña was the place of the family home.

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

or animals raised. It was the place of the family home.

11. If the person or persons improved the land, the nature of any improvements (if not applicable,
list N/A):

The family had to rebuild after the
liberation of Guam prior to the taking of
the property

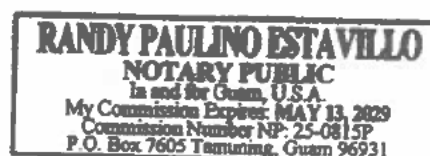
12. The undersigned makes these statements on behalf of themselves or as a representative of
the applicant via a power of attorney.

[Signature]
Signature

01/23/2026
Date

Subscribed and sworn to before me this 23rd day of January, 2026 by
Breanna-Rose D Baza

[Signature]
NOTARY PUBLIC



ELIGIBILITY PROCESS CHECKLIST

1. Is the Applicant's Family Tree attached? ☒ Yes ☐ No

2. Research conducted.

01/23/2026

02/02/2026

Start Date

End Date

☒ John Bohn Files District Court Listing

☒ DLM Land Web

☐ GALC John Bohn Judgement Files

3. Documentary evidence obtained. ☐ Yes ☐ No

Document type.

(E.g. Declaration of Taking, Judgement)

District Court of Guam Awards Report Pages 18-19 & Judgment for Civil Case 16-47

4. Applicant advised of the option to complete an **Affidavit of Ownership (Form CLTC-AFF-001)** or an **Affidavit of Occupied, Farmed or Ranched (Form CLTC-AFF-002)** to the extent known or reasonably ascertainable under penalty or perjury. ☒ Yes ☐ No ☐ Not applicable

5. Type of Affidavit provided.

☐ Form CLTC-AFF-001

☒ Form CLTC-AFF-002

☐ Not applicable

6. Supporting documents submitted.

☒ Government Issued identification

☒ Applicant's birth certificate

☒ Mother or Father's birth or death certificate

☒ Maternal or Paternal Grandparent's birth or death certificate

☐ Maternal or Paternal Great Grandparen'ts birth or death certificate

7. Staff recommendation:

According to Breanna-Rose Davis Baza's affidavit, her maternal grandfather, Antonio Quitongico Perez and his family was living on

Lot 380 in Agana owned by Joaquin Cruz Perez until the property was acquired by the Naval Government of Guam in the July 7, 1947 Civil Case 16-47 Judgment

Lydia E. Taleu

Staff

March 25, 2026

Date

8. Land Agent Supervisor's Comments:

§ 75A101.2 (b)(2) Based on the submitted affidavit, the approval of the status of "Eligible Beneficiary" should be determined by the CLTC Board of Commissioners

Glenn R. Eay

Land Agent Supervisor

March 25, 2026

Date

2860
IN THE ISLAND COURT OF GUAM

MARIANAS ISLANDS

Naval Government of Guam,

Petitioner,

vs.

50,000 Square Meters of Land, more or less, located in the Municipality of Agaña, Island of Guam, Marianas Islands, and Regino Mandiola Ada, et al.,

Defendants.

75 July 1947
2 2:30 P.M.
Civil No. 16-47,

JUDGMENT ON DECLARATION OF TAKING

Now on this 7th day of July, 1947, comes on for hearing and determination the Motion of the Petitioner, Naval Government of Guam, asking for a judgment on the Declaration of Taking which was filed herein.

1. And the Court, having fully considered said Motion, the Petition for Condemnation, the Declaration of Taking, the Act of Congress approved February 18, 1946 (Public Law 301, 79th Congress), and Sections 1237 through 1258, inclusive, as amended, of the Code of Civil Procedure of Guam, doth find that each and all of the allegations contained in said Motion, Petition and Declaration are true, and that the Naval Government of Guam is entitled to acquire property by eminent domain for the purposes set forth in said petition, and that the said Naval Government of Guam is entitled to take said property and have the title thereto vested in it; that Petitioner's Motion for Judgment on Declaration of Taking should be approved and the prayer thereof granted.

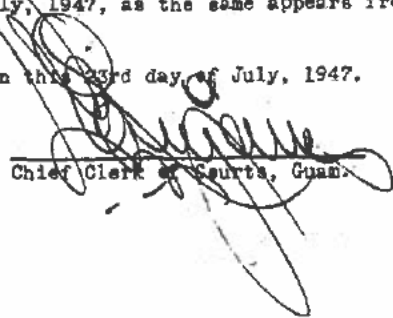
2. And the Court finds that said Petition and Declaration of Taking were filed at the request of the Governor of Guam, the person duly authorized by law to acquire the lands described in said documents, for the purposes therein set forth, and that said proceeding was instituted by the Attorney General of Guam, the person authorized by law to direct the institution of such proceeding.

CERTIFICATE

Island of Guam,)
Marianas Islands) ss

I, PEDRO C. LUJAN, the duly appointed, qualified and acting Chief Clerk of Courts within and for the Island of Guam do hereby certify that the foregoing is a true and correct copy of the Judgment on Declaration of Taking which was entered in Case No. 16-47, Naval Government of Guam, Petitioner, vs. 50,000 square meters of land, more or less, located in the Municipality of Agaña, Island of Guam, Marianas Islands, and Regina Mendicela Ada, et al., Defendants, in the Island Court of Guam on the 7th day of July, 1947, as the same appears from the files and records in my office.

Witness my hand and official seal on this 23rd day of July, 1947.


Chief Clerk of Courts, Guam.

IN THE ISLAND COURT OF GUAM
LARIANAS ISLANDS

7/1/47
212000

Naval Government of Guam,

Petitioner,

vs.

Civil No. 16-47.

50,000 Square Meters of Land, more
or less, located in the Municipality
of Agaña, Island of Guam, Larianas
Islands, and Merino Romoliola Ada, et al.,

Defendants.

NOTICE OF LIS PENDENS

Notice is hereby given that on the 23rd day of June 1947,
the Naval Government of Guam, by James W. Davis, Attorney General of
Guam, acting under instructions and at the direction of the Governor
of Guam, filed a complaint in the Island Court of Guam for the purpose
of condemning, in order to acquire title in fee simple, certain lands
lying within the Municipality of Agaña, Guam, Larianas Islands, said
lands to be used for the purposes of rebuilding of the City of New
Agaña as a part of the program for the rehabilitation of the Guamanian
people and the economy of Guam, said lands sought to be condemned being
more particularly described as follows:

Beginning at a point marked "1" on Land and Claims
Commission Drawing No. P-176 dated 10 June 1947 entitled,
"Property Map, Section 1, Land to be Acquired in New Agaña,
Land Square 13, Section 3, Municipality of Agaña", being
North 45 degrees, 24 minutes East a distance of 463.697
meters from Agaña Monument; thence South 01 degrees 56.25
minutes West a distance of 10.36 meters to Point "2"; thence
North 88 degrees 03.75 minutes West a distance of 56.39 meters
to Point "3"; thence South 01 degrees 37.75 minutes West a
distance of 58.46 meters to Point "4"; thence North 88 degrees
22.25 minutes West a distance of 74.68 meters to Point "5";
thence South 01 degrees 37.75 minutes West a distance of
402.32 meters to Point "6"; thence South 88 degrees 22.25
minutes East a distance of 131.07 meters to Point "7"; thence
South 01 degrees, 37.75 minutes West a distance of 24.36 meters
to Point "8"; thence North 88 degrees 22.25 minutes West a dis-
tance of 222.38 meters to Point "9"; thence along arc of curve,
chord length being 102.04 meters and delta 31 degrees 39 minutes
24 seconds to Point "10"; thence North 56 degrees 42.75 minutes
West a distance of 186.26 meters to Point "11"; thence North
01 degrees 56.25 minutes East a distance of 136.96 meters to
Point "12"; thence South 88 degrees 03.75 minutes East a dis-
tance of 73.15 meters to Point "13"; thence North 01 degrees
56.25 minutes East a distance of 86.32 meters to Point "14";
thence South 88 degrees 03.75 minutes East a distance of 21.34

- Duenas, Maria San Nicolas	- Mesa, Concepcion Chargualaf
- Duenas, Vicente Arriola	- Mesa, Dolores Leon Guerrero
- Dungca, Teodoro Gozum	- Miner, Jose Perez, deceased
- Eclaves, Antonio Reyes	- Munoz, Juan Cepeda
- Eclaves, Enrique Reyes	- Palacios, Jose Cruz
- Eclaves, Gonzola Reyes	- Palacios, Jose Tenorio
- Elliott, Concepcion Martinez	- Paltin, Fancisco R., deceased
- Elliott, Hiram Wilson	- Pangolinan, Jose Rosario
- Espinosa, Juan Torres, deceased	- Parochial Church of Guam
- Evangelista, Josefa Hendiola, deceased	- Peredo, Antonio Sablan
- Farrell, Maria Aflague	- Perez, A. T.
- Fernandez, Francisco Camacho, deceased	- Perez, Eduardo Eclaves
- Flores, Francisco Terlaje	- Perez, Gregorio
- Flores, Joaquin Borja, deceased	- Perez, Jesus Flores
- Flores, Manuel Borja, deceased	- Perez, Jesus Francisco
- Flores, Manuel Taitano	- Perez, Joaquin Cruz
- Flores, Maria Cruz, deceased	- Perez, Jose Martinez
- Flores, Rosa Guerrero	- Perez, Jose Salas
- Francisco, Jesus Camacho	- Perez, Juan Diaz, deceased
- Franquez, Pedro Iglesias, deceased	- Perez, Remedios Leon Guerrero
- Garrido, Salomon Blas	- Perez, Rosario Eclaves
- Gogue, Austin San Luis, deceased	- Quichocho, Clara, deceased
- Gogue, Gerónimo, deceased	- Quitugua, Antonio Mariano
- Gogue, Luis Borja	- Quitugua, Miguel Salas, deceased
- Gogue, Vicente	- Rivera, Vicente Flores, deceased
- Guerrero, Imacio L. G.	- Rojas, Pedro Atique
- Guerrero, Juan Flores, deceased	- Romero, Rita Gogue
- Guayra, Vicente Crisostomo	- Rosario, Nicolasa Latap
- Hongyee, Kieves Pangolinan	- Rowley, William Cruz, deceased
- Iglesias, Consolacion Garrido	- Rowley, Ana Wilson
- Indalecio, Joaquin de Leon, deceased	- Reyes, Pedro Quichocho
- Indalecio, Rosa Indalecio	- Sablan, Asuncion R.
- Isidro, Ursula Aflague	- Sablan, Carmen Cruz
- Javier, Joaquin Carrido	- Sablan, Jose Mendilaharsu
- Johnson, Ignacio Perez	- Sablan, Rosa Guerrero
- Kamdinga, Elvira Sacomoni	- Salas, Ana Franquez
- Leon, Joaquin Indalecio	- Salas, Antonio Quitugua, deceased
- Leon Guerrero, Ana L. G.	- Salas, Clotilde Bustagua, deceased
- Leon Guerrero, Ana Sablan	- Salas, Isabel Hendiola
- Leon Guerrero, Conzola B.	- Salas, Jose Quitugua
- Leon Guerrero, Ignacio Sablan	- Salas, Richardo Bustagua
- Leon Guerrero, Isabel Duenas	- San Nicolas, Maria Perez
- Leon Guerrero, Jose Sablan	- San Nicolas, Jose Castro, deceased
- Leon Guerrero, Juan Jose, deceased	- San Nicolas, Jose Cruz
- Leon Guerrero, Juana Sablan	- Santos, Cristobal Ramirez
- Leon Guerrero, Vicente Sablan	- Santos, Clementina Ramirez
- Lujan, Manuel Olive, deceased	- Santos, Francisco Faustino
- Manglona, Vicente	- Santos, Jose Villagomez
- Manibusan, Milonena Manona	- Santos, Tomas Ramirez
- Manibusan, Jose Camacho	- Santos, Ismael Ramirez
- Manibusan, Maria Espinosa	- Simpson, Sara, deceased
- Manibusan, Vicente Manona	- Suarez, Antonio Crisostomo
- Mariano, Vicente, deceased	- Tannal, Rosa Santos
- Martinez, Jose Cruz	- Tani Gush, Eusebio, deceased
- Martinez, Teresa Cruz	- Tani Gush, Eusebio Castro Cepeda, deceased
- Hendiola, Bonigno Cruz, deceased	

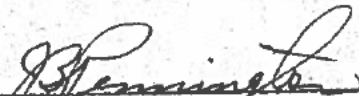
Takano, Luis San Nicolas
Torres, Jose Martinez
Torres, Juan Espinosa
Torres, Maria Perez
Torres, Maria Perez Gollo
Torres, Luis Espinosa
*Torres, Manuel Ulloa, deceased

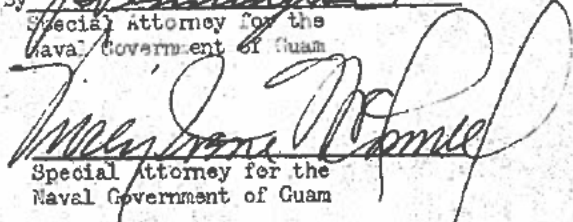
Torres, Rosa Franquez
Unpingco, Jose Aguen
Untalan, Luis Blas
*Veneziano, Alejandro, deceased
Vaughn, Maria Duenas
Young Men's League of Guam

*Known and unknown heirs, executors, administrators, devisees, legatees, trustees, and assigns, immediate and remote, of the deceased.

and said action being a proceeding in rem against said lands, all other persons, firms, or corporations, either known or unknown, who claim to have or own any right, title, or interest of any character whatever in said lands are made defendants in said action.

NAVAL GOVERNMENT OF GUAM

By 
Special Attorney for the
Naval Government of Guam


Special Attorney for the
Naval Government of Guam

Lot No.	Recorded Owner	G.C.No.	C.T.No.
873	Luis Canacho Baza et al		2328
882	Rosa Muna Palomo	667	
1129	Joaquin Rosario Sablan	2240	
1138	Blanca Castro	1120	
1139	Jose Cruz Flores	986	
1141	Antonio Reyes Eclaves		1107
1143	Vicente R. Palomo		1589
1183	Gailly R. Kamminga		1053
1185	Elvira S. Kamminga and Gailly R. Kamminga	3698	
1186	Pedro I. Franquez	2210	
1187	" " "	2062	
1188	Gregorio A. Duenas		1922
1188-1	Vicente A. Duenas		1970
1189-2	Vicente F. Arriola		1095
1226-1 &	Ignacio Borja Mendiola		795
*1226-2			
1227	Santiago L.G. Cruz	538	
1277	Inosencio S. Aflague		171
1279	Vicente C. Guevara	639	
1285	Jose Perez Miner		1766
1287	Ana Rosario Cruz	531	
476-1	Jose L. Torres		564
838	C.C. Bulter		339

Lot No. 398 is found recorded in Vol. 4 of Agana, page 206 in the name of Juan Untalan Cruz; Lot No. 413 is found recorded in Vol. 6 of Agana, page 11 in the name of Vicente Lariano; Lot No. 466 is found recorded in Vol. 6 of Agana, page 269 in the name of Joaquin Arriola Rivera; Lot No. 484 is found recorded in Vol. 1, page 23, Unregistered lands in the name of Alejandro Veneziano; Lot No. 495 is found recorded in Vol. 8 of Agana, page 605 in the name of Alejandro Veneziano; Lot No. 1281 is found recorded in Vol. 5 of Agana, page 341 in the name of Gerónimo Gogue; Lot No. 3-1 is found provisionally recorded in Vol. 13 of Agana, page 499 in the name of Teresa Martinez Cruz, now known as Teresa Cruz Artero; Lot No. 482-2 is found provisionally recorded in Vol. 21 of Agana, page 290, in the name of Jose L. Torres and Lot No. 1189-1 is found provisionally recorded in Vol. 19 of Agana, page 642 in the name of Antonio Sablan Peredo.

The records of this office also indicate that Lot No. 4, 20, 33, 447, 459 and 483 were mortgaged to the Bank of Guam. However, investigation reveals the fact that the mortgages on Lot Nos. 447, and 459 were paid in full. Lot No. 1183, mortgaged to Atkins Kroll and Co. to secure the payment of a loan of \$223.27 and Lot No. 1185 is mortgaged to Vicente R. Canacho to secure the payment of a loan of \$210.00.

The records of this office also indicate that there is a balance of \$600.00 remaining unpaid of the purchase price of Lot No. 838 due and payable to Francisco Martinez Cruz.

In view of the Decree of the Island Court, Guam, in Civil Case No. 16-47 dated 7 July 1947 (Judgment on Declaration of Taking), the above Certificates of Guaranteed Claim and Certificates of Title are canceled and Certificate of Title Nos. 2396 to 2524 inclusive are issued for Lot Nos. 3-New, 13, 18, 356, 32-2, 32-New, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 381, 382, 383, 392, 394, 395, 396, 397, 399, 400, 401, 412, 414, 419, 427-New, 429, 430, 431, 432, 433, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 471, 472, 473, 474, 475, 482-1, 483, 485, 486, 488, 493, 494, 496, 497, 498, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 519, 520, 552, 558, 561, 562, 573, 582, 1129, 1138, 1139, 1141, 1143, 1183, 1185, 1186, 1187, 1188, 1188-1, 1189-2, *1226-1, *1226-2, 1227, 1277, 1279, 1285, 1287, 476-1, and 838 respectively, in the name of the Naval Government of Guam.

* Cancellation of Ct. No. 715 covering Lot Nos. 1226-1 & 1226-2 has been voided.
See original Certificate of Title No. 715.
2 C.T. 1183

Edw. J. Nichols
Dep. Ch. Registrar # 360

NAVAL GOVERNMENT OF GUAM
Department of Records and Accounts.

Presented on 23 July 1947 at 2:30 p.m. and entered under No. 360,
Day-Book, Vol. 2, page 47.

F.B. Souder
F.B. Souder, Lt. Comdr. (SC) USNR
Head of Department of
Records and Accounts.

EXAMINED AND VERIFIED AS TO TITLE. The records of this office indicate that the properties referred to in the within decree are covered by Certificates of Guaranteed Claim and Certificates of Title, as enumerated below:

<u>Lot No.</u>	<u>Recorded Owner</u>	<u>G.C.NO.</u>	<u>C.T.No.</u>
3-New	Jose Martinez Cruz		7
13	Pedro Cepeda	41	
18	Isabel Mendiola Salas		1928
356	Juan Cepeda Munoz	157	
32-2	A.T. Perez		389
32-New	Jesus T. Franquez		748
359	Jose C. San Nicolas	308	
360	Antonio L.G. Cruz		33
361	Luis Borja Gogue	173	
362	Eduardo T. Calvo		455
363	Jose V. Santos	33	
364	Pedro Cepeda	177	
365	Jose Blas Blas	35	
366	Victoria Isidro Cruz and Ursula Aflague Isidro		421
367	Maria Perez San Nicolas	39	
368	Consolacion G. Iglesias		1478
369	Joaquin C. Atoigue	42	
370	Juan Mendiola Borja	32	
371	Concepcion Martinez Elliott	67	
372	Hiram W. Elliott	113	
373	Maria Duenas Vaughan	16	
374	Manuel O. Lujan	68	
375			
376	Maria U. Cruz	211	
381	Pedro Quichocho	187	
382	Miguel S. Aflague	1740	
380	Joaquin Cruz Perez	265	
392	Ignacio L.G. Guerrero	94	
394	Rita Arceo Aflague		696
395	Francisco T. Flores	109	
396	Miguel S. Quitugua	578	
397	Maria P. De Leon et al	136	
399	Vicente B. Garrido	2144	
400	Juan Q. Mariano		1176
401	Salomon Blas Garrido	2631	
412	Antonia Mariano Quitugua and husband Francisco F. Santos	228	
414	Antonio Quitugua Salas	260	
419	Vicente Martinez Cruz	385	
427-New	Atanacio T. Perez	534	
429	Enrique Reyes Bclavea		1139
430	Ana Calvo Aflague		2143
431	Rosa Franquez Torres		1607
432	Francisco M. Cruz	215	
433	" " "	545	
432 1/2	Juan Torres Expinosa	471	
433 1/2	Ana Franquez Salas		1801

CHamoru Land Trust Commission

Land Agent Staff Report JUANITA PEREZ LANDUCCI

I. MATTER:

Mrs. Juanita Perez Landucci is requesting to be deemed an eligible beneficiary

II. LEGAL REFERENCES:

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

III. FACTS:

1. Applicant's Date and Time: January 13, 2026 at 12:22 PM #8536
2. Original Application Type: Residential

IV. CHRONOLOGY:

1. January 13, 2026 – Juanita Perez Landucci's residential application was received at CLTC ITC office at 12:22 p.m. and was issued numerical designation #8536
2. January 13, 2026 – Non-refundable application fee of \$50.00 paid with voucher no. 2671
3. January 13, 2026 – Mrs. Landucci submitted her January 13, 2026 family tree form and supporting documents
4. January 13, 2026 – Mrs. Landucci submitted her January 13, 2026 affidavit for eligibility OCCUPIED, FARMED OR RANCHED
5. March 25, 2026 – Mrs. Landucci's GCA 75A Eligibility Packet submitted for review

CHamoru Land Trust Commission

Land Agent Staff Report JUANITA PEREZ LANDUCCI

6. March 25, 2026 – Glenn R. Eay, Acting Land Agent Supervisor stated the request requires the CLTC Board of Commissioners approval.

V.

SUMMARY:

Mrs. Juanita Perez Landucci's January 13, 2026 affidavit states Antonio Quitongico Perez (her father based her January 13, 2026 CLTC Family Tree Form), his mother and siblings were living on Joaquin Cruz Perez's Lot 380 in Agana. According to Mrs. Landucci's affidavit there was no compensation or rent paid because it was family property but any expenses including taxes were shared. Lot 380 in Agana was place of the family home and is unaware if there was any farming activity conducted. According to Mrs. Landucci's affidavit the family house was rebuilt after the liberation of Guam and prior to the taking of the property. Mrs. Juanita Perez Landucci is requesting to be deem an eligible beneficiary under 21 GCA, Chapter 75A based on her January 13, 2026 affidavit for eligibility Occupied, Farmed or Ranches (CLTC AFF-002) stating her father, Antonio Quitongico Perez and family were utilizing Joaquin Cruz Perez's Lot 380 in Agana for unknown period of time up to July 7, 1947 when it was acquired by the Naval Government of Guam.

VI.

GUIDANCE:

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

Kumision Inangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guam 96932

Phone: 649-5263 ext. 815

AFFIDAVIT FOR ELIGIBILITY
OCCUPIED, FARMED, OR RANCHED

Juanita P. Landucci, being first duly sworn, deposes and says that:

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

Juanita P. Landucci

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

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

- ☐ Parcel Number: According to the Judgement there is no Parcel Number listed
☐ Address: San Ignacio Agaña

☐ Legal Description: Lot 380 in Agaña now known as Hagåtña

☐ Other Identifier: GC 265

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

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

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

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

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

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

Kumision Inangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guam 96932

Phone: 649-5263 ext. 815

8. Compensation or rent, if any, that was paid by the person or persons who occupied, farmed, or
ranchd the land to the legal owner: It was family owned Property, there was

no rent Paid but any expenses including property taxes were shared.

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

lot 380 in Agaña was the Place of the Family home.

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

Animals raised. It was the place of the family home

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

Liberation of Guam and prior to taking of the property

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

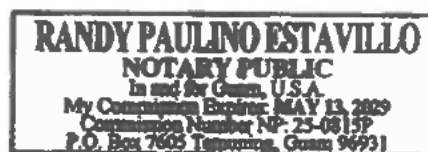
Juanita P. Landucci
Signature

01/13/2026
Date

Subscribed and sworn to before me this 13th day of January, 2026 by

Juanita Perez Landucci.

Randy Estavillo
NOTARY PUBLIC



ELIGIBILITY PROCESS CHECKLIST

1. Is the Applicant's Family Tree attached? ☒ Yes ☐ No

2. Research conducted.

02/24/2026

03/25/2026

Start Date

End Date

☒ John Bohn Files District Court Listing

☒ DLM Land Web

☐ GALC John Bohn Judgement Files

3. Documentary evidence obtained. ☒ Yes ☐ No

Document type.

(E.g. Declaration of Taking, Judgement)

District Court of Guam Awards Report page 18-19 & Judgment for Civil Case 16-47

4. Applicant advised of the option to complete an **Affidavit of Ownership (Form CLTC-AFF-001)** or an **Affidavit of Occupied, Farmed or Ranched (Form CLTC-AFF-002)** to the extent known or reasonably ascertainable under penalty or perjury. ☒ Yes ☐ No ☐ Not applicable

5. Type of Affidavit provided.

☐ Form CLTC-AFF-001

☒ Form CLTC-AFF-002

☐ Not applicable

6. Supporting documents submitted.

☒ Government Issued identification

☒ Applicant's birth certificate

☒ Mother or Father's birth or death certificate

☐ Maternal or Paternal Grandparent's birth or death certificate

☐ Maternal or Paternal Great Grandparen'ts birth or death certificate

7. Staff recommendation:

Juanita Perez Landucci's father, Antonio Quilongico Perez was living on Lot 380 in Agaña prior to the Naval Government of Guam acquiring the lot from Joaquin Cruz Perez in the July 7, 1947 Judgment Civil Case 16-47

Lydia Taleu

Staff

March 25, 2026

Date

8. Land Agent Supervisor's Comments:

As per § 75A101.2 (b)(2), the approval of the status of "Eligible Beneficiary" based on submitted affidavit should be determined by the CLTC Board of Commissioners or (interim) Administrative Director.

Glenn R. Eay

Land Agent Supervisor

03/25/2026

Date

IN THE ISLAND COURT OF GUAM

MARIANAS ISLANDS

Naval Government of Guam,

Petitioner,

vs.

50,000 Square Meters of Land, more or
less, located in the Municipality of
Agana, Island of Guam, Marianas Islands,
and Regino Pendiola Ada, et al.,

Defendants.

73 July 1947
@ 2:30 P.M.
Civil No. 16-47,

JUDGMENT ON DECLARATION OF TAKING

Now on this 7th day of July, 1947, comes on for hearing and determination the Motion of the Petitioner, Naval Government of Guam, asking for a judgment on the Declaration of Taking which was filed herein.

1. And the Court, having fully considered said Motion, the Petition for Condemnation, the Declaration of Taking, the Act of Congress approved February 18, 1946 (Public Law 301, 79th Congress), and Sections 1237 through 1258, inclusive, as amended, of the Code of Civil Procedure of Guam, doth find that each and all of the allegations contained in said Motion, Petition and Declaration are true, and that the Naval Government of Guam is entitled to acquire property by eminent domain for the purposes set forth in said petition, and that the said Naval Government of Guam is entitled to take said property and have the title thereto vested in it; that Petitioner's Motion for Judgment on Declaration of Taking should be approved and the prayer thereof granted.

2. And the Court finds that said Petition and Declaration of Taking were filed at the request of the Governor of Guam, the person duly authorized by law to acquire the lands described in said documents, for the purposes therein set forth, and that said proceeding was instituted by the Attorney General of Guam, the person authorized by law to direct the institution of such proceeding.

9/11

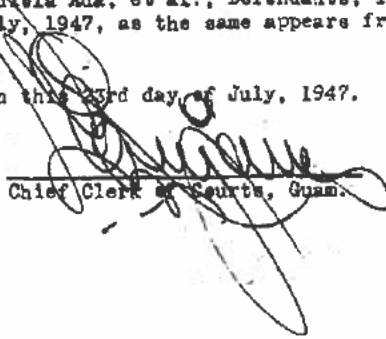
360

CERTIFICATE

Island of Guam,)
Marianas Islands) ss

I, PEDRO C. LUJAN, the duly appointed, qualified and acting Chief Clerk of Courts within and for the Island of Guam do hereby certify that the foregoing is a true and correct copy of the Judgment on Declaration of Taking which was entered in Case No. 16-47, Naval Government of Guam, Petitioner, vs. 60,000 square meters of land, more or less, located in the Municipality of Agaña, Island of Guam, Marianas Islands, and Regine Mondiola Ada, et al., Defendants, in the Island Court of Guam on the 7th day of July, 1947, as the same appears from the files and records in my office.

Witness my hand and official seal on this 23rd day of July, 1947.


Chief Clerk of Courts, Guam.

IN THE ISLAND COURT OF GUAM
MARIANAS ISLANDS

7/1/47
2/13/48

Naval Government of Guam,	)	
	)	
Petitioner,	)	
	)	
vs.	)	Civil No. 16-47.
	)	
50,000 Square Meters of Land, more	)	
or less, located in the Municipality	)	
of Agaña, Island of Guam, Marianas	)	
Islands, and Vergino Mendiolola Ada, et al.,	)	
Defendants.	)	

NOTICE OF HIS PLEADINGS

Notice is hereby given that on the 23rd day of June 1947, the Naval Government of Guam, by James H. Davis, Attorney General of Guam, acting under instructions and at the direction of the Governor of Guam, filed a complaint in the Island Court of Guam for the purpose of condemning, in order to acquire title in fee simple, certain lands lying within the Municipality of Agaña, Guam, Marianas Islands, said lands to be used for the purposes of rebuilding of the City of New Agaña as a part of the program for the rehabilitation of the Guamanian people and the economy of Guam, said lands sought to be condemned being more particularly described as follows:

Beginning at a point marked "1" on Land and Claims Commission Drawing No. P-176 dated 10 June 1947 entitled, "Property Map, Section 1, Land to be Acquired in New Agaña, Land Square 13, Section 3, Municipality of Agaña", being North 45 degrees, 24 minutes East a distance of 463.697 meters from Agaña Monument; thence South 01 degrees 56.25 minutes West a distance of 10.36 meters to Point "2"; thence North 88 degrees 03.75 minutes West a distance of 56.39 meters to Point "3"; thence South 01 degrees 37.75 minutes West a distance of 58.46 meters to Point "4"; thence North 88 degrees 22.25 minutes West a distance of 74.68 meters to Point "5"; thence South 01 degrees 37.75 minutes West a distance of 402.32 meters to Point "6"; thence South 88 degrees 22.25 minutes East a distance of 121.07 meters to Point "7"; thence South 01 degrees, 37.75 minutes West a distance of 24.36 meters to Point "8"; thence North 88 degrees 22.25 minutes West a distance of 222.36 meters to Point "9"; thence along arc of curve, chord length being 102.04 meters and delta 31 degrees 39 minutes 24 seconds to Point "10"; thence North 56 degrees 42.75 minutes West a distance of 186.26 meters to Point "11"; thence North 01 degrees 56.25 minutes East a distance of 136.98 meters to Point "12"; thence South 88 degrees 03.75 minutes East a distance of 73.15 meters to Point "13"; thence North 01 degrees 56.25 minutes East a distance of 86.32 meters to Point "14"; thence South 88 degrees 03.75 minutes East a distance of 21.34

- Duenas, Maria San Nicolas	- Mesa, Concepcion Chergualaf
- Duenas, Vicente Arriola	- Mesa, Dolores Leon Guerrero
- Dungea, Teodoro Gozcm	*Miner, Jose Perez, deceased
- Eclavea, Antonio Reyes	- Munoz, Juan Cepeda
- Eclavea, Enrique Reyes	- Palacios, Jose Cruz
- Eclavea, Gonzola Reyes	- Palacios, Jose Tancorio
- Elliott, Concepcion Martinez	*Paltin, Pancraccio R., deceased
- Elliott, Hiram Wilson	- Paragolinan, Jose Rosario
- Espinosa, Juan Torres, deceased	- Parochial Church of Guam
*Evangelista, Josefa Bendiola, deceased	- Peredo, Antonio Sablan
- Farrell, Maria Aflague	- Perez, A. T.
*Fernandez, Francisco Camacho, deceased	- Perez, Eduardo Delavea
- Flores, Francisco Terlaje	- Perez, Gregorio
*Flores, Joaquin Borja, deceased	- Perez, Jesus Flores
*Flores, Manuel Borja, deceased	- Perez, Jesus Francisco
- Flores, Manuel Taitano	- Perez, Joaquin Cruz
*Flores, Maria Cruz, deceased	- Perez, Jose Martinez
- Flores, Rosa Guerrero	- Perez, Jose Salas
- Francisco, Jesus Camacho	*Perez, Juan Diaz, deceased
*Franquez, Pedro Iglesias, deceased	- Perez, Remedios Leon Guerrero
- Garrido, Salomon Blas	- Perez, Rosario Eclavea
*Gogue, Austin San Luis, deceased	*Quichocho, Clara, deceased
*Gogue, Ceronimo, deceased	- Quitugue, Antonio Mariano
- Gogue, Luis Borja	*Quitugue, Miguel Salas, deceased
- Gogue, Vicente	*Rivera, Vicente Flores, deceased
- Guerrero, Imacio L. G.	- Rojas, Pedro Atique
*Guerrero, Juan Flores, deceased	- Romero, Rita Gogue
- Guayra, Vicente Crisostomo	- Rosario, Nicolasa Latap
- Hongyee, Nieves Pangelinan	*Rowley, Lillares Cruz, deceased
- I. Losias, Consolacion Carrido	- Rowley, Ana Nelson
*Indalecio, Joaquin de Leon, deceased	- Royas, Pedro Quichocho
- Indalecio, Rosa Indalecio	- Sablan, Isuncion R.
- Isidro, Ursula Aflague	- Sablan, Carmen Cruz
- Javier, Joaquin Carrido	- Sablan, Jose Pangelinan
- Johnson, Ignacio Perez	- Sablan, Rosa Guerrero
- Kawdinga, Elvira Sacomoni	- Salas, Ana Franquez
- Leon, Joaquin Indalecio	*Salas, Antonio Quitugue, deceased
- Leon Guerrero, Ana L. G.	*Salas, Clotilde Bustagua, deceased
- Leon Guerrero, Ana Sablan	- Salas, Isabel Bendiola
- Leon Guerrero, Gonzola B.	- Salas, Jose Quitugue
- Leon Guerrero, Ignacio Sablan	- Salas, Richardo Bustagua
- Leon Guerrero, Isabel Duenas	- San Nicolas, Maria Perez
- Leon Guerrero, Jose Sablan	*San Nicolas, Jose Castro, deceased
*Leon Guerrero, Juan Jose, deceased	- San Nicolas, Jose Cruz
- Leon Guerrero, Juana Sablan	- Santos, Cristobal Ramirez
- Leon Guerrero, Vicente Sablan	- Santos, Clementina Ramirez
*Lujan, Manuel Clive, deceased	- Santos, Francisco Faustino
- Manglona, Vicente	- Santos, Jose Villagomez
- Manibusan, Filomena Tanona	- Santos, Tomas Ramirez
- Manibusan, Jose Camacho	- Santos, Raquel Ramirez
- Manibusan, Maria Espinosa	*Simenza, Sara, deceased
- Manibusan, Vicente Tanona	- Suarez, Antonio Crisostomo
*Mariano, Vicente, deceased	- Tancan, Rosa Santos
- Martinez, Jose Cruz	*Tani Gush, Aurelio, deceased
- Martinez, Teresa Cruz	*Tani Gush, Daniel Castro Cepeda, deceased
*Bendiola, Benigno Cruz, deceased	

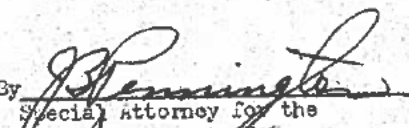
Takano, Luis San Nicolas
Torres, Jose Martinez
Torres, Juan Espinosa
Torres, Maria Perez
Torres, Maria Perez Gollo
Torres, Luis Espinosa
*Torres, Manuel Ulloa, deceased

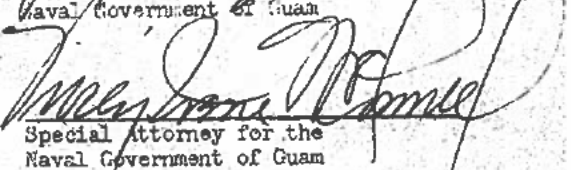
Torres, Rosa Franquez
Unpingco, Jose A. von
Untalan, Luis Blas
*Veneziano, Alejandro, deceased
Vaughn, Maria Buenas
Young Men's League of Guam

*Known and unknown heirs, executors, administrators, devisees, legatees, trustees, and assigns, immediate and remote, of the deceased.

and said action being a proceeding in rem against said lands, all other persons, firms, or corporations, either known or unknown, who claim to have or own any right, title, or interest of any character whatever in said lands are made defendants in said action.

NAVAL GOVERNMENT OF GUAM

By 
Special Attorney for the
Naval Government of Guam


Special Attorney for the
Naval Government of Guam

Lot No.	Recorded Owner	G.C.No.	C.T.No.
873	Luis Canacho Baza et al		2328
882	Rosa Muna Palomo	667	
1129	Joaquin Rosario Sablan	2240	
1138	Blanca Castro	1120	
1139	Jose Cruz Flores	986	
1141	Antonio Reyes Eclaves		1107
1143	Vicente R. Palomo		1589
1183	Gailly R. Kamminga		1053
1185	Elvira S. Kamminga and Gailly R. Kamminga	3698	
1186	Fedro I. Franquez	2210	
1187	" " "	2062	
1188	Gregorio A. Duenas		1922
1188-1	Vicente A Duenas		1970
1189-2	Vicente F. Arriola		1095
*1226-1 &	Ignacio Borja Mendiola		
1226-2			795
1227	Santiago L.G.Cruz	538	
1277	Inosenio S. Aflague		171
1279	Vicente C. Guevara	639	
1285	Jose Perez Miner		1766
1287	Ana Rosario Cruz	531	
476-1	Jose K. Torres		564
838	C.C. Bulter		339

Lot No. 398 is found recorded in Vol. 4 of Agana, page 206 in the name of Juan Untalan Cruz; Lot No. 413 is found recorded in Vol. 6 of Agana, page 11 in the name of Vicente Lariano; Lot No. 466 is found recorded in Vol. 6 of Agana, page 269 in the name of Joaquin Arriola Rivera; Lot No. 484 is found recorded in Vol. 1, page 23, Unregistered lands in the name of Alejandro Veneziano; Lot No. 495 is found recorded in Vol. 8 of Agana, page 605 in the name of Alejandro Veneziano; Lot No. 1281 is found recorded in Vol. 5 of Agana, page 341 in the name of Geronimo Gogue; Lot No. 3-1 is found provisionally recorded in Vol. 13 of Agana, page 499 in the name of Teresa Martinez Cruz, now known as Teresa Cruz Artero; Lot No. 482-2 is found provisionally recorded in Vol. 21 of Agana, page 290, in the name of Jose K. Torres and Lot No. 1189-1 is found provisionally recorded in Vol. 19 of Agana, page 642 in the name of Antonio Sablan Peredo.

The records of this office also indicate that Lot No. 4, 20, 33, 447, 459 and 483 were mortgaged to the Bank of Guam. However, investigation reveals the fact that the mortgages on lot Nos. 447, and 459 were paid in full. Lot No. 1183, mortgaged to Atkins Kroll and Co. to secure the payment of a loan of \$223.27 and Lot No. 1185 is mortgaged to Vicente P. Canacho to secure the payment of a loan of \$210.00.

The records of this office also indicate that there is a balance of \$600.00 remaining unpaid of the purchase price of Lot No. 838 due and payable to Francisco Martinez Cruz.

In view of the Decree of the Island Court, Guam, in Civil Case No. 16-47 dated 7 July 1947 (Judgment on Declaration of Taking), the above Certificates of Guaranteed Claim and Certificates of Title are canceled and Certificate of Title Nos. 2396 to 2524 inclusive are issued for Lot Nos. 3-New, 13, 18, 356, 32-2, 32-New, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 381, 382, 380, 392, 394, 395, 396, 397, 399, 400, 401, 412, 414, 419, 427-New, 429, 430, 431, 432, 433, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 471, 472, 473, 474, 475, 482-1, 483, 485, 486, 488, 493, 494, 496, 497, 498, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 519, 520, 852, 858, 861, 862, 873, 882, 1129, 1138, 1139, 1141, 1143, 1183, 1185, 1186, 1187, 1188, 1188-1, 1189-2, *1226-1, *1226-2, 1227, 1277, 1279, 1285, 1287, 476-1, and 838 respectively, in the name of the Naval Government of Guam.

* Cancellation of Ct. No. 795 covering lot Nos. 1226-1 & 1226-2 has been voided.
See notation on Certificate of Title No. 795.

Ed. Luis Nicolas
Deputy Civil Registrar # 860

NAVAL GOVERNMENT OF GUAM
Department of Records and Accounts.

Presented on 23 July 1947 at 2:30 p.m. and entered under No. 360,

Day-Book Vol. 2, page 47.

P. B. Souder
P. B. Souder, Lt. Comdr. (SC) USNR
Head of Department of
Records and Accounts.

EXAMINED AND VERIFIED AS TO TITLE. The records of this office indicate that the properties referred to in the within decree are covered by Certificates of Guaranteed Claim and Certificates of Title, as enumerated below:

Lot No.	Recorded Owner	G.C. NO.	C.T. No.
3-New	Jose Martinez Cruz		7
13	Pedro Cepeda	41	
18	Isabel Mendiola Salas		1928
356	Juan Cepeda Munoz	157	
32-2	A.T. Perez		389
32-New	Jesus T. Franquez		748
359	Jose C. San Nicolas	308	
360	Antonio L.G. Cruz		33
361	Luis Borja Gogue	173	
362	Eduardo T. Calvo		455
363	Jose V. Santos	33	
364	Pedro Cepeda	177	
365	Jose Blas Blas	35	
366	Victoria Isidro Cruz and Ursula Aflague Isidro		421
367	Maria Perez San Nicolas	39	
368	Consolacion G. Iglesias		1478
369	Joaquin C. Atoigue	42	
370	Juan Mendiola Borja	32	
371	Concepcion Martinez Elliott	67	
372	Hiram W. Elliott	113	
373	Maria Duenas Vaughan	16	
374	Manuel O. Lujan	68	
375			
376	Maria U. Cruz	211	
381	Pedro Quichocho	187	
382	Miguel S. Aflague	1740	
380	Joaquin Cruz Perez	265	
392	Ignacio L.G. Guerrero	94	
394	Rita Arceo Aflague		696
395	Francisco T. Flores	109	
396	Miguel S. Quitugua	578	
397	Maria P. De Leon et al	136	
399	Vicente B. Garrido	2144	
400	Juan Q. Mariano		1176
401	Salomon Blas Garrido	2631	
412	Antonia Mariano Quitugua and husband Francisco F. Santos	228	
414	Antonio Quitugua Salas	260	
419	Vicente Martinez Cruz	385	
427-New	Atanacio T. Perez	534	
429	Enrique Reyes Eclavea		1139
430	Ana Calvo Aflague		2143
431	Rosa Franquez Torres		1607
432	Francisco M. Cruz	215	
433	" " "	545	
432 1/2	Juan Torres Expinosa	471	
433 1/2	Ana Franquez Salas		1801

CHamoru Land Trust Commission

Land Agent Staff Report SALEENA PEREZ PABLO

I. MATTER:

Mrs. Saleena Perez Pablo is requesting to be deemed an eligible beneficiary

II. LEGAL REFERENCES:

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

III. FACTS:

1. Applicant's Date and Time: January 23, 2026 at 12:59 PM #8539
2. Original Application Type: Residential

IV. CHRONOLOGY:

1. January 23, 2026 – Saleena Perez Pablo's residential application was received at CLTC ITC office at 12:59 p.m. and was issued numerical designation #8539
2. January 23, 2026 – Non-refundable application fee of \$50.00 paid with voucher no. 2676
3. January 23, 2026 – Mrs. Pablo submitted her January 23, 2026 family tree form and supporting documents
4. January 23, 2026 – Mrs. Pablo submitted her January 22, 2026 affidavit for eligibility
OCCUPIED, FARMED OR RANCHED
5. March 25, 2026 – Mrs. Pablo's GCA 75A Eligibility Packet submitted for review

CHamoru Land Trust Commission

Land Agent Staff Report SALEENA PEREZ PABLO

6. March 25, 2026 – Glenn R. Eay, Acting Land Agent Supervisor stated the request requires the CLTC Board of Commissioners approval.

V.

SUMMARY:

Ms. Saleena Perez Pablo's January 22, 2025 affidavit states Antonio Quitongico Perez (her paternal grandfather based on January 23, 2026 CLTC Family Tree Form) and family were living on Joaquin Cruz Perez's Lot 380 in Agana for unknown period of time up to July 7, 1947. Mrs. Pablo's affidavit states the legal owner, Joaquin Cruz Perez is a family member. The affidavit states there was no compensation or rent paid because it was family property but any expenses including taxes were shared. Lot 380 in Agana was place of the family home and is unaware if there was any farming activity conducted. Mrs. Pablo's affidavit states the family house was rebuilt after the liberation of Guam and prior to the taking of the property. Mrs. Saleena Perez Pablo is requesting to be deem an eligible beneficiary under 21 GCA, Chapter 75A based on her January 21, 2026 affidavit for eligibility Occupied, Farmed or Ranches (CLTC AFF-002) stating her grandfather, Antonio Quitongico Perez and his family was living on Joaquin Cruz Perez's Lot 380 in Agana for unknown period of time up to July 7, 1947 when it was acquired by the Naval Government of Guam.

VI.

GUIDANCE:

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

ELIGIBILITY PROCESS CHECKLIST

1. Is the Applicant's Family Tree attached? ☒ Yes ☐ No
2. Research conducted. ☒ John Bohn Files District Court Listing
☒ DLM Land Web
☐ GALC John Bohn Judgement Files
- 02/02/2026 02/02/2026
Start Date End Date
3. Documentary evidence obtained. ☒ Yes ☐ No
Document type. District Court of Guam Awards Report page 18-19 & Judgment for Civil Case 16-47
(E.g. Declaration of Taking, Judgement)
4. Applicant advised of the option to ☒ Yes ☐ No ☐ Not applicable
complete an **Affidavit of Ownership**
(Form CLTC-AFF-001) or an **Affidavit of**
Occupied, Farmed or Ranched
(Form CLTC-AFF-002) to the extent known
or reasonably ascertainable under penalty or perjury.
5. Type of Affidavit provided. ☐ Form CLTC-AFF-001
☒ Form CLTC-AFF-002
☐ Not applicable
6. Supporting documents submitted. ☒ Government Issued identification
☒ Applicant's birth certificate
☒ Mother or Father's birth or death certificate
☒ Maternal or Paternal Grandparent's birth or death certificate
☐ Maternal or Paternal Great Grandparen'ts birth or death certificate
7. Staff recommendation: Saleen Perez Pablo's paternal grandfather, Antonio Quitongico Perez and his family was living on Lot 380, Agana
nka Hagatna owned by Joaquin Cruz Perez until the property was acquired by the Naval Government of Guam in the July 7, 1947 Civil Case 16-47 Judgment

Lydia Taleu

Staff

March 25, 2026

Date

8. Land Agent Supervisor's Comments: _____

As per § 75A101.2 (b)(2), the approval of the status of "Eligible Beneficiary" based on submitted affidavit should be determined by the CLTC Board of Commissioners or (interim) Administrative Director.

Glenn R. Eay

Land Agent Supervisor

03/25/2026

Date

Rumistion Inangokkon Iano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guam 96932

Phone: 649-5263 ext. 815

AFFIDAVIT FOR ELIGIBILITY
OCCUPIED, FARMED, OR RANCHED

Saleena Perez Pablo, being first duly sworn, deposes and says that:

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

Saleena Perez Pablo

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

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

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

☐ Address: San Ignacio Agaña

☐ Legal Description: Lot 380 in Agaña now known as Hagåtña

☐ Other Identifier: GC 265

The date the land was acquired by the United States: July 07, 1947 Civil Case 16-47

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

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

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

6. The legal owner of the land: Joaquin Cruz Perez (Governor of Guam 1899)

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

Rumision Inangokkon Iano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guam 96932

Phone: 649-5263 ext. 815

8. Compensation or rent, if any, that was paid by the person or persons who occupied, farmed, or
ranchd the land to the legal owner: It was a family owned property, there was no rent paid but
any expenses including property taxes were shared.

9. Description of the nature of the person's or persons' activity on the land, including whether the
land was used for residential or agricultural purposes:
Lot 380 in Agana was the place of the family home.

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

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

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

Signature 

Date 01/22/2026

Subscribed and sworn to before me this 22nd day of January, 20 26 by
Saleena Ranae B. Pablo


NOTARY PUBLIC

TRICIA J.S. GUMATAOTAO
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: JUL. 14, 2028
Commission Number NP-24-0735P
PO Box 2646 Hagåtña, Guam 96932

IN THE ISLAND COURT OF GUAM

MARIANAS ISLANDS

Naval Government of Guam,

Petitioner,

vs.

50,000 Square Meters of Land, more or
less, located in the Municipality of
Agaña, Island of Guam, Marianas Islands,
and Regino Mendiola Ada, et al.,

Defendants.

73 July 1947
@ 2:30 P.M.
Civil No. 16-47,

JUDGMENT ON DECLARATION OF TAKING

Now on this 7th day of July, 1947, comes on for hearing and
determination the Motion of the Petitioner, Naval Government of Guam,
asking for a judgment on the Declaration of Taking which was filed
herein.

1. And the Court, having fully considered said Motion, the
Petition for Condemnation, the Declaration of Taking, the Act of Congress
approved February 18, 1946 (Public Law 301, 79th Congress), and Sections
1237 through 1258, inclusive, as amended, of the Code of Civil Procedure
of Guam, doth find that each and all of the allegations contained in said
Motion, Petition and Declaration are true, and that the Naval Government
of Guam is entitled to acquire property by eminent domain for the pur-
poses set forth in said petition, and that the said Naval Government of
Guam is entitled to take said property and have the title thereto vested
in it; that Petitioner's Motion for Judgment on Declaration of Taking
should be approved and the prayer thereof granted.

2. And the Court finds that said Petition and Declaration
of Taking were filed at the request of the Governor of Guam, the person
duly authorized by law to acquire the lands described in said documents,
for the purposes therein set forth, and that said proceeding was instituted
by the Attorney General of Guam, the person authorized by law to direct
the institution of such proceeding.

0/11

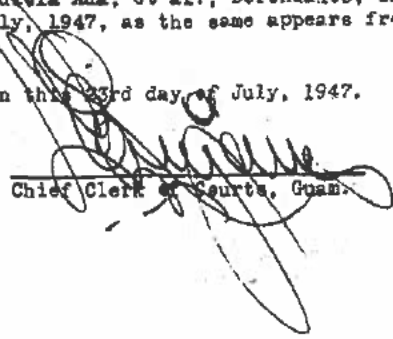
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CERTIFICATE

Island of Guam,)
Marianas Islands) ss

I, PEDRO C. LUJAN, the duly appointed, qualified and acting Chief Clerk of Courts within and for the Island of Guam do hereby certify that the foregoing is a true and correct copy of the Judgment on Declaration of Taking which was entered in Case No. 16-47, Naval Government of Guam, Petitioner, vs. 50,000 square meters of land, more or less, located in the Municipality of Agaña, Island of Guam, Marianas Islands, and Regina Mendiola Ada, et al., Defendants, in the Island Court of Guam on the 7th day of July, 1947, as the same appears from the files and records in my office.

Witness my hand and official seal on this 23rd day of July, 1947.


Chief Clerk of Courts, Guam.

IN THE ISLAND COURT OF GUAM
MARIANAS ISLANDS

7/1/47
213000

Naval Government of Guam,	)	
	)	
Petitioner,	)	
	)	
vs.	)	Civil No. 16-47.
	)	
50,000 Square Meters of Land, more	)	
or less, located in the Municipality	)	
of Agaña, Island of Guam, Marianas	)	
Islands, and Termino Landiola Ada, et al.,	)	
Defendants.	)	

NOTICE OF LIS PENDENS

Notice is hereby given that on the 23rd day of June 1947, the Naval Government of Guam, by James W. Davis, Attorney General of Guam, acting under instructions and at the direction of the Governor of Guam, filed a complaint in the Island Court of Guam for the purpose of condemning, in order to acquire title in fee simple, certain lands lying within the Municipality of Agaña, Guam, Marianas Islands, said lands to be used for the purposes of rebuilding of the City of New Agaña as a part of the program for the rehabilitation of the Guamanian people and the economy of Guam, said lands sought to be condemned being more particularly described as follows:

Beginning at a point marked "1" on Land and Claims Commission Drawing No. P-176 dated 10 June 1947 entitled, "Property Map, Section 1, Land to be Acquired in New Agaña, Land Square 13, Section 3, Municipality of Agaña", being North 45 degrees, 24 minutes East a distance of 463.69 meters from Agaña Monument; thence South 01 degrees 56.25 minutes West a distance of 10.36 meters to Point "2"; thence North 88 degrees 03.75 minutes West a distance of 56.39 meters to Point "3"; thence South 01 degrees 37.75 minutes West a distance of 58.46 meters to Point "4"; thence North 88 degrees 22.25 minutes West a distance of 74.68 meters to Point "5"; thence South 01 degrees 37.75 minutes West a distance of 402.52 meters to Point "6"; thence South 88 degrees 22.25 minutes East a distance of 131.07 meters to Point "7"; thence South 01 degrees, 37.75 minutes West a distance of 24.36 meters to Point "8"; thence North 88 degrees 22.25 minutes West a distance of 222.35 meters to Point "9"; thence along arc of curve, chord length being 102.04 meters and delta 51 degrees 39 minutes 24 seconds to Point "10"; thence North 56 degrees 42.75 minutes West a distance of 186.26 meters to Point "11"; thence North 01 degrees 56.25 minutes East a distance of 136.96 meters to Point "12"; thence South 88 degrees 03.75 minutes East a distance of 73.15 meters to Point "13"; thence North 01 degrees 56.25 minutes East a distance of 86.32 meters to Point "14"; thence South 88 degrees 03.75 minutes East a distance of 21.34

- Duenas, Maria San Nicolas
 - Duenas, Vicente Arriola
 - Dungea, Teodoro Gozon
 - Eclavea, Antonio Reyes
 - Eclavea, Enrique Reyes
 - Eclavea, Gonzola Reyes
 - Elliott, Concepcion Martinez
 - Elliott, Hiram Wilson
 - *Espinosa, Juan Torres, deceased
 - *Evangelista, Josefa Lendiola, deceased
 - Farrell, Maria Aflague
 - *Fernandez, Francisco Camacho, deceased
 - Flores, Francisco Terlaje
 - *Flores, Joaquin Borja, deceased
 - *Flores, Manuel Borja, deceased
 - Flores, Manuel Taitano
 - *Flores, Maria Cruz, deceased
 - Flores, Rosa Guerrero
 - Francisco, Jesus Camacho
 - *Franquez, Pedro Iglesias, deceased
 - Garrido, Salomon Blas
 - *Cogue, Austin San Luis, deceased
 - *Cogue, Ceronimo, deceased
 - Cogue, Luis Borja
 - Cogue, Vicente
 - Guerrero, Ignacio L. G.
 - *Guerrero, Juan Flores, deceased
 - Guayra, Vicente Crisostomo
 - Hongyee, Klaves Pangolinan
 - *Ilosias, Consolacion Garrido
 - *Indalecio, Joaquin de Leon, deceased
 - *Indalecio, Rosa Indalecio
 - Isidro, Ursula Aflague
 - Javier, Joaquin Carrido
 - Johnson, Ignacio Perez
 - Kammings, Elvira Sacomoni
 - Leon, Joaquin Indalecio
 - Leon Guerrero, Ana L. G.
 - Leon Guerrero, Ana Sablan
 - Leon Guerrero, Gonzola B.
 - Leon Guerrero, Ignacio Sablan
 - Leon Guerrero, Isabel Duenas
 - Leon Guerrero, Jose Sablan
 - *Leon Guerrero, Juan Jose, deceased
 - Leon Guerrero, Juana Sablan
 - Leon Guerrero, Vicente Sablan
 - *Lujan, Manuel Clive, deceased
 - Manglona, Vicente
 - Manibusan, Filomena Tanona
 - Manibusan, Jose Camacho
 - Manibusan, Maria Espinosa
 - Manibusan, Vicente Tanona
 - *Mariano, Vicente, deceased
 - Martinez, Jose Cruz
 - Martinez, Teresa Cruz
 - *Lendiola, Benigno Cruz, deceased
 - Mesa, Concepcion Chargualaf
 - Mesa, Dolores Leon Guerrero
 - *Miner, Jose Perez, deceased
 - Munoz, Juan Cepena
 - Palacios, Jose Cruz
 - Palacios, Jose Tencorio
 - *Paltine, Pancracio R., deceased
 - Pangolinan, Jose Rosario
 - Parochial Church of Guam
 - Perado, Antonio Sablan
 - Perez, A. T.
 - Perez, Eduardo Eclavea
 - Perez, Gregorio
 - Perez, Jesus Flores
 - Perez, Jesus Francisco
 - Perez, Joaquin Cruz
 - Perez, Jose Martinez
 - Perez, Jose Salas
 - *Perez, Juan Diaz, deceased
 - Perez, Remedios Leon Guerrero
 - Perez, Rosario Eclavea
 - *Quichocho, Clara, deceased
 - Quitugue, Antonio Mariano
 - *Quitugue, Riquel Salas, deceased
 - *Rivera, Vicente Flores, deceased
 - Rojas, Pedro Atodique
 - Romero, Rita Cogue
 - Rosario, Nicolasa Latap
 - *Rowley, Clara ros Cruz, deceased
 - Rowley, Ana Wilson
 - *Roxas, Pedro Quichocho
 - Sablan, Luncion R.
 - Sablan, Carmen Cruz
 - Sablan, Jose Lendiolan
 - Sablan, Rosa Guerrero
 - Salas, Ana Franquez
 - *Salas, Antonio Quitugue, deceased
 - *Salas, Clotilde Bustaquia, deceased
 - Salas, Isabel Lendiola
 - Salas, Jose Quitugue
 - Salas, Richardo Bustaquia
 - San Nicolas, Maria Perez
 - *San Nicolas, Jose Castro, deceased
 - San Nicolas, Jose Cruz
 - Santos, Cristobal Ramirez
 - Santos, Clementina Ramirez
 - Santos, Francisco Tansino
 - Santos, Jose Villanueva
 - Santos, Tomas Ramirez
 - Santos, Raquel Ramirez
 - *Simenza, Sara, deceased
 - Suarez, Antonio Crisostomo
 - Tanaka, Rosa Santos
 - *Tani Gush, Benigno, deceased
 - *Tani Gush, Benigno Castro Gupera, deceased

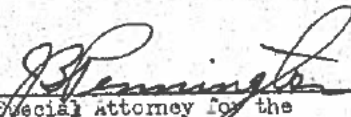
Takano, Luis San Nicolas
Torres, Jose Martinez
Torres, Juan Espinosa
Torres, Maria Perez
Torres, Maria Perez Gollo
Torres, Luis Espinosa
*Torres, Manuel Ullea, deceased

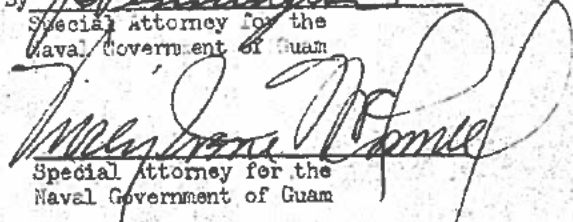
Torres, Rosa Franquez
Unpingco, Jose Aquon
Untalan, Luis Blas
*Veneziano, Alejandro, deceased
Vaughn, Maria Duenas
Young Men's League of Guam

*Known and unknown heirs, executors, administrators, devisees, legatees, trustees, and assigns, immediate and remote, of the deceased.

and said action being a proceeding in rem against said lands, all other persons, firms, or corporations, either known or unknown, who claim to have or own any right, title, or interest of any character whatever in said lands are made defendants in said action.

NAVAL GOVERNMENT OF GUAM

By 
Special Attorney for the
Naval Government of Guam


Special Attorney for the
Naval Government of Guam

Lot No.	Recorded Owner	G.C.No.	C.T.No.
873	Luis Camacho Baza et al		2328
882	Rosa Muna Palomo	667	
1129	Joaquin Rosario Sablan	2240	
1138	Blanca Castro	1120	
1139	Jose Cruz Flores	986	
1141	Antonio Reyes Eclaves		1107
1143	Vicente R. Palomo		1589
1183	Gailly R. Kamminga		1053
1185	Elvira S. Kamminga and Gailly R. Kamminga	3693	
1186	Pedro I. Franquez	2210	
1187	" " "	2062	
1188	Gregorio A. Duenas		1922
1188-1	Vicente A Duenas		1970
1189-2	Vicente F. Arriola		1095
*1226-1 &	Ignacio Borja Mendiola		
1226-2			795
1227	Santiago L.G.Cruz	538	
1277	Inosencio S. Aflague		171
1279	Vicente C. Guevara	639	
1285	Jose Perez Miner		1766
1287	Ana Rosario Cruz	531	
476-1	Jose L. Torres		564
838	C.C. Bulter		339

Lot No. 398 is found recorded in Vol. 4 of Agana, page 206 in the name of Juan Untalan Cruz; Lot No. 413 is found recorded in Vol. 6 of Agana, page 11 in the name of Vicente Lariano; Lot No. 466 is found recorded in Vol. 6 of Agana, page 269 in the name of Joaquin Arriola Rivera; Lot No. 484 is found recorded in Vol. 1, page 23, Unregistered lands in the name of Alejandro Veneziano; Lot No. 495 is found recorded in Vol. 8 of Agana, page 605 in the name of Alejandro Veneziano; Lot No. 1281 is found recorded in Vol. 5 of Agana, page 341 in the name of Geronimo Gogue; Lot No. 3-1 is found provisionally recorded in Vol. 13 of Agana, page 499 in the name of Teresa Martinez Cruz, now known as Teresa Cruz Artero; Lot No. 482-2 is found provisionally recorded in Vol. 21 of Agana, page 290, in the name of Jose L. Torres and Lot No. 1189-1 is found provisionally recorded in Vol. 19 of Agana, page 642 in the name of Antonio Sablan Peredo.

The records of this office also indicate that Lot No. 4, 20, 33, 447, 459 and 483 were mortgaged to the Bank of Guam. However, investigation reveals the fact that the mortgages on lot Nos. 447, and 459 were paid in full. Lot No. 1183 mortgaged to Atkins Kroll and Co. to secure the payment of a loan of \$223.27 and Lot No. 1185 is mortgaged to Vicente P. Camacho to secure the payment of a loan of \$210.00.

The records of this office also indicate that there is a balance of \$600.00 remaining unpaid of the purchase price of Lot No. 838 due and payable to Francisco Martinez Cruz.

In view of the Decree of the Island Court, Guam, in Civil Case No. 16-47 dated 7 July 1947 (Judgment on Declaration of Taking), the above Certificates of Guaranteed Claim and Certificates of Title are canceled and Certificate of Title Nos. 2396 to 2524 inclusive are issued for Lot Nos. 3-New, 13, 18, 356, 32-2, 32-New, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 381, 382, 380, 392, 394, 395, 396, 397, 379, 400, 401, 412, 414, 419, 427-New, 429, 430, 431, 432, 433, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 471, 472, 473, 474, 475, 482-1, 483, 485, 486, 488, 493, 494, 496, 497, 498, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 519, 520, 552, 558, 561, 562, 573, 582, 1129, 1138, 1139, 1141, 1143, 1183, 1185, 1186, 1187, 1188, 1188-1, 1189-2, *1226-1, *1226-2, 1227, 1277, 1279, 1285, 1287, 476-1, and 838 respectively, in the name of the Naval Government of Guam.

* Cancellation of Ct. No. 715 covering Lot Nos. 1226-1 & 1226-2 has been voided.
See notation on certificate of Title No. 715.

Ed. Sant Nicolas
Dep'ty Civil Registrar # 360

NAVAL GOVERNMENT OF GUAM
Department of Records and Accounts.

Presented on 23 July 1947 at 2:30 p.m. and entered under No. 360,
Day-Book Vol. 2, page 47.

P. B. Souder
P. B. Souder, Lt. Comdr. (SC) USNR
Head of Department of
Records and Accounts.

EXAMINED AND VERIFIED AS TO TITLE. The records of this office indicate that the properties referred to in the within decree are covered by Certificates of Guaranteed Claim and Certificates of Title, as enumerated below:

Lot No.	Recorded Owner	G.C. NO.	C.T. No.
3-New	Jose Martinez Cruz		7
13	Pedro Cepeda	41	
18	Isabel Mendiola Salas		1928
356	Juan Cepeda Munoz	157	
32-2	A.T. Perez		389
32-New	Jesus T. Franquez		748
359	Jose C. San Nicolas	308	
360	Antonio L.G. Cruz		33
361	Luis Borja Gogue	173	
362	Eduardo T. Calvo		455
363	Jose V. Santos	33	
364	Pedro Cepeda	177	
365	Jose Blas Blas	35	
366	Victoria Isidro Cruz and Ursula Aflague Isidro		421
367	Maria Perez San Nicolas	39	
368	Consolacion G. Iglesias		1478
369	Joaquin C. Atoigue	42	
370	Juan Mendiola Borja	32	
371	Concepcion Martinez Elliott	67	
372	Hiram W. Elliott	113	
373	Maria Duenas Vaughan	16	
374	Manuel O. Lujan	68	
375			
376	Maria U. Cruz	211	
381	Pedro Quichocho	187	
382	Miguel S. Aflague	1740	
380	Joaquin Cruz Perez	265	
392	Ignacio L.G. Guerrero	94	
394	Rita Arceo Aflague		696
395	Francisco T. Flores	109	
396	Miguel S. Quitugua	578	
397	Maria P. De Leon et al	136	
399	Vicente B. Garrido	2144	
400	Juan Q. Mariano		1176
401	Salomon Blas Garrido	2631	
412	Antonia Mariano Quitugua and husband Francisco F. Santos	228	
414	Antonio Quitugua Salas	260	
419	Vicente Martinez Cruz	385	
427-New	Atanacio T. Perez	534	
429	Enrique Reyes Eclavea		1139
430	Ana Calvo Aflague		2143
431	Rosa Franquez Torres		1607
432	Francisco M. Cruz	215	
433	" " "	545	
432 1/2	Juan Torres Expinosa	471	
433 1/2	Ana Franquez Salas		1801

CHamoru Land Trust Commission

Land Agent Staff Report DORIS ANN PEREZ SAN NICOLAS

I. MATTER:

Mrs. Doris Ann Perez San Nicolas is requesting to be deemed an eligible beneficiary

II. LEGAL REFERENCES:

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

III. FACTS:

1. Applicant's Date and Time: January 13, 2026 at 12:31 PM #8537
2. Original Application Type: Residential

IV. CHRONOLOGY:

1. January 13, 2026 – Doris Ann Perez San Nicolas' residential application was received at CLTC ITC office at 12:31 p.m. and was issued numerical designation #8537
2. January 13, 2026 – Non-refundable application fee of \$50.00 paid with voucher no. 2672
3. January 13, 2026 – Mrs. San Nicolas submitted her January 13, 2026 family tree form and supporting documents
4. January 13, 2026 – Mrs. San Nicolas submitted her affidavit for eligibility OCCUPIED, FARMED OR RANCHED
5. March 25, 2026 – Mrs. San Nicolas' GCA 75A Eligibility Packet submitted for review

CHamoru Land Trust Commission

Land Agent Staff Report DORIS ANN PEREZ SAN NICOLAS

6. March 25, 2026 – Glenn R. Eay, Acting Land Agent Supervisor stated the request requires the CLTC Board of Commissioners approval.

V.

SUMMARY:

Mrs. Doris Ann Perez San Nicolas' January 13, 2026 affidavit states Antonio Quitongico Perez (her father based on her January 13, 2026 CLTC Family Tree Form), mother and siblings were living on Lot 380, Agana. Lot 380 in Agana nka Hagatna was owned by a family member, Joaquin Cruz Perez. Her father, Antonio Quitongico Perez and family was living on Lot 380, Agana with no rent was paid but expenses including property taxes were shared. Lot 380 in Agana was the place of the family home but it is unknown if there were any farming activity or animals being raised. The family rebuilt the family home after the liberation of Guam and prior to the Naval Government of Guam acquiring the property.

VI.

GUIDANCE:

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

ELIGIBILITY PROCESS CHECKLIST

1. Is the Applicant's Family Tree attached? ☒ Yes ☐ No
2. Research conducted. ☒ John Bohn Files District Court Listing
☒ DLM Land Web
☐ GALC John Bohn Judgement Files
- 02/24/2026 02/25/2026
Start Date End Date
3. Documentary evidence obtained. ☒ Yes ☐ No
Document type. District Court of Guam Awards Report page 18-19 & Judgment for Civil Case 16-47
(E.g. Declaration of Taking, Judgement)
4. Applicant advised of the option to ☒ Yes ☐ No ☐ Not applicable
complete an **Affidavit of Ownership**
(Form CLTC-AFF-001) or an **Affidavit of**
Occupied, Farmed or Ranched
(Form CLTC-AFF-002) to the extent known
or reasonably ascertainable under penalty or perjury.
5. Type of Affidavit provided. ☐ Form CLTC-AFF-001
☒ Form CLTC-AFF-002
☐ Not applicable
6. Supporting documents ☒ Government Issued identification
submitted. ☒ Applicant's birth certificate
☒ Mother or Father's birth or death certificate
☐ Maternal or Paternal Grandparent's birth or death certificate
☐ Maternal or Paternal Great Grandparen'ts birth or death certificate
7. Staff recommendation: Doris Ann Perez San Nicolas's father, Antonio Quitongico Perez and family was living on Joaquin Cruz Perez's
property, Lot 380 in Agana prior to the acquisition by the Naval Government of Guam in the July 7, 1947 Civil Case 16-47 Judgment.

Lydia Taleu

Staff

March 25, 2026

Date

8. Land Agent Supervisor's Comments: _____

As per § 75A101.2 (b)(2), the approval of the status of "Eligible Beneficiary" based on submitted affidavit should be determined by the CLTC Board of Commissioners or (interim) Administrative Director.

Glenn R. Eay

Land Agent Supervisor

03/25/2026

Date

Kumision Inangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagatna, Guam 96932

Phone: 649-5263 ext. 815

AFFIDAVIT FOR ELIGIBILITY
OCCUPIED, FARMED, OR RANCHED

DORIS ANN P. SAN NICOLAS, being first duly sworn, deposes and says that:

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

DORIS ANN P. SAN NICOLAS

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

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

☐ Parcel Number: According to the Judgment there is no parcel number listed.
☐ Address: San Ignacio Agaña

☐ Legal Description: Lot 380 in Agaña now known as Hagatna

☐ Other Identifier: GC 265

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

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

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

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

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

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

Kumision Iniangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 1950 Hagaña, Guam 96932

Phone: 649-5263 ext. 815

8. Compensation or rent, if any, that was paid by the person or persons who occupied, farmed, or
ranchd the land to the legal owner: It was family owned property, there was
no rent paid but any expenses including property taxes were
shared

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

Lot 350 in Agaña was the place of the family
home

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

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

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

Signature

13 JAN 2026
Date

Subscribed and sworn to before me this 13th day of JANUARY, 20 26 by

DORIS ANN PEREZ SAN NICOLAS

NOTARY PUBLIC

JONATHAN C. N. TALBO
NOTARY PUBLIC

In and for Guam, U.S.A.
My Commission Expires: MAY 15, 2029
Commission Number NP: 25-0817P
P.O. Box 12984 Tamuning, Guam 96931

IN THE ISLAND COURT OF GUAM

MARIANAS ISLANDS

Naval Government of Guam,

Petitioner,

vs.

50,000 Square Meters of Land, more or
less, located in the Municipality of
Agana, Island of Guam, Marianas Islands,
and Regino Mendiola Ada, et al.,

Defendants.

23 July 1947
@ 2:30 P.M.
Civil No. 16-47,

JUDGMENT ON DECLARATION OF TAKING

Now on this 7th day of July, 1947, comes on for hearing and
determination the Motion of the Petitioner, Naval Government of Guam,
asking for a judgment on the Declaration of Taking which was filed
herein.

1. And the Court, having fully considered said Motion, the
Petition for Condemnation, the Declaration of Taking, the Act of Congress
approved February 18, 1946 (Public Law 301, 79th Congress), and Sections
1237 through 1258, inclusive, as amended, of the Code of Civil Procedure
of Guam, doth find that each and all of the allegations contained in said
Motion, Petition and Declaration are true, and that the Naval Government
of Guam is entitled to acquire property by eminent domain for the pur-
poses set forth in said petition, and that the said Naval Government of
Guam is entitled to take said property and have the title thereto vested
in it; that Petitioner's Motion for Judgment on Declaration of Taking
should be approved and the prayer thereof granted.

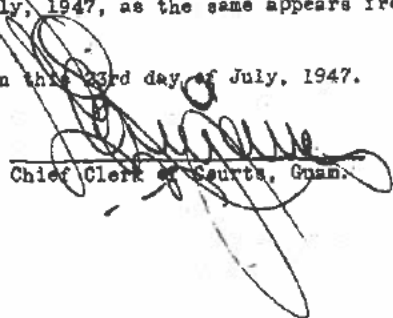
2. And the Court finds that said Petition and Declaration
of Taking were filed at the request of the Governor of Guam, the person
duly authorized by law to acquire the lands described in said documents,
for the purposes therein set forth, and that said proceeding was instituted
by the Attorney General of Guam, the person authorized by law to direct
the institution of such proceeding.

CERTIFICATE

Island of Guam,)
Marianas Islands) ss

I, PEDRO C. LUJAN, the duly appointed, qualified and acting Chief Clerk of Courts within and for the Island of Guam do hereby certify that the foregoing is a true and correct copy of the Judgment on Declaration of Taking which was entered in Case No. 16-47, Naval Government of Guam, Petitioner, vs. 50,000 square meters of land, more or less, located in the Municipality of Agaña, Island of Guam, Marianas Islands, and Regine Mendisela Ada, et al., Defendants, in the Island Court of Guam on the 7th day of July, 1947, as the same appears from the files and records in my office.

Witness my hand and official seal on this 23rd day of July, 1947.


Chief Clerk of Courts, Guam.

IN THE ISLAND COURT OF GUAM
MARIANAS ISLANDS

7/1/47
213000

Naval Government of Guam,

Petitioner,

vs.

Civil No. 16-47.

50,000 Square Meters of Land, more
or less, located in the Municipality
of Agaña, Island of Guam, Marianas
Islands, and Pterino Bendicela Ada, et al.,
Defendants.

NOTICE OF HIS PLEADINGS

Notice is hereby given that on the 23rd day of June 1947,
the Naval Government of Guam, by James W. Davis, Attorney General of
Guam, acting under instructions and at the direction of the Governor
of Guam, filed a complaint in the Island Court of Guam for the purpose
of condemning, in order to acquire title in fee simple, certain lands
lying within the Municipality of Agaña, Guam, Marianas Islands, said
lands to be used for the purposes of rebuilding of the City of New
Agaña as a part of the program for the rehabilitation of the Guamanian
people and the economy of Guam, said lands sought to be condemned being
more particularly described as follows:

Beginning at a point marked "1" on Land and Claims
Commission Drawing No. P-176 dated 10 June 1947 entitled,
"Property Map, Section 1, Land to be Acquired in New Agaña,
Land Square 13, Section 3, Municipality of Agaña", being
North 45 degrees, 24 minutes East a distance of 463.697
meters from Agaña Monument; thence South 01 degrees 56.25
minutes West a distance of 10.36 meters to Point "2"; thence
North 88 degrees 03.75 minutes West a distance of 56.39 meters
to Point "3"; thence South 01 degrees 37.75 minutes West a
distance of 58.46 meters to Point "4"; thence North 88 degrees
22.25 minutes West a distance of 74.68 meters to Point "5";
thence South 01 degrees 37.75 minutes West a distance of
402.32 meters to Point "6"; thence South 88 degrees 22.25
minutes East a distance of 131.07 meters to Point "7"; thence
South 01 degrees, 37.75 minutes West a distance of 24.36 meters
to Point "8"; thence North 88 degrees 22.25 minutes West a dis-
tance of 222.38 meters to Point "9"; thence along arc of curve,
chord length being 102.04 meters and delta 51 degrees 39 minutes
24 seconds to Point "10"; thence North 56 degrees 42.75 minutes
West a distance of 186.26 meters to Point "11"; thence North
01 degrees 56.25 minutes East a distance of 136.98 meters to
Point "12"; thence South 88 degrees 03.75 minutes East a dis-
tance of 73.15 meters to Point "13"; thence North 01 degrees
56.25 minutes East a distance of 66.32 meters to Point "14";
thence South 88 degrees 03.75 minutes East a distance of 21.34

- Duenas, Maria San Nicolas	- Mesa, Concepcion Chargualaf
- Duenas, Vicente Arriola	- Mesa, Dolores Leon Guerrero
- Dunga, Teodoro Gozom	- Miner, Jose Perez, deceased
- Eclavea, Antonio Reyes	- Munoz, Juan Cepeda
- Eclavea, Enrique Reyes	- Palacios, Jose Cruz
- Eclavea, Gonzola Reyes	- Palacios, Jose Tenorio
- Elliott, Concepcion Martinez	- Paltin, Pancreacio R., deceased
- Elliott, Hiram Wilson	- Pringolman, Jose Rosario
- Espinosa, Juan Torres, deceased	- Parochial Church of Guam
- Evangelista, Josefa Mendiola, deceased	- Peredo, Antonio Sablan
- Farrell, Maria Aflague	- Perez, A. T.
- Fernandez, Francisco Camacho, deceased	- Perez, Eduardo Delavea
- Flores, Francisco Terlaje	- Perez, Gregorio
- Flores, Joaquin Borja, deceased	- Perez, Jesus Flores
- Flores, Manuel Borja, deceased	- Perez, Jesus Francisco
- Flores, Manuel Taitano	- Perez, Joaquin Cruz
- Flores, Maria Cruz, deceased	- Perez, Jose Martinez
- Flores, Rosa Guerrero	- Perez, Jose Salas
- Francisco, Jesus Camacho	- Perez, Juan Diaz, deceased
- Franquez, Pedro Iglesias, deceased	- Perez, Remedios Leon Guerrero
- Garrido, Salomon Blas	- Perez, Rosario Delavea
- Cogus, Austin San Luis, deceased	- Quichocho, Clara, deceased
- Cogus, Ceronimo, deceased	- Quitugua, Antonio Mariano
- Cogus, Luis Borja	- Quitugua, Miguel Salas, deceased
- Cogus, Vicente	- Rivera, Vicente Flores, deceased
- Guerrero, Ignacio L. G.	- Rojas, Pedro Mendiola
- Guerrero, Juan Flores, deceased	- Romero, Rita Cogus
- Guayra, Vicente Crisostomo	- Rosario, Nicolasa Lopez
- Hongyee, Nieves Pangolinan	- Rowley, Blasores Cruz, deceased
- Iglesias, Consolacion Carrido	- Rowley, Ana Polson
- Indalecio, Joaquin de Leon, deceased	- Royas, Pedro Quichocho
- Indalecio, Rosa Indalecio	- Sablan, Asuncion R.
- Isidro, Ursula Aflague	- Sablan, Carmen Cruz
- Javier, Joaquin Carrido	- Sablan, Jose Linares
- Johnson, Ignacio Perez	- Sablan, Rosa Guerrero
- Kandinga, Elvira Sacomoni	- Salas, Ana Franquez
- Leon, Joaquin Indalecio	- Salas, Antonio Quitugua, deceased
- Leon Guerrero, Ana L. G.	- Salas, Clotilde Bustaquia, deceased
- Leon Guerrero, Ana Sablan	- Salas, Isabel Mendiola
- Leon Guerrero, Gonzola B.	- Salas, Jose Quitugua
- Leon Guerrero, Ignacio Sablan	- Salas, Richardo Bustaquia
- Leon Guerrero, Isabel Duenas	- San Nicolas, Maria Perez
- Leon Guerrero, Jose Sablan	- San Nicolas, Jose Castro, deceased
- Leon Guerrero, Juan Jose, deceased	- San Nicolas, Jose Cruz
- Leon Guerrero, Juana Sablan	- Santos, Cristobal Ramirez
- Leon Guerrero, Vicente Sablan	- Santos, Clementina Ramirez
- Lujan, Manuel Olive, deceased	- Santos, Francisco Faustino
- Manlona, Vicente	- Santos, Jose Villagomez
- Manibusan, Filomena Tanona	- Santos, Tomas Ramirez
- Manibusan, Jose Camacho	- Santos, Raquel Ramirez
- Manibusan, Maria Espinosa	- Simentza, Sara, deceased
- Manibusan, Vicente Tanona	- Suarez, Antonio Crisostomo
- Mariano, Vicente, deceased	- Tanaka, Rosa Santos
- Martinez, Jose Cruz	- Tani Guah, Aurelio, deceased
- Martinez, Teresa Cruz	- Tani Guah, Ramon Castro Guayra, deceased
- Mendiola, Bonifacio Cruz, deceased	

Takano, Luis San Nicolas
Torres, Jose Martinez
Torres, Juan Espinosa
Torres, Maria Perez
Torres, Maria Perez Gollo
Torres, Luis Espinosa
*Torres, Manuel Ulloa, deceased

Torres, Rosa Franquez
Unpingco, Jose Aguon
Untalan, Luis Blas
*Veneziano, Alejandro, deceased
Vaughn, Maria Duenas
Young Men's League of Guam

*Known and unknown heirs, executors, administrators, devisees, legatees, trustees, and assigns, immediate and remote, of the deceased.

and said action being a proceeding in rem against said lands, all other persons, firms, or corporations, either known or unknown, who claim to have or own any right, title, or interest of any character whatever in said lands are made defendants in said action.

NAVAL GOVERNMENT OF GUAM

By *J. Pennington*
Special Attorney for the
Naval Government of Guam

Mary Jane P. Ponce
Special Attorney for the
Naval Government of Guam

Lot No.	Recorded Owner	G.C.No.	C.T.No.
873	Luis Camacho Baza et al		2328
882	Rosa Muna Palomo	667	
1129	Joaquin Rosario Sablan	2240	
1138	Blanca Castro	1120	
1139	Jose Cruz Flores	986	
1141	Antonio Reyes Bclaves		1107
1143	Vicente R. Palomo		1589
1183	Gailly R. Kamminga		1053
1185	Elvira S. Kamminga and Gailly R. Kamminga	3698	
1186	Pedro I. Franquez	2210	
1187	" " "	2062	
1188	Gregorio A. Duenas		1922
1188-1	Vicente A Duenas		1970
1189-2	Vicente F. Arriola		1095
1226-1 &	Ignacio Borja Mendiola		795
*1226-2			
1227	Santiago L.G.Cruz	538	
1277	Inosencio S. Aflague		171
1279	Vicente C. Guevara	639	
1285	Jose Perez Miner		1766
1287	Ana Rosario Cruz	531	
476-1	Jose L. Torres		564
838	C.C. Bulter		339

Lot No. 398 is found recorded in Vol. 4 of Agana, page 206 in the name of Juan Untalan Cruz; Lot No. 413 is found recorded in Vol. 6 of Agana, page 11 in the name of Vicente Lariano; Lot No. 466 is found recorded in Vol. 6 of Agana, page 269 in the name of Joaquin Arriola Rivera; Lot No. 484 is found recorded in Vol. 1, page 23, Unregistered lands in the name of Alejandro Veneziano; Lot No. 495 is found recorded in Vol. 8 of Agana, page 605 in the name of Alejandro Veneziano; Lot No. 1281 is found recorded in Vol. 5 of Agana, page 341 in the name of Geronimo Gogue; Lot No. 3-1 is found provisionally recorded in Vol. 13 of Agana, page 499 in the name of Teresa Martinez Cruz, now known as Teresa Cruz Artero; Lot No. 482-2 is found provisionally recorded in Vol. 21 of Agana, page 290, in the name of Jose L. Torres and Lot No. 1189-1 is found provisionally recorded in Vol. 19 of Agana, page 642 in the name of Antonio Sablan Peredo.

The records of this office also indicate that Lot No. 4, 20, 33, 447, 459 and 483 were mortgaged to the Bank of Guam. However, investigation reveals the fact that the mortgages on lot Nos. 447, and 459 were paid in full. Lot No. 1183, mortgaged to Atkins Kroll and Co. to secure the payment of a loan of \$223.27 and Lot No. 1185 is mortgaged to Vicente P. Camacho to secure the payment of a loan of \$210.00.

The records of this office also indicate that there is a balance of \$600.00 remaining unpaid of the purchase price of Lot No. 838 due and payable to Francisco Martinez Cruz.

In view of the Decree of the Island Court, Guam, in Civil Case No. 16-47 dated 7 July 1947 (Judgment on Declaration of Taking), the above Certificates of Guaranteed Claim and Certificates of Title are canceled and Certificate of Title Nos. 2396 to 2524 inclusive are issued for Lot Nos. 3-New, 13, 18, 356, 32-2, 32-New, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 381, 382, 380, 392, 394, 395, 396, 397, 379, 400, 401, 412, 414, 419, 427-New, 429, 430, 431, 432, 433, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 471, 472, 473, 474, 475, 482-1, 483, 485, 486, 488, 493, 494, 496, 497, 498, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 519, 520, 552, 558, 561, 562, 573, 582, 1129, 1138, 1139, 1141, 1143, 1183, 1185, 1186, 1187, 1188, 1188-1, 1189-2, *1226-1, *1226-2, 1227, 1277, 1279, 1285, 1287, 476-1, and 838 respectively, in the name of the Naval Government of Guam.

* Cancellation of Ct. No. 715 covering lot nos. 1226-1 & 1226-2 has been voided.
 See notation on certificate of title no. 715.
 J. P. ...
 # 860

NAVAL GOVERNMENT OF GUAM
Department of Records and Accounts.

Presented on 23 July 1947 at 2:30 p.m. and entered under No. 360,

Day-Book Vol. 2, page 47.

P. B. Souder
P. B. Souder, Lt. Comdr. (SC) USNR
Head of Department of
Records and Accounts.

EXAMINED AND VERIFIED AS TO TITLE. The records of this office indicate that the properties referred to in the within decree are covered by Certificates of Guaranteed Claim and Certificates of Title, as enumerated below:

Lot No.	Recorded Owner	G.C. NO.	C.T. No.
3-New	Jose Martinez Cruz		7
13	Pedro Cepeda	41	
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356	Juan Cepeda Munoz	157	
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32-New	Jesus T. Franquez		748
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362	Eduardo T. Calvo		455
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364	Pedro Cepeda	177	
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412	Antonia Mariano Quitugua and husband Francisco F. Santos	228	
414	Antonio Quitugua Salas	260	
419	Vicente Martinez Cruz	385	
427-New	Atanacio T. Perez	534	
429	Enrique Reyes Eclavea		1139
430	Ana Calvo Aflague		2143
431	Rosa Franquez Torres		1607
432	Francisco M. Cruz	215	
433	" " "	545	
432 1/2	Juan Torres Expinosa	471	
433 1/2	Ana Franquez Salas		1801

CHamoru Land Trust Commission

Land Agent Staff Report PRISCILLA PEREZ SAN NICOLAS

I. MATTER:

Mrs. Priscilla Perez San Nicolas is requesting to be deemed an eligible beneficiary

II. LEGAL REFERENCES:

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

III. FACTS:

1. Applicant's Date and Time: January 13, 2026 at 12:38 PM #8538
2. Original Application Type: Residential

IV. CHRONOLOGY:

1. January 13, 2026 – Priscilla Perez San Nicolas' residential application was received at CLTC ITC office at 12:38 p.m. and was issued numerical designation #8538
2. January 13, 2026 – Non-refundable application fee of \$50.00 paid with voucher no. 2673
3. January 13, 2026 – Mrs. San Nicolas submitted her January 13, 2026 family tree form and supporting documents
4. January 13, 2026 – Mrs. San Nicolas submitted her January 13, 2026 affidavit for eligibility OCCUPIED, FARMED OR RANCHED
5. March 25, 2026 – Mrs. San Nicolas' GCA 75A Eligibility Packet submitted for review

CHamoru Land Trust Commission

Land Agent Staff Report PRISCILLA PEREZ SAN NICOLAS

6. March 25, 2026 – Glenn R. Eay, Acting Land Agent Supervisor stated the request requires the CLTC Board of Commissioners approval.

V.

SUMMARY:

Mrs. Priscilla Perez San Nicolas' January 13, 2026 affidavit states Antonio Quitongico Perez (her father based on her January 13, 2026 CLTC Family Tree Form) and family was living on Lot 380 in Agana unknown period of time up to July 7, 1947. According to Mrs. San Nicolas' affidavit there was no rent paid because it was family property but any expenses including taxes were shared. Lot 380 in Agana was place of her father's family home and is unaware if there was any farming activity conducted. According to Mrs. San Nicolas' affidavit the family house was rebuilt after the liberation of Guam and prior to the taking of the property. Mrs. Priscilla Perez San Nicolas is requesting to be deem an eligible beneficiary under 21 GCA, Chapter 75A based on her January 13, 2026 affidavit for eligibility Occupied, Farmed or Ranches (CLTC AFF-002) stating her father, Antonio Quitongico Perez, his mother and siblings were utilizing Joaquin Cruz Perez's Lot 380 in Agana for unknown period of time up to July 7, 1947 when it was acquired by the Naval Government of Guam.

VI.

GUIDANCE:

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

ELIGIBILITY PROCESS CHECKLIST

1. Is the Applicant's Family Tree attached? ☒ Yes ☐ No
2. Research conducted. ☒ John Bohn Files District Court Listing
☒ DLM Land Web
☐ GALC John Bohn Judgement Files
- 02/24/2026 02/25/2026
Start Date End Date
3. Documentary evidence obtained. ☒ Yes ☐ No
- Document type. District Court of Guam Awards Report page 18-19 & Judgment for Civil Case 16-47
(E.g. Declaration of Taking, Judgement)
4. Applicant advised of the option to complete an **Affidavit of Ownership (Form CLTC-AFF-001)** or an **Affidavit of Occupied, Farmed or Ranches (Form CLTC-AFF-002)** to the extent known or reasonably ascertainable under penalty or perjury. ☒ Yes ☐ No ☐ Not applicable
5. Type of Affidavit provided. ☐ Form CLTC-AFF-001
☒ Form CLTC-AFF-002
☐ Not applicable
6. Supporting documents submitted. ☒ Government Issued identification
☒ Applicant's birth certificate
☒ Mother or Father's birth or death certificate
☐ Maternal or Paternal Grandparent's birth or death certificate
☐ Maternal or Paternal Great Grandparen'ts birth or death certificate
7. Staff recommendation: Priscilla Perez San Nicolas's father, Antonio Quitongico Perez and family was living on Joaquin Cruz Perez's property, Lot 380 in Agana prior to the acquisition by the Naval Government of Guam in the July 7, 1947 Civil Case 16-47 Judgment.

Lydia Taleu

Staff

March 25, 2026

Date

8. Land Agent Supervisor's Comments: _____

As per § 75A101.2 (b)(2), the approval of the status of "Eligible Beneficiary" based on submitted affidavit should be determined by the CLTC Board of Commissioners or (interim) Administrative Director.

Glenn R. Eay

Land Agent Supervisor

03/25/2026

Date

Kumision Inangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guam 96932

Phone: 649-5263 ext. 813

AFFIDAVIT FOR ELIGIBILITY
OCCUPIED, FARMED, OR RANCHED

Priscilla P. San Nicolas, being first duly sworn, deposes and says that:

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

Priscilla P. San Nicolas

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

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

☐ Parcel Number According to the Judgement, there is no Parcel number listed.

☐ Address: San Ignacio Agaña

☐ Legal Description Lot 380 in Agaña now known as Hagatna

☐ Other Identifier GC 265

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

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

Antonio Quitongo Perez, his mother and Siblings were living on the lot.

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

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

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

Kumision Inangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagatña, Guam 96932

Phone: 649-5263 ext 815

8. Compensation or rent, if any, that was paid by the person or persons who occupied, farmed, or ranches the land to the legal owner: It was family owned property, there was no rent paid but ^{for} any expenses including property taxes were shared.

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

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

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

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

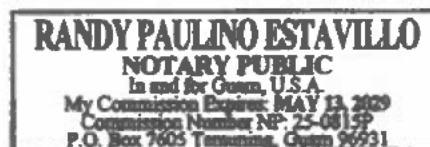
12. The undersigned makes these statements on behalf of themselves or as a representative of the applicant via a power of attorney.

Priscilla P. San Nicolas
Signature

1/13/26
Date

Subscribed and sworn to before me this 13th day of January, 20 26 by
Priscilla Perez San Nicolas

Randy Estavillo
NOTARY PUBLIC



IN THE ISLAND COURT OF GUAM

MARIANAS ISLANDS

Naval Government of Guam,

Petitioner,

vs.

50,000 Square Meters of Land, more or
less, located in the Municipality of
Agaña, Island of Guam, Marianas Islands,
and Regino Mendiola Ada, et al.,

Defendants.

73 July 1947
@ 2:30 P.M.
Civil No. 16-47

JUDGMENT ON DECLARATION OF TAKING

Now on this 7th day of July, 1947, comes on for hearing and determination the Motion of the Petitioner, Naval Government of Guam, asking for a judgment on the Declaration of Taking which was filed herein.

1. And the Court, having fully considered said Motion, the Petition for Condemnation, the Declaration of Taking, the Act of Congress approved February 18, 1946 (Public Law 301, 79th Congress), and Sections 1237 through 1258, inclusive, as amended, of the Code of Civil Procedure of Guam, doth find that each and all of the allegations contained in said Motion, Petition and Declaration are true, and that the Naval Government of Guam is entitled to acquire property by eminent domain for the purposes set forth in said petition, and that the said Naval Government of Guam is entitled to take said property and have the title thereto vested in it; that Petitioner's Motion for Judgment on Declaration of Taking should be approved and the prayer thereof granted.

2. And the Court finds that said Petition and Declaration of Taking were filed at the request of the Governor of Guam, the person duly authorized by law to acquire the lands described in said documents, for the purposes therein set forth, and that said proceeding was instituted by the Attorney General of Guam, the person authorized by law to direct the institution of such proceeding.

8/11

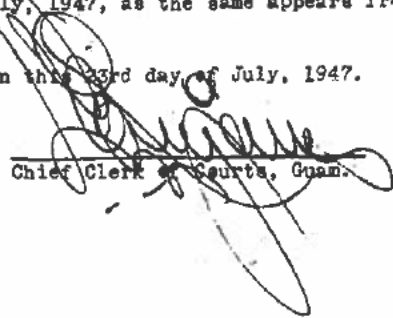
360

CERTIFICATE

Island of Guam,)
Marianas Islands) ss

I, PEDRO C. LUJAN, the duly appointed, qualified and acting Chief Clerk of Courts within and for the Island of Guam do hereby certify that the foregoing is a true and correct copy of the Judgment on Declaration of Taking which was entered in Case No. 16-47, Naval Government of Guam, Petitioner, vs. 50,000 square meters of land, more or less, located in the Municipality of Agaña, Island of Guam, Marianas Islands, and Regina Mendisela Ada, et al., Defendants, in the Island Court of Guam on the 7th day of July, 1947, as the same appears from the files and records in my office.

Witness my hand and official seal on this 23rd day of July, 1947.


Chief Clerk of Courts, Guam.

IN THE ISLAND COURT OF GUAM
MARIANAS ISLANDS

7/1/47
2120000

Naval Government of Guam,

Petitioner,

vs.

Civil No. 16-47.

50,000 Square Meters of Land, more
or less, located in the Municipality
of Agaña, Island of Guam, Marianas
Islands, and Berino Landiola Ada, et al.,
Defendants.

NOTICE OF HIS PETITION

Notice is hereby given that on the 23rd day of June 1947,
the Naval Government of Guam, by James W. Davis, Attorney General of
Guam, acting under instructions and at the direction of the Governor
of Guam, filed a complaint in the Island Court of Guam for the purpose
of condemning, in order to acquire title in fee simple, certain lands
lying within the Municipality of Agaña, Guam, Marianas Islands, said
lands to be used for the purposes of rebuilding of the City of New
Agaña as a part of the program for the rehabilitation of the Guamanian
people and the economy of Guam, said lands sought to be condemned being
more particularly described as follows:

Beginning at a point marked "1" on Land and Claims
Commission Drawing No. P-176 dated 10 June 1947 entitled,
"Property Map, Section 1, Land to be Acquired in New Agaña,
Land Square 13, Section 3, Municipality of Agaña", being
North 45 degrees, 24 minutes East a distance of 463.69
meters from Agaña Monument; thence South 01 degrees 56.25
minutes West a distance of 10.36 meters to Point "2"; thence
North 88 degrees 03.75 minutes West a distance of 56.39 meters
to Point "3"; thence South 01 degrees 37.75 minutes West a
distance of 58.46 meters to Point "4"; thence North 88 degrees
22.25 minutes West a distance of 74.68 meters to Point "5";
thence South 01 degrees 37.75 minutes West a distance of
402.32 meters to Point "6"; thence South 88 degrees 22.25
minutes East a distance of 131.07 meters to Point "7"; thence
South 01 degrees, 37.75 minutes West a distance of 24.36 meters
to Point "8"; thence North 88 degrees 22.25 minutes West a dis-
tance of 222.36 meters to Point "9"; thence along arc of curve,
chord length being 102.04 meters and delta 51 degrees 39 minutes
24 seconds to Point "10"; thence North 56 degrees 42.75 minutes
West a distance of 116.26 meters to Point "11"; thence North
01 degrees 56.25 minutes East a distance of 136.96 meters to
Point "12"; thence South 88 degrees 03.75 minutes East a dis-
tance of 73.15 meters to Point "13"; thence North 01 degrees
56.25 minutes East a distance of 86.32 meters to Point "14";
thence South 88 degrees 03.75 minutes East a distance of 21.34

- Duenas, Maria San Nicolas	- Mesa, Concepcion Chargualaf
- Duenas, Vicente Arriola	- Mesa, Dolores Leon Guerrero
- Dungca, Teodoro Gozon	- *Einer, Jose Perez, deceased
- Eclavea, Antonio Reyes	- Munoz, Juan Cepeda
- Eclavea, Enrique Reyes	- Palacios, Jose Cruz
- Eclavea, Gonzola Reyes	- Palacios, Jose Panorio
- Elliott, Concepcion Martinez	- *Paltino, Pancracio R., deceased
- Elliott, Hiram Wilson	- Pangolinan, Jose Rosario
- *Espinosa, Juan Torres, deceased	- Parochial Church of Guam
- *Evangelista, Josefa Mendiola, deceased	- Peredo, Antonio Sablan
- Farrell, Maria Aflague	- Perez, A. T.
- *Fernandez, Francisco Camacho, deceased	- Perez, Eduardo Eclavea
- Flores, Francisco Terlaje	- Perez, Gregorio
- *Flores, Joaquin Borja, deceased	- Perez, Jesus Flores
- *Flores, Manuel Borja, deceased	- Perez, Jesus Francisco
- Flores, Manuel Taitano	- Perez, Joaquin Cruz
- *Flores, Maria Cruz, deceased	- Perez, Jose Martinez
- Flores, Rosa Guerrero	- Perez, Jose Salas
- Francisco, Jesus Camacho	- *Perez, Juan Diaz, deceased
- *Franquez, Pedro Iglesias, deceased	- Perez, Remedios Leon Guerrero
- Garrido, Salomon Blas	- Perez, Rosario Eclavea
- *Gogue, Austin San Luis, deceased	- *Quichocho, Clara, deceased
- *Gogue, Ceronio, deceased	- Quituza, Antonio Mariano
- Gogue, Luis Borja	- *Quitua, Miguel Salas, deceased
- Gogue, Vicente	- *Olivera, Vicente Flores, deceased
- Guerrero, Ignacio L. G.	- Rojas, Pedro Atique
- *Guerrero, Juan Flores, deceased	- Romero, Rita Gogue
- *Guayra, Vicente Crisostomo	- Rosario, Nicolasa Latap
- Hongyee, Nieves Pangolinan	- *Rowley, Edgaros Cruz, deceased
- Iglesias, Consolacion Garrido	- Rowley, Ana Wilson
- *Indalecio, Joaquin de Leon, deceased	- Reyes, Pedro Quichocho
- Indalecio, Rosa Indalecio	- Sablan, Asuncion R.
- Isidro, Ursula Aflague	- Sablan, Carmen Cruz
- Javier, Joaquin Carrido	- Sablan, Jose Manaligan
- Johnson, Ignacio Perez	- Sablan, Rosa Guerrero
- Kamminga, Elvira Sacomoni	- Salas, Ana Franquez
- Leon, Joaquin Indalecio	- *Salas, Antonio Quituza, deceased
- Leon Guerrero, Ana L. G.	- *Salas, Clotilde Bustagua, deceased
- Leon Guerrero, Ana Sablan	- Salas, Isabel Mendiola
- Leon Guerrero, Conzola B.	- Salas, Jose Quituza
- Leon Guerrero, Ignacio Sablan	- Salas, Richardo Bustagua
- Leon Guerrero, Isabel Duenas	- San Nicolas, Maria Perez
- Leon Guerrero, Jose Sablan	- *San Nicolas, Jose Castro, deceased
- *Leon Guerrero, Juan Jose, deceased	- San Nicolas, Jose Cruz
- Leon Guerrero, Juana Sablan	- Santos, Cristobal Ramirez
- Leon Guerrero, Vicente Sablan	- Santos, Clementina Ramirez
- *Lujan, Manuel Olive, deceased	- Santos, Francisco Faustino
- Manglona, Vicente	- Santos, Jose Villagomez
- Manibusan, Wilomena Tanona	- Santos, Tomas Ramirez
- Manibusan, Jose Canacho	- Santos, Raquel Ramirez
- Manibusan, Maria Espinosa	- *Siquenza, Sara, deceased
- Manibusan, Vicente Tanona	- Suarez, Antonio Crisostomo
- *Mariano, Vicente, deceased	- Tanaka, Rosa Santos
- Martinez, Jose Cruz	- *Tani Gush, Mariano, deceased
- Martinez, Teresa Cruz	- *Tani Gush, Jesus Castro Cepeda, deceased
- *Mendiola, Benigno Cruz, deceased	

Takano, Luis San Nicolas
Torres, Jose Martinez
Torres, Juan Espinosa
Torres, Maria Perez
Torres, Maria Perez Gollo
Torres, Luis Espinosa
*Torres, Manuel Ulloa, deceased

Torres, Rosa Franquez
Unpinco, Jose A. non
Untalan, Luis Blas
*Veneziano, Alejandro, deceased
Vaughn, Maria Duenas
Young Men's League of Guam

*Known and unknown heirs, executors, administrators, devisees, legatees, trustees, and assigns, immediate and remote, of the deceased.

and said action being a proceeding in rem against said lands, all other persons, firms, or corporations, either known or unknown, who claim to have or own any right, title, or interest of any character whatever in said lands are made defendants in said action.

NAVAL GOVERNMENT OF GUAM

By *J. B. Remington*
Special Attorney for the
Naval Government of Guam
William J. Remington
Special Attorney for the
Naval Government of Guam

Lot No.	Recorded Owner	G.C.No.	C.T.No.
873	Luis Canacho Baza et al		2328
882	Rosa Muna Palomo	667	
1129	Joaquin Rosario Sablan	2240	
1138	Blanca Castro	1120	
1139	Jose Cruz Flores	986	
1141	Antonio Reyes Eclaves		1107
1143	Vicente R. Palomo		1589
1183	Gailly R. Kamminga		1053
1185	Elvira S. Kamminga and Gailly R. Kamminga	3698	
1186	Pedro I. Franquez	2210	
1187	" " "	2062	
1188	Gregorio A. Duenas		1922
1188-1	Vicente A Duenas		1970
1189-2	Vicente F. Arriola		1095
*1226-1 &	Ignacio Borja Mendiola		
1226-2			795
1227	Santiago L.G.Cruz	538	
1277	Inosencio S. Aflague		171
1279	Vicente C. Guevara	639	
1285	Jose Perez Miner		1766
1287	Ana Rosario Cruz	531	
476-1	Jose L. Torres		564
838	C.C. Bulter		339

Lot No. 398 is found recorded in Vol. 4 of Agana, page 206 in the name of Juan Untalan Cruz; Lot No. 413 is found recorded in Vol. 6 of Agana, page 11 in the name of Vicente Lariano; Lot No. 466 is found recorded in Vol. 6 of Agana, page 269 in the name of Joaquin Arriola Rivera; Lot No. 484 is found recorded in Vol. 1, page 23, Unregistered lands in the name of Alejandro Veneziano; Lot No. 495 is found recorded in Vol. 8 of Agana, page 605 in the name of Alejandro Veneziano; Lot No. 1281 is found recorded in Vol. 5 of Agana, page 341 in the name of Gerónimo Gogue; Lot No. 3-1 is found provisionally recorded in Vol. 13 of Agana, page 499 in the name of Teresa Martinez Cruz, now known as Teresa Cruz Artero; Lot No. 482-2 is found provisionally recorded in Vol. 21 of Agana, page 290, in the name of Jose L. Torres and Lot No. 1189-1 is found provisionally recorded in Vol. 19 of Agana, page 642 in the name of Antonio Sablan Peredo.

The records of this office also indicate that Lot No. 4, 20, 33, 447, 459 and 483 were mortgaged to the Bank of Guam. However, investigation reveals the fact that the mortgages on lot Nos. 447, and 459 were paid in full. Lot No. 1183 mortgaged to Atkins Kroll and Co. to secure the payment of a loan of \$223.27 and Lot No. 1185 is mortgaged to Vicente R. Canacho to secure the payment of a loan of \$210.00.

The records of this office also indicate that there is a balance of \$600.00 remaining unpaid of the purchase price of Lot No. 838 due and payable to Francisco Martinez Cruz.

In view of the Decree of the Island Court, Guam, in Civil Case No. 16-47 dated 7 July 1947 (Judgment on Declaration of Taking), the above Certificates of Guaranteed Claim and Certificates of Title are canceled and Certificate of Title Nos. 2396 to 2524 inclusive are issued for Lot Nos. 3-New, 13, 18, 356, 32-2, 32-New, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 381, 382, 380, 392, 394, 395, 396, 397, 399, 400, 401, 412, 414, 419, 427-New, 429, 430, 431, 432, 433, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 471, 472, 473, 474, 475, 482-1, 483, 485, 486, 488, 493, 494, 496, 497, 498, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 519, 520, 852, 858, 861, 862, 873, 882, 1129, 1138, 1139, 1141, 1143, 1183, 1185, 1186, 1187, 1188, 1188-1, 1189-2, *1226-1, *1226-2, 1227, 1277, 1279, 1285, 1287, 476-1, and 838 respectively, in the name of the Naval Government of Guam.

* Cancellation of Ct. No. 715 covering Lot Nos. 1226-1 & 1226-2 has been voided.
has not been voided. Certificate of Title No. 715.
J. P. C. 11/15/53

J. P. C. 11/15/53
Dep. City Clerk Registrar # 860

NAVAL GOVERNMENT OF GUAM
Department of Records and Accounts.

Presented on 23 July 1947 at 2:30 p.m. and entered under No. 360,

Day-Book Vol. 2, page 47.

P. B. Souder
P. B. Souder, Lt. Comdr. (SC) USNR
Head of Department of
Records and Accounts.

EXAMINED AND VERIFIED AS TO TITLE. The records of this office indicate that the properties referred to in the within decrees are covered by Certificates of Guaranteed Claim and Certificates of Title, as enumerated below:

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414	Antonio Quitugua Salas	260	
419	Vicente Martinez Cruz	385	
427-New	Atanacio T. Perez	534	
429	Enrique Reyes Eclavea		1139
430	Ana Calvo Aflague		2143
431	Rosa Franquez Torres		1607
432	Francisco M. Cruz	215	
433	" " "	545	
432 1/2	Juan Torres Espinosa	471	
433 1/2	Ana Franquez Salas		1801

CHamoru Land Trust Commission

Land Agent Staff Report BENNY TENORIO PEREZ RESIDENTIAL APPLICANT

I. MATTER:

1. Benny Tenorio Perez is formally requesting to be deemed as an "Eligible Beneficiary".

II. LEGAL REFERENCES:

1. GCA Title 21 Chapter 75A § 75A101.2 Verification of Eligible Beneficiaries (1):

(1) Persons shall be considered eligible beneficiaries if the United States acquired land on which they did not hold title or ownership, but that they nevertheless had either occupied, farmed, or ranched land for residential or agricultural purposes for at least one (1) year immediately prior to that land being acquired by the United States government between 1898 and 1968 or descendants of such person; except that if a person occupied, farmed, or ranched the land on or after December 8, 1941, and the land was acquired at any time after that date and up to 1950, the one (1) year tenure need not have occurred immediately prior to acquisition by the United States government. To be eligible under this provision, an applicant must sign a declaration or affidavit setting forth, in sufficient detail and under penalty of perjury, the following facts to the extent known or reasonably ascertainable by the applicant: (A) the location, by parcel number, address, legal description, or other legally-recognized identifier, of the land that was claimed to have been occupied, farmed, or ranched; (B) the name of the person or persons who occupied, farmed, or ranched the land; (C) the length of time the person(s) continuously occupied, farmed, or ranched the land; (D) the legal owner of the land and the relationship between the owner and the person who occupied, farmed, or ranched the land, including whether any compensation or rent was paid to the owner; (E) a description of the nature of the person's activity on the land, including whether the land was used for residential or agricultural purposes; (F) if the land was farmed or ranched, the type of activity being conducted on the land (such as the types of crops harvested or animals raised); and (G) whether the person improved the land in any way and the nature of such improvements.

2. Guam Code Annotated § 75A101.2 Verification of Eligible Beneficiaries (B)(2)(b):

(B) a declaration or affidavit, signed under penalty of perjury, attesting that the person owned, or is the descendant of someone who owned, land that the United States acquired. To the extent known or reasonably ascertainable by the applicant, this declaration or affidavit shall include the location, by parcel number, address, legal description, or other legally recognized identifier, of the land that was claimed to have been owned and the date of acquisition by the United States. (2) The applicant shall be required to use his or her best efforts to obtain the information described above and to provide documentation demonstrating that he or she is the descendant of the person or persons who occupied, ranched, or farmed the land. Based upon review of the documentation, declarations, or affidavits, and any additional research the Commission conducts, the Commission shall determine whether the person is an eligible beneficiary. For purposes of this provision, a person shall be deemed to have "occupied" land if he or she maintained his or her primary residence on the land. (b) Occupied, Farmed, or Ranched Land Acquired by the United States:

III. FACTS:

1. Original Applicant: Benny Tenorio Cruz
2. Applicant's Date and Time: January 29, 2026, at 11:21 am
3. Applicant's Application Number: 8541
4. Application Type: Residential
5. Takeover Applicant's Date of Submission: N/A
6. Lot Description: N/A
7. Survey Map: N/A
8. Priority: 2

CHamoru Land Trust Commission

Land Agent Staff Report BENNY TENORIO PEREZ RESIDENTIAL APPLICANT

- 9. Preoccupier: N/A
- 10. Land Use Permit (LUP): N/A
- 11. Mayor's Certification: N/A
- 12. Recorded Lease: N/A
- 13. Unrecorded Lease: N/A
- 14. Lease Fee Paid: N/A
- 15. Is this a Registered Property?
- 16. Residing on Private Property: YES
- 17. Residing on Guam Ancestral Lands Property: NO
- 18. Part of Null and Void Listing: N/A
- 19. Part of 2018 Ratified Listing: N/A
- 20. Part of 1995 Listing: N/A
- 21. Part of OPA Audit Listing: N/A
- 22. Board-Approved Lease Award: N/A

IV. CHRONOLOGY:

- 1. January 29, 2026: Mr. Perez submitted his application and his Affidavit of Occupied, Farmed, or Ranched.
- 2. January 30, 2026: Received Mr. Perez's birth certificate.
- 3. March 16, 2026: Received birth certificate for Antonio Quitunguico Perez, father.

V. SUMMARY:

Mr. Benny Tenorio Perez submitted an Affidavit of Occupied, Farmed, or Ranched. Mr. Perez states that his father, Antonio Quitunguico Perez, and his mother and siblings were living on Lot 380 in Agana, which Joaquin Cruz Perez owned. In the Affidavit, Mr. Perez also states that Joaquin Cruz Perez is a family member. The birth certificate for Antonio Quitunguico Perez has no father listed. Mr. Perez is requesting to be approved as an "Eligible Beneficiary" based on his submitted affidavit.

VI. GUIDANCE:

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

ELIGIBILITY PROCESS CHECKLIST

1. Is the Applicant's Family Tree attached? ☒ Yes ☐ No
2. Research conducted. ☒ John Bohn Files District Court Listing
☒ DLM Land Web
☒ GALC John Bohn Judgement Files
- 3/30/2026 3/30/2026
Start Date End Date
3. Documentary evidence obtained. ☒ Yes ☐ No
Document type. JUDGMENT, DECLARATION OF TAKING CIVIL CASE #16-40
(E.g. Declaration of Taking, Judgement)
4. Applicant advised of the option to complete an Affidavit of Ownership (Form CLTC-AFF-001) or an Affidavit of Occupied, Farmed or Ranched (Form CLTC-AFF-002) to the extent known or reasonably ascertainable under penalty or perjury. ☒ Yes ☐ No ☐ Not applicable
5. Type of Affidavit provided. ☐ Form CLTC-AFF-001
☒ Form CLTC-AFF-002
☐ Not applicable
6. Supporting documents submitted. ☒ Government Issued identification
☒ Applicant's birth certificate
☒ Mother or Father's birth or death certificate
☐ Maternal or Paternal Grandparent's birth or death certificate
☐ Maternal or Paternal Great Grandparent's birth or death certificate
7. Staff recommendation: Benny T. Perez father, Antonio Quitongico Perez family were living on Joaquin Cruz
Perez property Lot 380 prior to the acquisition by the Naval Government under Civil Case # 16-40
- D. NARCIS 3/30/2026
Staff Date
8. Land Agent Supervisor's Comments: As per § 75A101.2 (b)(2) approval as an "Eligible Beneficiary"
base on an affidavit, should be determined by th CLTC Board of Commissioners or Administrative Director

Land Agent Supervisor

Date

☐ Approved

☐ Disapproved

Chairperson

Date

Board approved on _____

CLTC-CHKLST-001

Kumision Inangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guam 96932

Phone: 649-5263 ext. 815

AFFIDAVIT FOR ELIGIBILITY
OCCUPIED, FARMED, OR RANCHED

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

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

Benny ~~Perez~~ T. Perez

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

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

☐ Parcel Number: unknown

☐ Address: San Ignacio Agaña

☐ Legal Description: Lot 380 Agaña (aka Hagatna)

☐ Other Identifier: G.C 265

The date the land was acquired by the United States: July 7, 1947

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

Antonio Quintanico Perez mother and Siblings were living on the lot

5. The length of time the person or persons listed above continuously occupied, farmed, or ranches the land: _____

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

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

Kumision Inangokkon Tano' CHamoru
(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guam 96932

Phone: 649-5263 ext. #15

8. Compensation or rent, if any, that was paid by the person or persons who occupied, farmed, or
ranchd the land to the legal owner: unknown

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

it was used as the residential. Lot 380,
Agana was for residential purposes.

10. The type of activity being conducted on the land, such as the types of crops harvested or
animals raised:

Other than living there, it was unknown
if lot 380, Agana had farming purposes

11. If the person or persons improved the land, the nature of any improvements (if not applicable,
list N/A):

rebuilt home after the war prior to
the taking.

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

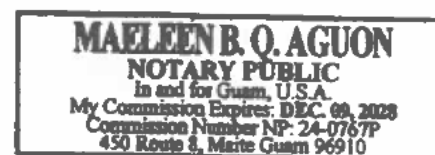
Benny T. Perez
Signature

1-29-2026
Date

Subscribed and sworn to before me this 29th day of January, 2026 by

Benny T Perez

[Signature]
NOTARY PUBLIC





**Applications for
Removal from
the Award List
Pursuant to 18
GAR § 6A114 (a)**

Batch 4 Removal from the Lease Award Listing
December 02, 1995 9:07 a.m. to 09:15 a.m.

Pursuant to Title 18 Guam Administrative Rules § 6A114, Applications for Leases: Applicant current information (a) If the applicant does not furnish the information necessary to facilitate the award within 90 days of notice, the commission shall remove the applicant from the award list and the applicant must re-apply as a new applicant.

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Return Mail	Notes
1	R	Anne Castro Lee	Asumbo	12/2/1995	8:54 AM	45	1	11/12/2025	7020 3160 0000 7730 2521	2/10/2026		11/09/2025	Failure to meet deadline to submit CLTC Forms for Lease Award Process January 08, 2026 Called phone # No Answer & Unable to leave message February 6, 2026 Called Phone # No Answer & Unable to leave message February 10, 2026 Called Phone # No Answer & Unable to leave message February 11, 2026 Called Phone # No Answer & Unable to leave message February 12, 2026 Called Phone # No Answer & Unable to leave message February 13, 2026 Called Phone # No Answer & Unable to leave message February 16, 2026 Called Phone # No Answer & Unable to leave message February 17, 2026 Called Phone # No Answer & Unable to leave message
2	H	Peter Desi Salas	Dededo	12/2/1995	9:02 AM	74	1	11/12/2025	7020 3160 0000 7730 5898	2/10/2026		11/19/2025	Failure to meet deadline to submit CLTC Forms for Lease Award Process January 08, 2026 Called phone # No Answer & Unable to leave message February 5, 2026 Called Phone # Unable to Connect February 10, 2026 Called Phone # Unable to Connect February 11, 2026 Called Phone # Unable to Connect February 12, 2026 Called Phone # Unable to Connect February 13, 2026 Called Phone # Unable to Connect February 16, 2026 Called Phone # Unable to Connect February 17, 2026 Called Phone # No Answer & Unable to leave Message
3	R	Andrea Bona Branch	Piti	12/2/1995	9:04 AM	55	1	11/12/2025	7020 3160 0000 7730 5881	2/10/2026		11/25/2025	Failure to meet deadline to submit CLTC Forms for Lease Award Process January 08, 2026 Called 1st Phone # Not in Service January 08, 2026 Called 2nd Phone # Not in Service January 08, 2026 Called 3rd Phone # Not in Service January 08, 2026 Called 4th Phone # Not in Service February 06, 2026 Called All Phone #s Not in Service February 10, 2026 Called All Phone #s Not in Service February 11, 2026 Called All Phone #s Not in Service February 12, 2026 Called All Phone #s Not in Service February 13, 2026 Called All Phone #s Not in Service February 16, 2026 Called All Phone #s Not in Service February 17, 2026 Called All Phone #s Not in Service
4	R	Jerry George Horton	Asumbo	12/2/1995	9:04 AM	56	1	11/12/2025	7020 3160 0000 7730 4617	2/10/2026		11/21/2025	Failure to meet deadline to submit CLTC Forms for Lease Award Process January 08, 2026 Called 1st Phone # Left Message January 08, 2026 Called 2nd phone # Wrong Number February 06, 2026 Called 1st Phone # No Answer & Left Message February 10, 2026 Called 1st Phone # No Answer & Left Message February 11, 2026 Called 1st Phone # No Answer & Left Message February 12, 2026 Called 1st Phone # No Answer & Left Message February 13, 2026 Called 1st Phone # No Answer & Left Message February 16, 2026 Called 1st Phone # No Answer & Left Message February 17, 2026 Called 1st Phone # No Answer & Left Message
5	R	Raymond C. Neuta	Piti	12/2/1995	9:07 AM	57	1	11/12/2025	7020 3160 0000 7730 5674	2/10/2026		11/14/2025	Failure to meet deadline to submit CLTC Forms for Lease Award Process January 08, 2026 Called 1st Phone # Not in Service January 08, 2026 Called 2nd Phone # Left Message February 06, 2026 Called 2nd Phone # Left Message February 10, 2026 Called 2nd Phone # Left Message February 11, 2026 Called 2nd Phone # Left Message February 12, 2026 Called 2nd Phone # Left Message February 13, 2026 Called 2nd Phone # Left Message February 16, 2026 Called 2nd Phone # Left Message February 17, 2026 Called 2nd Phone # Left Message

**Batch 4 Removal from the Lease Award Listing
December 02, 1995 9:07 a.m. to 09:15 a.m.**

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Rebim Mail	Notes
6	A	Anne Garcia Raymundo Babauta	Astumbo	12/2/1995	9:07 AM	61	N/A	11/12/2025	7020 3160 0000 7730 5836	2/10/2026	11/18/2025		Failure to meet deadline to submit CLTC Forms for Lease Award Process January 08, 2026 Called phone # No Answer & Unable to leave message February 06, 2026 Called phone # No Answer & Unable to leave message February 10, 2026 Called phone # No Answer & Unable to leave message February 11, 2026 Called phone # No Answer & Unable to leave message February 12, 2026 Called phone # No Answer & Unable to leave message February 13, 2026 Called phone # No Answer & Unable to leave message February 16, 2026 Called phone # No Answer & Unable to leave message February 17, 2026 Called phone # No Answer & Unable to leave message
7	R	John Garcia Raymundo	Astumbo	12/2/1995	9:08 AM	62	1	11/12/2025	7020 3160 0000 7730 5892	2/10/2026			Failure to meet deadline to submit CLTC Forms for Lease Award Process January 08, 2026 Called & Left Message January 08, 2026 Spoke with Mr. Raymundo; He will attend January 21, 2026 In-Person Residential Presentation January 09, 2026: Sent Email about the January 21, 2026 In-Person Residential Presentation January 21, 2026: Attended In-Person Residential Presentation February 06, 2026: Called & Left Message & Sent Email February 10, 2026 Called No Answer & Sent Email February 11, 2026 Called No Answer & Sent Email February 12, 2026 Called No Answer & Sent Email February 13, 2026 Called No Answer & Sent Email February 16, 2026 Called No Answer & Sent Email February 17, 2026 Called No Answer & Sent Email
8	R	Renato Gado Raymundo	Astumbo	12/2/1995	9:08 AM	63	1	11/12/2025	7020 3160 0000 7730 5812	2/10/2026	11/24/2025		Failure to meet deadline to submit CLTC Forms for Lease Award Process January 08, 2026 Called Phone # Not In Service February 06, 2026 Called Phone # Not In Service February 10, 2026 Called Phone # Not In Service February 11, 2026 Called Phone # Not In Service February 12, 2026 Called Phone # Not In Service February 13, 2026 Called Phone # Not In Service February 16, 2026 Called Phone # Not In Service February 17, 2026 Called Phone # Not In Service
9	R	Manuel Manibusan San Nicolas	Astumbo	12/2/1995	9:09 AM	64	1	11/12/2025	7020 3160 0000 7730 5799	2/10/2026	11/19/2025		Failure to meet deadline to submit CLTC Forms for Lease Award Process January 08, 2026 Called 1st Phone # Not In Service January 08, 2026 Called 2nd Phone #; Fax Line February 06, 2026 Called 1st Phone # Not In Service February 06, 2026 Called 2nd Phone #; Fax Line February 10, 2026 Called 1st Phone # Not In Service February 11, 2026 Called 1st Phone # Not In Service February 12, 2026 Called 1st Phone # Not In Service February 13, 2026 Called 1st Phone # Not In Service February 16, 2026 Called 1st Phone # Not In Service February 17, 2026 Called 1st Phone # Not In Service
10	R	Joseph Iglesias Mairas	Dedado	12/2/1995	9:09 AM	66	1	11/12/2025	7020 3160 0000 7730 7298	2/10/2026	12/4/2025		Failure to meet deadline to submit CLTC Forms for Lease Award Process January 08, 2026 Called 1st phone # No Answer & Unable to leave message January 08, 2026 Called 2nd phone # Wrong Number February 06, 2026 Called 1st Phone # Not In Service February 10, 2026 Called 1st Phone # Not In Service February 11, 2026 Called 1st Phone # Not In Service February 12, 2026 Called 1st Phone # Not In Service February 13, 2026 Called 1st Phone # Not In Service February 16, 2026 Called 1st Phone # Not In Service February 17, 2026 Called 1st Phone # Not In Service

Batch 4 Removal from the Lease Award Listing
December 02, 1995 9:07 a.m. to 09:15 a.m.

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Return Mail	Notes
11	R	Helen Ines Biscan	Pbt	12/2/1995	9:12 AM	62	1	11/12/2025	7020 3160 0000 7730 7359	2/10/2026		11/19/2025	Failure to meet deadline to submit CLTC Forms for Lease Award Process January 08, 2026 Called 1st Phone # & Left Message January 08, 2026 Called 2nd Phone # No Answer & Unable to leave Message January 08, 2026 Called 3rd Phone # No Answer & Unable to leave message February 06, 2026 Called 1st Phone # No Answer & Left Message February 06, 2026 Called 2nd Phone # No Answer & Unable to leave Message February 06, 2026 Called 3rd Phone # No Answer & Unable to leave message February 10, 2026 Called All Phones #s No Answer & Left Message on 1st Phone # February 11, 2026 Called All Phones #s No Answer & Left Message on 1st Phone # February 12, 2026 Called All Phones #s No Answer & Left Message on 1st Phone # February 13, 2026 Called All Phones #s No Answer & Left Message on 1st Phone # February 16, 2026 Called All Phones #s No Answer & Left Message on 1st Phone # February 17, 2026 Called All Phones #s No Answer & Left Message on 1st Phone #
12	R	Kristina L. Ada Cade	Yaca	12/2/1995	9:15 AM	90	1	11/12/2025	7020 3160 0000 7730 7267	2/16/2026			Failure to meet deadline to submit CLTC Forms for Lease Award Process. January 08, 2026 Called 1st Phone #, Phone # is not Recognized January 08, 2026 Called 2nd Phone # No Answer & Unable to leave message February 06, 2026 Called 1st Phone #, Phone # is not Recognized February 08, 2026 Called 2nd Phone # No Answer & Unable to leave message February 10, 2026 Called all 3 Phones No Answer & Unable to leave message February 11, 2026 Called all 3 Phones No Answer & Unable to leave message February 12, 2026 Called all 3 Phones No Answer & Unable to leave message February 13, 2026 Called all 3 Phones No Answer & Unable to leave message February 16, 2026 Called all 3 Phones No Answer & Unable to leave message February 17, 2026 Called all 3 Phones No Answer & Unable to leave message

**Batch 5 Removal from the Lease Award Listing
December 02, 1995 9:16 a.m. to 10:28 a.m.**

Pursuant to Title 18 Guam Administrative Rules § 6A114. Applications for Leases; Applicant current information (a) If the applicant does not furnish the information necessary to facilitate the award within 90 days of notice, the commission shall remove the applicant from the award list and the applicant must re-apply as a new applicant.

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Return Mail	Notes
1	A	Joey Guidachay Fernandez	Yona	12/2/1995	9:20 AM	97		12/17/2025	7020 3160 0000 7730 2552	3/17/2026			03/17/2026 Missed the Deadline 12/23/2025 December 17, 2025 letter was received 03/06/2026 Called [REDACTED] at 8:38 a.m. Call did not go through 03/06/2026 Called [REDACTED] at 8:47 a.m. Not in service 03/16/2026 Called [REDACTED] 8:33 Unable to connect 03/16/2026 Called [REDACTED] 8:34 Not in service 03/17/2026 Called [REDACTED] 10:01 Unable to connect 03/17/2026 Called [REDACTED] 10:02 Not in service
2	R	Gilbert Raymond Borja Carballedo	Dededo	12/2/1995	9:20 AM	104		12/17/2025	7020 3160 0000 7730 2568	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/15/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] 7:48 a.m. Call could not go through 03/16/2026 Called [REDACTED] 8:34 a.m. Unable to connect 03/17/2026 Called [REDACTED] 10:15 a.m. Unable to connect
3	R	Altom K. Francisco	Yona	12/2/1995	9:24 AM	102		12/17/2025	7020 3160 0000 7730 4570	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] 8:50 a.m. Busy line 03/06/2026 Called [REDACTED] 8:51 a.m. Not in service 03/16/2026 Called [REDACTED] 8:35 a.m. Busy line 03/16/2026 Called [REDACTED] 8:38 a.m. Not in service 03/17/2026 Called [REDACTED] 10:15 a.m. Busy Line 03/17/2026 Called [REDACTED] 10:15 a.m. Not in service
4	A	Tanya Changuatuf Taimanglo	Dededo	12/2/1995	9:27 AM	116		12/17/2025	7020 3160 0000 7730 6390	3/17/2026			03/17/2026 Missed the Deadline 12/24/2025 December 17, 2025 letter was received 03/05/2026 sent email ligerguam@yahoo.com @ 3:58 p.m. with no response 03/06/2026 All phones for Ms. Taimanglo are off-island numbers 03/16/2026 All phones for Ms. Taimanglo are off-island numbers 03/17/2026 All phones for Ms. Taimanglo are off-island numbers
5	A	Jose Carballedo Mendola	Piti	12/2/1995	9:30 AM	84		12/17/2025	7020 3160 0000 7730 6406	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] 10:09 a.m. Not in service 03/06/2026 Called [REDACTED] 10:09 a.m. Not in service 03/06/2026 Called [REDACTED] 10:10 a.m. Not in service 03/16/2026 Called [REDACTED] 8:40 a.m. Not in service 03/16/2026 Called [REDACTED] 8:40 a.m. Not in service 03/16/2026 Called [REDACTED] 8:40 a.m. Not in service 03/17/2026 Called [REDACTED] 12:04 p.m. Not in service 03/17/2026 Called [REDACTED] 12:04 p.m. Not in service 03/17/2026 Called [REDACTED] 12:05 p.m. Not in service
6	A	Doris Pangalanan Santos	Merizo	12/2/1995	9:30 AM	92		12/17/2025	7020 3160 0000 7730 6413	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] 10:11 a.m. Not in service 03/06/2026 Called [REDACTED] 10:11 a.m. Not in service 03/16/2026 Called [REDACTED] 8:41 a.m. Not in Service 03/16/2026 Called [REDACTED] 8:41 a.m. Call cannot be completed 03/17/2026 Called [REDACTED] 12:05 p.m. Not in service 03/17/2026 Called [REDACTED] 12:05 p.m. Call cannot be completed
7	R	Angela Taimanoo King	Piti	12/2/1995	9:32 AM	87		12/17/2025	7020 3160 0000 7730 6437	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] 10:13 a.m. Not in service 03/16/2026 Called [REDACTED] 8:43 a.m. Not in service 03/17/2026 Called [REDACTED] 12:11 p.m. Not in service

**Batch 5 Removal from the Lease Award Listing
December 02, 1995 9:16 a.m. to 10:28 a.m.**

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	Numerical Sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Return Mail	Notes
8	R	Florence D. Cukugua	Piti	12/2/1995	9:33 AM	88		12/17/2025	7020 3160 0000 7730 6444	3/17/2026		1/8/2026	03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 10:13 a.m. Not in service 03/18/2026 Called [REDACTED] @ 8:45 a.m. Not in service 03/17/2026 Called [REDACTED] @ 12:12 p.m. Not in service
9	R	Maria Benavente Gatura	Dededo	12/2/1995	9:34 AM	127		12/17/2025	7020 3160 0000 7730 6488	3/17/2026		1/8/2026	03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was returned 08/19/2021 Board terminated Application Rights
10	R	Gregorio Tago Cepeda	Astumbo	12/2/1995	9:35 AM	83		12/17/2025	7020 3160 0000 7730 6482	3/17/2026		1/15/2026	03/17/2026 Missed the Deadline 01/15/2026 December 17, 2025 letter was returned 03/08/2026 Called [REDACTED] @ 10:15 a.m. Wrong number 03/06/2026 Called [REDACTED] @ 10:16 a.m. Not in service 03/16/2026 Called [REDACTED] @ 8:54 a.m. Not in service 03/17/2026 Called [REDACTED] @ 12:25 p.m. Not in service
11	R	Juanita Manibusan Manibusan	Astumbo	12/2/1995	9:37 AM	90		12/17/2025	7020 3160 0000 7730 6505	3/17/2026			03/17/2026 Missed the Deadline 12/20/2025 December 17, 2025 letter was received 03/06/2026 Called [REDACTED] @ 10:16 a.m. Call could not go through 03/06/2026 Called [REDACTED] @ 10:17 a.m. Not in service 03/16/2026 Called [REDACTED] @ 8:55 a.m. Unable to connect 03/16/2026 Called [REDACTED] @ 8:57 a.m. Not in service 03/17/2026 Called [REDACTED] @ 12:36 p.m. Unable to connect 03/17/2026 Called [REDACTED] @ 12:37 p.m. Not in service
12	R	Marie Rita Perez Bojia	Yaha	12/2/1995	9:37 AM	120		12/17/2025	7020 3160 0000 7730 6512	3/17/2026			03/17/2026 Missed the Deadline 12/31/25 December 17, 2025 letter was received 03/08/2026 Called [REDACTED] @ 10:21 a.m. Unable to connect 03/06/2026 Called [REDACTED] @ 10:21 a.m. Unable to connect 03/06/2026 Called [REDACTED] @ 10:21 a.m. No answer & left a message 03/06/2026 Called [REDACTED] @ 10:21 a.m. Unable to connect 03/16/2026 Called [REDACTED] @ 9:07 p.m. Unable to connect 03/16/2026 Called [REDACTED] @ 9:08 p.m. Unable to connect 03/16/2026 Called [REDACTED] @ 9:38 a.m. No answer & left a message 03/16/2026 Called [REDACTED] @ 9:09 a.m. Unable to connect 03/17/2026 Called [REDACTED] @ 12:37 p.m. Unable to connect 03/17/2026 Called [REDACTED] @ 12:37 p.m. Unable to connect 03/17/2026 Called [REDACTED] @ 12:38 p.m. No answer & left a message 03/17/2026 Called [REDACTED] @ 12:28 p.m. Unable to connect
13	R	Anthony S.N. Bayona	Dededo	12/2/1995	9:38 AM	133		12/17/2025	7020 3160 0000 7730 6536	3/17/2026			03/17/2026 Missed the Deadline 01/08/26 December 17, 2025 letter was received 03/06/2026 Called [REDACTED] @ 10:24 a.m. No answer & left message 03/06/2026 Called [REDACTED] @ 10:25 a.m. Wrong number 03/08/2026 Called [REDACTED] @ 10:27 a.m. Not in Service 03/08/2026 Called [REDACTED] @ 10:28 a.m. Redirected to (671) 588-7570 03/06/2026 Called [REDACTED] @ 10:28 a.m. Wrong number 03/06/2026 Called [REDACTED] @ 10:31 a.m. No answer & unable to leave message 03/16/2026 Called [REDACTED] @ 9:11 a.m. No answer & left message 03/16/2026 Called [REDACTED] @ 9:11 a.m. Not in Service 03/16/2026 Called [REDACTED] @ 9:11 a.m. No answer & unable to leave message 03/17/2026 Called [REDACTED] @ 1:27 p.m. No answer & left message 03/17/2026 Called [REDACTED] @ 1:30 p.m. Not in Service 03/17/2026 Called [REDACTED] @ 1:30 p.m. No answer & unable to leave message
14	R	Pilar Tatiano Gamido	Astumbo	12/2/1995	9:39 AM	96		12/17/2025	7020 3160 0000 7730 6574	3/17/2026		1/10/2026	03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 10:33 a.m. Wrong number

**Batch 5 Removal from the Lease Award Listing
December 02, 1995 9:16 a.m. to 10:28 a.m.**

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Return Mail	Notes
15	A	Bonifacio Panika Valencia	Dededo	12/2/1995	9:39 AM	134		12/17/2025	7020 3150 0000 7730 6581	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called (671) 646-7858 @ 10:34 a.m. No answer & unable to leave message 03/16/2026 Called (671) 646-7858 @ 9:12 a.m. No answer & unable to leave message 03/17/2026 Called (671) 646-7858 @ 1:32 p.m. No answer & unable to leave message
16	R	Lucy Marie Siguenza Ignacio	Astumbo	12/2/1995	9:41 AM	101	1	12/17/2025	7020 3160 0000 7730 6604	3/17/2026			03/17/2026 Missed the Deadline 01/02/2026: December 17, 2025 letter was received 03/06/2026 Called (671) 637-8264 @ 10:43 a.m. No answer & unable to leave message 03/06/2026 Called (671) 632-8361 @ 10:44 a.m. Not in service 03/16/2026 Called (671) 637-8264 @ 9:34 a.m. No answer & left a message 03/16/2026 Called (671) 632-8381 @ 9:35 a.m. Not in service 03/17/2026 Called (671) 637-8264 @ 1:50 p.m. No answer & left a message 03/17/2026 Called (671) 632-8361 @ 1:52 p.m. Not in service
17	R	Norma Jean Santos Abelon	Manza	12/2/1995	9:41 AM	102	1	12/17/2025	7020 3160 0000 7730 6611	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/05/2026 Email njcasarera@hotmail.com @ 5:46 p.m. with no response 03/06/2026 Called (671) 734-2494 @ 10:45 a.m. Not at this number; Moved off-island 03/06/2026 Called (671) 646-7803 @ 10:47 a.m. Wrong number 03/06/2026 Called (671) 898-7054 @ 10:47 a.m. Call could not be completed 03/06/2026 Called (671) 646-7803 Ext 370 @ 10:49 a.m. Wrong number 03/16/2026 Called (671) 898-7054 @ 9:37 a.m. Unable to connect 03/17/2026 Called (671) 898-7054 @ 1:57 p.m. Unable to connect
18	A	Jessie C. Lizama c/o Jessie J.C. Lizama	Dededo	12/2/1995	9:41 AM	138	1	12/17/2025	7020 3160 0000 7730 6626	3/17/2026			03/17/2026 Missed the Deadline 01/07/2026: December 17, 2025 letter was received 03/05/2026 Email jessielizama14@gmail.com @ 3:58 p.m. with no response 03/06/2026 Called (671) 777-2822 @ 10:57 a.m. No answer & left a message 03/06/2026 Called (671) 788-1117 @ 10:57 a.m. Wrong number 03/16/2026 Called (671) 777-2822 @ 9:48 a.m. No answer & unable to leave message 03/17/2026 Called (671) 777-2822 @ 1:59 p.m. No answer & unable to leave message
19	R	Rufino Mando Mendiola	Astumbo	12/2/1995	9:44 AM	105	1	12/17/2025	7020 3160 0000 7730 6635	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called (671) 637-6276 @ 11:00 a.m. Not in service 03/06/2026 Called (671) 646-1886 @ 11:02 a.m. No answer & unable to leave message 03/16/2026 Called (671) 637-6276 @ 9:49 a.m. Not in service 03/16/2026 Called (671) 646-1886 @ 9:50 a.m. No answer & unable to leave message 03/17/2026 Called (671) 637-6276 @ 4:01 p.m. Not in service 03/17/2026 Called (671) 646-1886 @ 4:02 p.m. No answer & unable to leave message
20	R	David Junior Mendiola	Astumbo	12/2/1995	9:44 AM	106	1	12/17/2025	7020 3160 0000 7730 6642	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called (671) 637-6276 @ 11:02 a.m. Not in service 03/16/2026 Called (671) 637-6276 @ 9:50 a.m. Not in service 03/17/2026 Called (671) 637-6276 @ 4:02 p.m. Not in service
21	R	Margarita M. Mendiola	Astumbo	12/2/1995	9:45 AM	107	1	12/17/2025	7020 3160 0000 7730 6658	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called (671) 637-6276 @ 11:42 a.m. Not in service 03/16/2026 Called (671) 637-6276 @ 9:50 a.m. Not in service 03/17/2026 Called (671) 637-6276 @ 4:03 p.m. Not in service
22	R	Elizabeth S.M. Muna	Frank	12/2/1995	9:45 AM	132	1	12/17/2025	7020 3160 0000 7730 6666	3/17/2026	1/26/2026		03/17/2026 Missed the Deadline 12/22/2025 Daughter received instructions on the takeover process of application rights 1/26/2026: December 17, 2025 letter was returned 03/06/2026 Called (671) 789-6358 @ 11:44 a.m. Not in service 03/16/2026 Called (671) 789-6358 @ 9:52 a.m. Not in service 03/17/2026 Called (671) 789-6358 @ 4:03 p.m. Not in service

Batch 5 Removal from the Lease Award Listing
December 02, 1995 9:16 a.m. to 10:28 a.m.

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Defo	Return Mail	Notes
23	R	Mary Castro Fejeran	Phi	12/2/1995	9:48 AM	106	1	12/17/2025	7020 3160 0000 7730 6673	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called @ 11:45 a.m. Call could not go through 03/06/2026 Called @ 11:47 a.m. GDOE @ Not sure which school 03/06/2026 Called @ 11:51 a.m. Temporary unavailable 03/16/2026 Called @ 09:52 a.m. Call could not go through 03/16/2026 Called @ 09:55 a.m. Temporary unavailable 03/17/2026 Called @ 4:03 p.m. Call could not go through 03/17/2026 Called @ 04:03 p.m. Temporary Unavailable
24	R	Anthony Marione Anderson	Astumbo	12/2/1995	9:48 AM	111	1	12/17/2025	7020 3160 0000 7730 6680	3/17/2026			03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was received 03/05/2026 sent email @ 5:45 p.m. with no response 03/06/2026 All phones for Mr. Anderson are off-island numbers 03/16/2026 All phones for Mr. Anderson are off-island numbers 03/17/2026 All phones for Mr. Anderson are off-island numbers
25	R	Clarissa Blas Borja	Astumbo	12/2/1995	9:49 AM	112	1	12/17/2025	7020 3160 0000 7730 6703	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called @ 11:57 a.m. Wrong number 03/06/2026 Called @ 11:58 a.m. No answer & unable to leave message 03/06/2026 Called @ 11:59 a.m. Call could not be completed 03/16/2026 Called @ 9:55 a.m. No answer & unable to leave message 03/16/2026 Called @ 9:45 a.m. Call could not be completed 03/17/2026 Called @ 4:08 p.m. No answer & unable to leave message 03/16/2026 Called @ 4:15 p.m. Call could not be completed
26	R	Loma Blas Baga	Astumbo	12/2/1995	9:50 AM	114	1	12/17/2025	7020 3160 0000 7730 6727	3/17/2026			03/17/2026 Missed the Deadline 03/26/2026: December 17, 2025 letter was returned 03/06/2026 Called @ 11:49 a.m. Call could not be completed 03/06/2026 Called @ 12:00 p.m. wrong number 03/06/2026 Called @ 12:01 p.m. No answer & unable to leave message 03/16/2026 Called @ 9:45 a.m. Call could not be completed 03/16/2026 Called @ 10:16 a.m. Call could not be completed 03/17/2026 Called @ 4:15 p.m. Call could not be completed 03/17/2026 Called @ 4:16 p.m. No answer & unable to leave message
27	R	Jacqueline Rosa DeWitz	Yona	12/2/1995	9:50 AM	137	1	12/17/2026	7020 3160 0000 7730 6734	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called @ 12:02 p.m. No answer & unable to leave message 03/06/2026 Called @ 12:03 p.m. No answer & left a message 03/16/2026 Called @ 10:16 a.m. No answer & unable to leave message 03/16/2026 Called @ 10:16 a.m. No answer & unable to leave message 03/17/2026 Called @ 4:17 P.m. No answer & unable to leave message 03/17/2026 Called @ 4:17 P.m. No answer & unable to leave message
28	R	Deborah Dewitz Pangasinan	Yona	12/2/1995	9:50 AM	138	1	12/17/2025	7020 3160 0000 7730 6741	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called @ 10:17 a.m. No answer & unable to leave a message 03/06/2026 Called @ 10:17 a.m. Call could not go through 03/16/2026 Called @ 10:17 a.m. No answer & left a message 03/16/2026 Called @ 10:17 a.m. Call could not go through 03/17/2026 Called @ 4:18 p.m. No answer & Left a message 03/17/2026 Called @ 4:18 p.m. Call could not go through

Batch 5 Removal from the Lease Award Listing
December 02, 1995 9:16 a.m. to 10:28 a.m.

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Return Mail	Notes
29	A	Josefa R.C. Jesus	Dededo	12/2/1995	9:50 AM	154	2	12/17/2025	7020 3160 0000 7730 6758	3/17/2026			03/17/2026 Missed the Deadline 12/22/2025 December 17, 2025 letter was received 03/06/2026 Called @ 12:16 p.m. Busy Line 03/06/2026 Called @ 12:16 p.m. Number dialed incorrect & not recognized 03/06/2026 Called @ 12:12 p.m. Busy Line 03/16/2026 Called @ 10:19 a.m. Call could not go through 03/16/2026 Called @ 10:21 a.m. Call could not go through 03/16/2026 Called @ 10:22 a.m. Call could not be completed 03/17/2026 Called @ 4:19 p.m. Call could not go through 03/17/2026 Called @ 4:19 p.m. Call could not go through 03/17/2026 Called @ 4:20 p.m. Call could not be completed
30	R	Michael Anthony Carbullido	Yona	12/2/1995	9:52 AM	141	1	12/17/2025	7020 3160 0000 7730 6772	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was returned 03/06/2026 Called @ 12:14 p.m. Call did not go through 03/06/2026 Called @ 12:15 p.m. Call did not go through 03/16/2026 Called @ 10:22 a.m. Call did not go through 03/16/2026 Called @ 10:22 a.m. Call did not go through 03/17/2026 Called @ 4:26 p.m. Call did not go through 03/17/2026 Called @ 4:26 p.m. Call did not go through
31	A	Velina Borja Quichocho	Astumbo	12/2/1995	9:53 AM	119	1	12/17/2025	7020 3160 0000 7730 6789	3/17/2026	1/15/2026		03/17/2026 Missed the Deadline 01/15/2026 December 17, 2025 letter was returned 03/06/2026 Called @ 12:17 p.m. Wrong number 03/06/2026 Called @ 12:18 p.m. Call could not be completed 03/06/2026 Called @ 12:18 p.m. Wrong number 03/06/2026 Called @ 12:20 p.m. Wrong number 03/16/2026 Called @ 4:27 p.m. Call could not be completed 03/17/2026 Called @ 4:27 p.m. Call could not be completed
32	R	Joseph David Quichocho Maguadog	Yona	12/2/1995	9:54 AM	144	1	12/17/2025	7020 3160 0000 7730 6796	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was returned 03/06/2026 Called @ 12:21 p.m. Call could not go through 03/06/2026 Called @ 14:22 Not in service 03/16/2026 Called @ 10:23 a.m. Call could not go through 03/16/2026 Called @ 10:23 a.m. Not in service 03/17/2026 Called @ 4:27 p.m. Call could not go through 03/17/2026 Called @ 4:27 a.m. Not in service
33	A	Brandon James San Nicolas	Astumbo	12/2/1995	9:57 AM	124	1	12/17/2025	7020 3160 0000 7730 6826	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was returned 03/06/2026 Called @ 12:28 p.m. Not in Service 03/06/2026 Called @ 12:29 p.m. Busy Line 03/06/2026 Called @ 12:29 p.m. Busy Line 03/06/2026 Called @ 12:30 p.m. Busy Line 03/16/2026 Called @ 11:04 a.m. Not in Service 03/16/2026 Called @ 11:04 a.m. Not in Service 03/16/2026 Called @ 11:06 p.m. Not in Service 03/16/2026 Called @ 11:06 a.m. Not in Service 03/17/2026 Called @ 4:28 p.m. Not in Service 03/17/2026 Called @ 4:28 p.m. Busy Line 03/17/2026 Called @ 4:28 p.m. Busy Line 03/17/2026 Called @ 4:29 p.m. Busy Line
34	R	Jose Agustin Camacho c/o Jane Aguon Borden	Pik	12/2/1995	9:58 AM	118	1	12/17/2025	7020 3160 0000 7730 6833	3/17/2026			03/17/2026 Missed the Deadline 03/27/2026 No status of the December 17, 2025 letter (not delivered or returned)

Batch 5 Removal from the Lease Award Listing
December 02, 1995 9:16 a.m. to 10:28 a.m.

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Return Mail	Notes
35	R	Raymond Castro Gamdo	Merizo	12/2/1995	10:01 AM	120	1	12/17/2025	7020 3160 0000 7730 6957	3/17/2026	1/8/2026	03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 12:34 p.m. Not in Service 03/06/2026 Called [REDACTED] @ 12:34 p.m. Not in Service 03/16/2026 Called [REDACTED] @ 11:19 a.m. Not in Service 03/16/2026 Called [REDACTED] @ 11:20 a.m. Not in Service 03/17/2026 Called [REDACTED] @ 4:29 p.m. Not in Service 03/17/2026 Called [REDACTED] @ 4:29 p.m. Not in Service	
36	R	Lorraine L.G. Reyes	Pa.	12/2/1995	10:01 AM	122	1	12/17/2025	7020 3160 0000 7730 6864	3/17/2026	1/8/2026	03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 12:35 p.m. Wrong Number	
37	R	Annie Castro Cruz	Yuma	12/2/1995	10:01 AM	054	1	12/17/2025	7020 3160 0000 7730 6871	3/17/2026	1/15/2026	03/17/2026 Missed the Deadline 01/15/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 12:36 p.m. Not in Service 03/06/2026 Called [REDACTED] @ 12:38 p.m. Not in Service 03/16/2026 Called [REDACTED] @ 11:30 a.m. Not in Service 03/16/2026 Called [REDACTED] @ 11:41 a.m. Not in Service 03/17/2026 Called [REDACTED] @ 4:30 p.m. Not in Service 03/17/2026 Called [REDACTED] @ 4:30 p.m. Not in Service	
38	R	Rosemary Tainatongo Minnsapri	Merizo	12/2/1995	10:02 AM	121	1	12/17/2025	7020 3160 0000 7730 6888	3/17/2026		03/17/2026 Missed the Deadline 01/08/2026 December 17, 2025 letter was received 03/06/2026 Called [REDACTED] @ 12:38 p.m. Not in Service 03/06/2026 Called [REDACTED] @ 12:38 p.m. No Answer & Unable to left message 03/16/2026 Called [REDACTED] @ 11:42 a.m. Not in Service 03/16/2026 Called [REDACTED] @ 11:42 p.m. No Answer & Unable to left message 03/17/2026 Called [REDACTED] @ 4:30 p.m. Not in Service 03/17/2026 Called [REDACTED] @ 4:31 p.m. No Answer & Unable to left message	
39	R	Skyia Faye Wilson	Yuma	12/2/1995	10:04 AM	057	1	12/17/2025	7020 3160 0000 7730 6895	3/17/2026	1/12/2026	03/17/2026 Missed the Deadline 01/12/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 12:40 p.m. Not in Service 03/06/2026 Called [REDACTED] @ 12:41 DOE & unable to which school 03/16/2026 Called [REDACTED] @ 11:44 a.m. Not in Service 03/17/2026 Called [REDACTED] @ 4:31 p.m. Not in Service	
40	R	Santiago Tydingco Aguon	Pa.	12/2/1995	10:05 AM	127	2	12/17/2025	7020 3160 0000 7730 6901	3/17/2026	1/6/2026	03/17/2026 Missed the Deadline 01/06/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 12:42 p.m. Not in service 03/16/2026 Called [REDACTED] @ 11:47 a.m. Not in service 03/17/2026 Called [REDACTED] @ 4:31 p.m. Not in service	
41	A	Josefa Boja Oakley	Asuncion	12/2/1995	10:06 AM	134	1	12/17/2025	7020 3160 0000 7730 6918	3/17/2026	1/15/2026	03/17/2026 Missed the Deadline 01/15/2026 December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 12:42 p.m. Not in Service 03/16/2026 Called [REDACTED] @ 11:47 a.m. Not in Service 03/17/2026 Called [REDACTED] @ 4:32 p.m. Not in Service	
42	R	Franklin S. Dela Rosa	Pa.	12/2/1995	10:09 AM	032	1	12/17/2025	7020 3160 0000 7730 6956	3/17/2026		03/17/2026 Missed the Deadline 01/06/2026 December 17, 2025 letter was received 03/06/2026 Called [REDACTED] @ 11:53 a.m. Wrong Number 03/06/2026 Called [REDACTED] @ 11:54 a.m. Called was dropped 03/16/2026 Called [REDACTED] @ 8:55 a.m. Wrong Number	
43	R	Petar Daniel Blas	Asuncion	12/2/1995	10:11 AM	036	1	12/17/2025	7020 3160 0000 7730 6987	3/17/2026	1/15/2026	03/17/2026 Missed the Deadline 01/15/2026 December 17, 2025 letter was returned Termination of Lease dated 04/04/2017 under IN # 905276	

Batch 5 Removal from the Lease Award Listing
December 02, 1995 9:16 a.m. to 10:28 a.m.

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Return Mail	Notes
44	A	Norman Daniel Cruz	Yona	12/2/1995	10:11 AM	165	1	12/17/2025	7020 3160 0000 7730 7151	3/17/2026	1/16/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 10:56 a.m. Wrong Number 03/06/2026 Called [REDACTED] @ 11:02 a.m. Work # on leave gave (671) 646-8816 03/06/2026 Called [REDACTED] @ 11:02 a.m. Dial tone 03/16/2026 Called [REDACTED] @ 8:53 a.m. Still on leave 03/16/2026 Called [REDACTED] @ 8:53 a.m. No Answer & Unable to leave message 03/17/2026 Called [REDACTED] @ 9:42 a.m. No answer & left message & no return call
45	R	Alicia Ouldachay Fernandez	Yona	12/2/1995	10:12 AM	166	1	12/17/2025	7020 3160 0000 7730 7182	3/17/2026			03/17/2026 Missed the Deadline 12/18/2025: December 17, 2025 letter was received 03/06/2026 Called [REDACTED] @ 10:28 a.m. Call did not go through 03/06/2026 Called [REDACTED] @ 10:28 a.m. Not available to take the call 03/06/2026 Called [REDACTED] @ 10:29 a.m. Wrong Number 03/16/2026 Called [REDACTED] @ 8:50 a.m. Not available to take the call 03/16/2026 Called [REDACTED] @ 8:52 a.m. Call did not go through 03/17/2026 Called [REDACTED] @ 9:40 a.m. Call did not go through 03/17/2026 Called [REDACTED] @ 9:41 a.m. Call did not go through
46	R	Michael Duenas Ungacia	Menzo	12/2/1995	10:14 AM	137	2	12/17/2025	7020 3160 0000 7730 7199	3/17/2026			03/17/2026 Missed the Deadline 01/02/2026: December 17, 2025 letter was received 03/06/2026 Called [REDACTED] @ 10:28 a.m. Left message w/ sister, Rose Ann 03/06/2026 Called [REDACTED] @ 10:28 a.m. GDOE & Unable to confirm which school 03/16/2026 Called [REDACTED] @ 8:48 a.m. No Answer & Unable to leave a message 03/17/2026 Called [REDACTED] @ 9:40 a.m. No Answer & Unable to leave a message
47	R	Carol Alvarez Bondoc	Yona	12/2/1995	10:17 AM	174	1	12/17/2025	7020 3160 0000 7730 7238	3/17/2026	1/17/2026		03/17/2026 Missed the Deadline 01/12/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 10:17 a.m. No longer in service 03/06/2026 Called [REDACTED] @ 10:17 a.m. No longer in service 03/06/2026 Called [REDACTED] @ 10:18 a.m. Spoke with POA, Ruth who requested an extension 03/16/2026 Called [REDACTED] @ 8:47 a.m. No longer in service 03/16/2026 Called [REDACTED] @ 8:47 a.m. No answer & Unable to leave a message 03/16/2026 Called [REDACTED] @ 8:49 a.m. No longer in service 03/17/2026 Called [REDACTED] @ 9:33 a.m. No answer & Unable to leave a message 03/17/2026 Called [REDACTED] @ 9:34 a.m. No longer in service 03/17/2026 Called [REDACTED] @ 9:37 a.m. No longer in service
48	R	Antonio Dula Cruz Cabrera	Dedado	12/2/1995	10:17 AM	199	1	12/17/2025	7020 3160 0000 7730 7243	3/17/2026	1/10/2026		03/17/2026 Missed the Deadline 01/06/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 10:16 a.m. No longer in service 03/16/2026 Called [REDACTED] @ 8:47 a.m. No longer in service 03/17/2026 Called [REDACTED] @ 9:33 a.m. No longer in service
49	A	Judy B. Quinana	Astumbo	12/2/1995	10:18 AM	148	1	12/17/2025	7020 3160 0000 7730 6000	3/17/2026	1/19/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 10:10 a.m. No longer in service 03/06/2026 Called [REDACTED] @ 10:11 a.m. was given the number (671) 487-4454 03/06/2026 Called [REDACTED] @ 10:15 a.m. No Answer 03/16/2026 Called [REDACTED] @ 8:44 a.m. No longer in service 03/16/2026 Called [REDACTED] @ 8:44 a.m. No Answer & Unable to leave a message 03/17/2026 Called [REDACTED] @ 9:30 a.m. No Answer & Unable to leave a message 03/17/2026 Called [REDACTED] @ 9:31 a.m. No longer in service
50	A	Ramon Blas Peredo	Yona	12/2/1995	10:19 AM	176	1	12/17/2025	7020 3160 0000 7730 6024	3/17/2026	1/10/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 10:06 a.m. Call did not through 03/06/2026 Called [REDACTED] @ 10:06 a.m. GDOE & Unable to confirm which school 03/16/2026 Called [REDACTED] @ 8:42 a.m. Call did not through 03/17/2026 Called [REDACTED] @ 9:29 a.m. Call did not through

**Batch 5 Removal from the Lease Award Listing
December 02, 1995 9:16 a.m. to 10:28 a.m.**

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Return Mail	Notes
51	R	Bebbiana Hernandez Tarusan	Dededo	12/2/1995	10:19 AM	292	1	12/17/2025	7020 3160 0000 7730 6031	3/17/2026	1/13/2026	03/17/2026 Missed the Deadline	01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 10:03 a.m. Left message with Ray Cruz 03/16/2026 Called [REDACTED] @ 8:41 a.m. No answer & Unable to leave message 03/17/2026 Called [REDACTED] @ 9:27 a.m. No answer & Unable to leave message
52	R	Doreen Corrie Aguon Santos	Ple	12/2/1995	10:20 AM	145	1	12/17/2025	7020 3160 0000 7730 6048	3/17/2026	1/8/2026	03/17/2026 Missed the Deadline	01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 10:02 a.m. No longer in service 03/16/2026 Called [REDACTED] @ 8:41 a.m. No longer in service 03/17/2026 Called [REDACTED] @ 9:26 a.m. No longer in service
53	A	Lynda M E Hton	Yona	12/2/1995	10:23 AM	179	1	12/17/2025	7020 3160 0000 7730 6055	3/17/2026		03/17/2026 Missed the Deadline	12/26/2025: December 17, 2025 letter was received 03/06/2026 Called [REDACTED] @ 10:00 a.m. No answer. Will call back. No answer 03/06/2026 Called [REDACTED] @ 10:01 a.m. @ No longer in service 03/16/2026 Called [REDACTED] @ 8:40 a.m. No answer 03/16/2026 Called [REDACTED] @ 08:40 a.m. No longer in service 03/17/2026 Called [REDACTED] @ 9:25 a.m. No answer 03/17/2026 Called [REDACTED] @ 9:25 a.m. No longer in service
54	A	Joaquin Rosario Ouidachay	Astumbo	12/2/1995	10:21 AM	152	2	12/17/2025	7020 3160 0000 7730 6062	3/17/2026	1/15/2026	03/17/2026 Missed the Deadline	01/15/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] No longer in service 03/06/2026 Called [REDACTED] @ 8:55 a.m. Wrong number 03/06/2026 Called [REDACTED] @ 9:57 a.m. Wrong number 03/16/2026 Called [REDACTED] @ 08:39 a.m. @ No longer in service 03/17/2026 Called [REDACTED] @ 9:24 a.m. No longer in service
55	A	Catalina Marte Duenas	Yona	12/2/1995	10:21 AM	180	1	12/17/2025	7020 3160 0000 7730 6079	3/17/2026	1/8/2026	03/17/2026 Missed the Deadline	01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 9:50 a.m. Call did not go through 03/06/2026 Called [REDACTED] @ 9:53 a.m. No answer. Will call back. No answer 03/16/2026 Called [REDACTED] @ 8:39 Call did not go through 03/16/2026 Called [REDACTED] @ 8:39 No answer 03/17/2026 Called [REDACTED] @ 9:23 Phone number no longer in service 03/17/2026 Called [REDACTED] @ 9:23 No Answer
56	R	Norma Tarusan Torres	Dededo	12/2/1995	10:22 AM	294	1	12/17/2025	7020 3160 0000 7730 6109	3/17/2026	1/8/2026	03/17/2026 Missed the Deadline	01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 8:52 a.m. No longer in service 03/06/2026 Called [REDACTED] @ 8:53 a.m. No longer in service 03/16/2026 Called [REDACTED] @ 8:38 Phone number no longer in service 03/16/2026 Called [REDACTED] @ 8:38 Phone number no longer in service 03/17/2026 Called [REDACTED] @ 9:21 Phone number no longer in service 03/17/2026 Called [REDACTED] @ 9:22 Phone number no longer in service
57	R	Cynthia Dona Cruz	Menzo	12/2/1995	10:23 AM	145	1	12/17/2025	7020 3160 0000 7730 6123	3/17/2026	1/8/2026	03/17/2026 Missed the Deadline	01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 8:43 a.m. Phone number no longer in service 03/06/2026 Called [REDACTED] @ 8:42 a.m. Call did not go through 03/16/2026 Called [REDACTED] @ 8:34 a.m. Phone number no longer in service 03/16/2026 Called [REDACTED] @ 8:36 a.m. Phone number no longer in service 03/17/2026 Called [REDACTED] @ 9:20 a.m. Phone number no longer in service 03/17/2026 Called [REDACTED] @ 9:21 a.m. Phone number no longer in service

**Batch 5 Removal from the Lease Award Listing
December 02, 1995 9:16 a.m. to 10:28 a.m.**

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Return Mail	Notes
58	R	Herman Richard Pablo	Pib	12/2/1995	10:23 AM	149	1	12/17/2025	7020 3160 0000 7730 6130	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 8:40 a.m. Mr. Pablo is in Virginia - Family will inform him to contact CLTC Office 03/16/2026 Called [REDACTED] @ 8:33 a.m. Left Message 03/17/2026 Called [REDACTED] @ 8:40 Left Message
59	A	Dennis Jay Duanones	Dededo	12/2/1995	10:23 AM	206		12/17/2025	7020 3160 0000 7730 6147	3/17/2026	1/15/2026		03/17/2026 Missed the Deadline 01/10/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 8:37 a.m. Phone number no longer in service 03/06/2026 Called [REDACTED] @ 8:38 a.m. Phone number no longer in service 03/16/2026 Called [REDACTED] @ 8:32 a.m. Phone number no longer in service 03/16/2026 Called [REDACTED] @ 8:32 a.m. Phone number no longer in service 03/17/2026 Called [REDACTED] @ 8:19 a.m. Phone number no longer in service 03/17/2026 Called [REDACTED] @ 9:19 a.m. Phone number no longer in service
60	R	Bonito David Mataniana	Astumbo	12/2/1995	10:25 AM	155	1	12/17/2025	7020 3160 0000 7730 6260	3/17/2026			03/17/2026 Missed the Deadline 03/06/2026 Called [REDACTED] @ 8:37 a.m. Phone number no longer in service 03/16/2026 Called [REDACTED] @ 8:31 a.m. Phone number no longer in service 03/17/2026 Called [REDACTED] @ 9:19 a.m. Phone number no longer in service 03/25/2026 December 17, 2025 arrived at the Military Post Office (Pending Delivery Status)
61	R	Anthony Esteves Santos	Dededo	12/2/1995	10:25 AM	211	1	12/17/2025	7020 3160 0000 7730 6161	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 8:35 a.m. Phone number no longer in service 03/06/2026 Called [REDACTED] @ 8:35 a.m. Phone number no longer in service 03/16/2026 Called [REDACTED] @ 8:30 a.m. Phone number no longer in service 03/16/2026 Called [REDACTED] @ 8:30 a.m. Phone number no longer in service 03/17/2026 Called [REDACTED] @ 9:17 a.m. Phone number no longer in service 03/17/2026 Called [REDACTED] @ 9:17 a.m. Phone number no longer in service
62	R	Ekzebalit Mendiola Hudson	Pib	12/2/1995	10:26 AM	151	1	12/17/2025	7020 3160 0000 7730 6239	3/17/2026			03/17/2026 Missed the Deadline 01/07/2026: December 17, 2025 letter was received 03/06/2026 Called [REDACTED] @ 8:29 a.m. Call did not go through 03/06/2026 Called [REDACTED] @ 8:22 a.m. Wrong number 03/06/2026 Called [REDACTED] ext. 229 @ 8:34 a.m. Wrong number 03/16/2026 Called [REDACTED] @ 8:29 a.m. Call did not go through 03/17/2026 Called [REDACTED] @ 9:15 a.m. Call did not go through
63	R	Bernadette Ano Diego	Menzo	12/2/1995	10:27 AM	150	1	12/17/2025	7020 3160 0000 7730 6192	3/17/2026			03/17/2026 Missed the Deadline 12/30/2025: December 17, 2025 letter was received 03/06/2026 Called [REDACTED] @ 8:23 a.m. No answer - will call back later / No answer 03/06/2026 Called [REDACTED] @ 8:25 a.m. Phone number no longer in service 03/16/2026 Called [REDACTED] @ 8:28 a.m. No answer 03/16/2026 Called [REDACTED] @ 8:50 a.m. Phone number no longer in service 03/17/2026 Called [REDACTED] @ 9:12 a.m. No answer 03/17/2026 Called [REDACTED] @ 9:12 a.m. Phone number no longer in service
64	R	Agustin Lasala Osera	Dededo	12/2/1995	10:27 AM	214	1	12/17/2025	7020 3160 0000 7730 6208	3/17/2026	1/1/2026		03/17/2026 Missed the Deadline 01/07/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 8:18 a.m. Phone number is no longer in service 03/06/2026 Called [REDACTED] @ 8:19 a.m. Phone line on Dial tone 03/16/2026 Called [REDACTED] @ 8:14 a.m. Phone line on Dial tone 03/16/2026 Called [REDACTED] @ 8:15 a.m. Phone number is no longer in service 03/17/2026 Called [REDACTED] @ 9:11 a.m. Phone number is no longer in service 03/06/2026 Called [REDACTED] @ 9:11 a.m. Phone line on Dial tone
65	R	Gina Rae Diego San Nicolas	Menzo	12/2/1995	10:28 AM	153	1	12/17/2026	7020 3160 0000 7730 6215	3/17/2026	1/8/2026		03/17/2026 Missed the Deadline 01/08/2026: December 17, 2025 letter was returned 03/06/2026 Called [REDACTED] @ 8:16 a.m. Phone number is no longer in service 03/16/2026 Called [REDACTED] @ 8:14 a.m. Phone number is no longer in service 03/17/2026 Called [REDACTED] @ 9:10 a.m. Phone number is no longer in service

**Batch 5 Removal from the Lease Award Listing
December 02, 1995 9:16 a.m. to 10:28 a.m.**

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Return Mail	Notes
66	A	Jesus Cruz Fejéran	Pub	12/21/1995	10:28 AM	154		12/17/2025	7020 3160 0000 7730 6222	3/17/2026			03/17/2026 Missed the Deadline 01/07/2026 December 17, 2025 letter was received 03/06/2026 Called [REDACTED] @ 8:14 a.m. Phone number is no longer in service 03/16/2026 Called [REDACTED] @ 8:12 a.m. Phone number is no longer in service 03/17/2026 Called [REDACTED] @ 8:10 a.m. Phone number is no longer in service



Lot 7054-1, Yigo

DEED OF TRANSFER

This **DEED OF TRANSFER** ("Deed") is executed this ____ day of _____, 2026, by and between:

GRANTOR: Chamorro Land Trust Commission (CLTC)

An instrumentality of the Government of Guam

Address: 590 South Marine Corps Drive, Suite 733, Tamuning, Guam 96913

GRANTEE: Guam Police Department (GPD)

An executive department of the Government of Guam

Address: 233 Central Avenue, Tiyan, Barrigada, Guam 96913

1. AUTHORITY

This transfer is made pursuant to the authority granted under applicable provisions of **Guam Public Law 38-64**, and the enabling statutes governing the Chamorro Land Trust Commission and the management of Government of Guam real property.

2. CONSIDERATION

This transfer is made **without monetary consideration**, as an internal reallocation of Government of Guam real property for public safety and governmental purposes. The consideration is the mutual benefit and public purpose served.

3. PROPERTY DESCRIPTION

The Chamorro Land Trust Commission hereby grants, conveys, and transfers to the Guam Police Department all rights, title, and interest in the following real property located in Guam:

Lot No.: 7054-1

Municipality: Yigo

Area: more or less 2 acres

Legal Description:

See attached Exhibit A

SUBJECT TO A CONDITION REQUIRING THE GUAM POLICE DEPARTMENT TO CONSTRUCT A POLICE STATION WITHIN TEN YEARS OF THE DATE OF THE

DEED OF TRANSFER

Lot 7054-1, Yigo

CLTC and GPD

Page 1 of 3

RECORDATION OF THIS DEED. THIS CONDITION SHALL BE DEEMED SATISFIED WHEN THE GUAM POLICE DEPARTEMENT SHALL HAVE RECEIVED A CERTIFICATE OF OCCUPANCY FOR A POLICE FACILITY CONSTRUCTED ON THIS LOT. IN THE EVENT THAT THIS CONDITION IS NOT COMPLIED WITH THE OWNERSHIP OF THE PROPERTY SHALL, WITHOUT REQUIREMENT FOR NOTICE OR FURTHER ACTION, AUTOMATICALLY REVERT BACK TO THE GRANTOR.

4. IMPROVEMENTS

This transfer includes all buildings, structures, fixtures, and improvements located on the property.

5. CONDITION OF PROPERTY

The property is transferred “as is”, with no warranties expressed or implied. The Guam Police Department assumes responsibility for future maintenance, operation, and compliance with applicable laws and regulations.

6. PURPOSE OF TRANSFER

The property is transferred for the purpose of constructing a new police precinct station facility.

7. EFFECTIVE DATE

This transfer becomes effective upon the execution of this Deed.

8. RECORDATION

The Grantee shall record this Deed with the **Guam Department of Land Management – Recorder’s Office.**

9. SIGNATURES

CHAMORRO LAND TRUST COMMISSION

By: _____ Date: _____, 2026
Earl Garrido
CLTC Chairman

GUAM POLICE DEPARTMENT

By: _____
Name: _____
Title: _____
Date: _____

10. OFFICE OF THE ATTORNEY GENERAL – LEGAL SUFFICIENCY REVIEW

By: _____

Title: _____

Date: _____

DEPARTMENT OF LAND MANAGEMENT – ACCEPTANCE FOR RECORDATION

By: _____

Title: _____

Date: _____

11. NOTARY ACKNOWLEDGMENT

GUAM, U.S.A.)
)
CITY OF _____) ss:

ON THIS _____ day of _____, 2026, before me a Notary Public in and for Guam, U.S.A., personally appeared **Earl Garrido**, known to me (or satisfactorily proven) to be the person(s) whose name(s) appear on this instrument, and acknowledged that they executed the same in their official capacity on behalf of the Government of Guam.

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

NOTARY PUBLIC

I Minutrenai Ocho Na Liheslaturan Guahan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	COMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
SI-38 (COR) As amended by the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure, and further amended by the Committee on Rules	Eulogio Shamon Chamustaniao	AN ACT TO AMEND SECTION 2 OF PUBLIC LAW 34-61, RELATIVE TO TRANSFERRING THE TITLE OF OWNERSHIP OF LOT NO. 7054-1, MUNICIPALITY OF YIGO, FROM THE CHAMORRO LAND TRUST COMMISSION TO THE GUAM POLICE DEPARTMENT	2/10/25 8:00 a.m.	2/18/25	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure	Request: 2/18/25 3/7/25	5/23/25 2:00 p.m.	8/22/25 As Amended	Exhibit A
								9/19/25 As Amended and Further Amended	
SESSION DATE	TITLE		DATE PASSED	TRANSMITTED	DUE DATE	PUBLIC LAW NO.	DATE SIGNED	NOTES	
9/29/25	AN ACT TO AMEND SECTION 2 OF PUBLIC LAW 34-61, RELATIVE TO TRANSFERRING THE TITLE OF OWNERSHIP OF LOT NO. 7054-1, MUNICIPALITY OF YIGO, FROM THE CHAMORRO LAND TRUST COMMISSION TO THE GUAM POLICE DEPARTMENT		10/3/25	10/7/25	10/18/25	38-64	10/17/25	Received: 10/17/25 Meas and Comm. Doc. No. 38GL-25-1351	

LOURDES A. LEON GUERRERO
GOVERNOR



UFISINAN I MAGA'HAGAN GUAHAN
OFFICE OF THE GOVERNOR OF GUAM

JOSHUA F. TENORIO
LT. GOVERNOR
38GL-25-1353
OFFICE OF THE SPEAKER
FRANK F. BLAS JR.

OCT 17 2025

Time: 4:30
Received: P

Transmitted via Email to: speakerblas@guamlegislature.org

October 17, 2025

THE HON. FRANK BLAS, JR., Speaker
I Mina'trentai Ocho Na Liheslaturan Guahan
38th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

Re: Bill No. 51-38 (COR), "AN ACT TO AMEND SECTION 2 OF PUBLIC LAW 34-61, RELATIVE TO TRANSFERRING THE TITLE OF OWNERSHIP OF LOT NO. 7054-1, MUNICIPALITY OF YIGO, FROM THE CHAMORRO LAND TRUST COMMISSION TO THE GUAM POLICE DEPARTMENT."

Bill No. 73-38 (COR), "AN ACT TO AUTHORIZE THE TRANSFER OF THE TITLE OF OWNERSHIP AND ADMINISTRATIVE JURISDICTION OF LOT 15, BLOCK F, TRACT 9 IN BARRIGADA HEIGHTS FROM THE CHAMORRO LAND TRUST COMMISSION TO THE GUAM POLICE DEPARTMENT FOR THE DEVELOPMENT OF A PUBLIC SAFETY EMERGENCY COMMUNICATIONS CENTER."

Hafa Adai Mr. Speaker,

Bill Nos. 51-38 and 73-38 transfer property from the Chamorro Land Trust Commission (CLTC) to the Guam Police Department (GPD). Bill No. 51-38 transfers Lot 7054-1 in *Yigo* from CLTC to GPD for the purpose of constructing a new police precinct to service the *Yigo* community, and Bill No. 73-38 transfers Lot 15, Block F, Tract 9 in *Barrigada Heights* from CLTC to GPD for the purpose of constructing a new Public Safety Emergency Communication Center. These two bills will enhance public safety for residents of the island and our visitors.

Currently, GPD's Dededo Precinct serves over 70,000 residents from *Dededo*, *Yigo*, *Barrigada*, and *Mangilao*. The new *Yigo* precinct will augment GPD's ability to provide services in northern Guam and reduce the strain on the Dededo Precinct. *Yigo's* commercial growth and military expansion projects underscore the need for additional localized law enforcement presence. This additional local presence will enhance community policing, improve response times, and assist GPD in efficiently allocating its resources.

RICARDO J. BORDALLO GOVERNOR'S COMPLEX
513 W. Marine Corps Drive Hagåtña, Guam 96910
governor.guam.gov | (671) 472-8931
Doc. No. 38GL-25-1353*

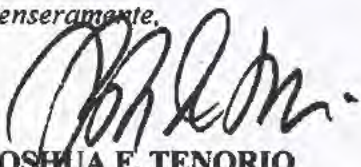
To: The Hon. Frank Blas, Jr., *Speaker*
Fr: The Hon. Joshua F. Tenorio, *Acting Governor of Guam*
Date: October 17, 2025
Re: Bills No. 51-38 (COR) and 73-38 (COR)

Page 2 of 2

Typhoon Mawar highlighted the communication gaps faced by emergency responders due to the lack of a unified command center. The new Public Safety Emergency Communication Center in *Barrigada Heights* will create a centrally located and purposefully built facility for emergency response operations where law enforcement agencies will collaborate. This facility will provide first responders with a hardened command post with modern communication equipment that will enhance the island's security, resilience, and effectiveness.

For these reasons, I sign Bill Nos. 51-38 (COR) and 73-38 (COR) into law as ***Public Law Nos. 38-64 and 38-65.***

Senseramente,


JOSHUA F. TENORIO
I Ákto Maga'låhen Guåhan
Acting Governor of Guam

Enclosure(s): Bill No. 51-38 (COR) nka P.L. 38-64 and Bill No. 73-38 (COR) nka 38-65
cc via email: The Honorable Lourdes A. Leon Guerrero, *Maga'hågan Guåhan*, Governor of Guam
Compiler of Laws



38GL-25-1353
Messages and Communications

RECEIVED
COMMITTEE ON RULES
October 20, 2025
9:13 a.m.

Marie Crisostomo

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

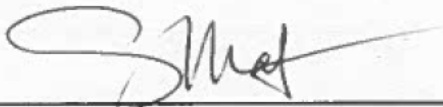
CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'HÅGAN GUÅHAN

This is to certify that **Bill No. 51-38 (COR), "AN ACT TO AMEND SECTION 2 OF PUBLIC LAW 34-61, RELATIVE TO TRANSFERRING THE TITLE OF OWNERSHIP OF LOT NO. 7054-1, MUNICIPALITY OF YIGO, FROM THE CHAMORRO LAND TRUST COMMISSION TO THE GUAM POLICE DEPARTMENT,"** was on the 3rd day of October 2025, duly and regularly passed.



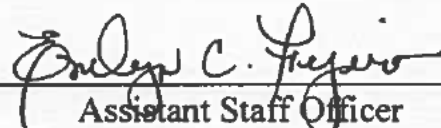
Frank F. Blas, Jr.
Speaker

Attested:



Sabrina Salas Matanane
Legislative Secretary

This Act was received by *I Maga'hågan Guåhan* this 7 day of Oct,
2025, at 4:40 o'clock pm .M.



Evelyn C. Fejeran
Assistant Staff Officer
Maga'håga's Office

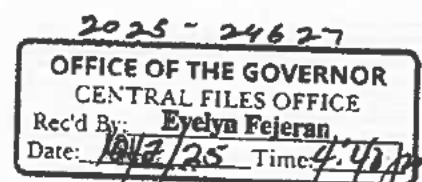
APPROVED



Lourdes A. Leon Guerrero
I Maga'hågan Guåhan

Date: 10/17/25

Public Law No. 38-64



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

Bill No. 51-38 (COR)

As amended by the Committee on Land, Environment,
Housing, Agriculture, Parks, and Infrastructure;
and further amended by the Committee on Rules.

Introduced by:

Eulogio Shawn Gumataotao

V. Anthony Ada

Chris Barnett

Frank F. Blas, Jr.

Vincent A.V. Borja

Shelly V. Calvo

Christopher M. Dueñas

Jesse A. Lujan

Tina Rose Muña Barnes

William A. Parkinson

Sabrina Salas Matanane

Joe S. San Agustin

Telo T. Taitague

Therese M. Terlaje

**AN ACT TO *AMEND* SECTION 2 OF PUBLIC LAW 34-61,
RELATIVE TO TRANSFERRING THE TITLE OF
OWNERSHIP OF LOT NO. 7054-1, MUNICIPALITY OF
YIGO, FROM THE CHAMORRO LAND TRUST
COMMISSION TO THE GUAM POLICE DEPARTMENT.**

1 BE IT ENACTED BY THE PEOPLE OF GUAM:

2 Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds
3 that in 1993 Public Law 22-18 reserved Government of Guam real property for
4 future use by public agencies including the Guam Police Department (GPD). Public
5 Law 22-18 reserved Lot No. 7054-4 in the Municipality of *Yigo*, consisting of three

1 and a half (3.5) acres, for a police station. Public Law 22-18 also reserved Lot No.
2 7054-1, consisting of two (2) acres, for a Department of Public Works (DPW)
3 satellite bus station (Survey Map 034FY91 is attached hereto as Exhibit A).

4 *I Liheslatura* finds that Public Law 34-61, introduced as Bill No. 56-34
5 (COR), altered the Government of Guam Reserved Lands List contained in Public
6 Law 22-18, by transferring the Title of Ownership of Lot No. 7054-1 in the
7 Municipality of *Yigo* from DPW to the Chamorro Land Trust Commission (CLTC).
8 Public Law 34-61 found that a satellite bus station was already established on Lot
9 No. 7054-4 and to avoid disruptions to DPW school bus operations, the law
10 authorized for the administrative jurisdiction of the property to be transferred from
11 the Guam Police Department to the Department of Public Works.

12 For additional historical reference, *I Liheslatura* finds that the introduced
13 version of Bill No. 56-34 (COR), as corrected by the prime sponsor and filed with
14 the Clerk of the Legislature on April 7, 2017, recognized that GPD selected Lot No.
15 7054-1 in the Municipality of *Yigo* as a suitable location for a future *Yigo* Police
16 Precinct or related Guam Police Department facilities, such as an evidence storage
17 facility.

18 A letter on Bill No. 56-34 (COR) dated April 12, 2017, from the Director of
19 Land Management noted that commercial growth on either side of Route 1 from
20 *Gayinero* Road to the front gate of Andersen Air Force Base was underway and
21 inevitable. With increased growth, the Director of Land Management wrote that a
22 GPD Police Precinct on Lot No. 7054-1 in *Yigo* fits ideally into the scheme for
23 community development.

24 *I Liheslatura* finds the enactment of Public Law 34-36 on August 7, 2017
25 rescinded administrative jurisdiction of a 3.5-acre portion of Lot 7054-R5 in the
26 Municipality of *Yigo* from the Department of Land Management and placed
27 jurisdiction with the Office of the Chief of Police, Guam Police Department, for the

1 purpose of developing police service facilities, to include, but not be limited to, a
2 precinct headquarters, equipment and evidence storage facility, and related police
3 buildings. Public Law 34-36 assigned administrative jurisdiction of the remaining
4 portion of Lot 7054-R5 in the Municipality of *Yigo* consisting of 8.44 acres to the
5 Chamorro Land Trust Commission within the CLTC lands inventory.

6 Public Law 34-36 required the Department of Land Management to prepare,
7 record, and provide CLTC with a map designating the two (2) portions of Lot 7054-
8 R5 (the 8.44 acres under the Chamorro Land Trust Commission and the 3.5 acres
9 under the Guam Police Department). The location of the 3.5-acre portion for the
10 Guam Police Department was at the discretion of the Chief of Police, with public
11 rights of way reserved to the remaining property.

12 During a secondary public hearing on Bill No. 56-34 (COR) held on August
13 10, 2017, and based on the provisions of Public Law 34-36, the legislative
14 Committee on Environment, Land, Agriculture, and Procurement Reform
15 determined that because the law set aside 3.5 acres of land for the Guam Police
16 Department, Lot No. 7054-1 in the Municipality of *Yigo* would be turned over to the
17 Chamorro Land Trust inventory. Included in the Committee Report for Bill No. 56-
18 34 (COR), as corrected by the prime sponsor and substituted by the Committee on
19 Environment, Land, Agriculture, and Procurement Reform, is revised testimony
20 dated August 7, 2017 from the Director of Land Management, recognizing the
21 assignment of Lot 7054-1 in the Municipality of *Yigo* to the Chamorro Land Trust
22 Commission to compensate for the taking of a portion of Lot 7054-R5, Municipality
23 of *Yigo*, which the CLTC had previously declared and designated as commercial
24 property.

25 *I Liheslaturan Guåhan* further finds that the Chief of Police has expressed a
26 desire for GPD to secure additional public property in the Municipality of *Yigo*,
27 Guam's second most populated village, for the purpose of developing a police

1 precinct. To strengthen police presence in northern Guam and in consideration of
2 additional economic activities associated with the ongoing military buildup, the
3 Chief of Police acknowledges the importance of augmenting agency resources which
4 are currently provided primarily through GPD's *Dededo* Precinct.

5 Accordingly, and with the unanimous support of the Chamorro Land Trust
6 Commission's Board of Commissioners registered during its June 19, 2025 meeting,
7 and the support of the *Yigo* Municipal Planning Council as expressed through
8 Resolution 2025-03 duly adopted on April 9, 2025, *I Liheslatura* intends through
9 this Act to fill a critical public safety void by identifying and assigning suitable
10 public land fronting Route 1, specifically Lot No. 7054-1 in the Municipality of *Yigo*,
11 Guam's second most populated village, to the Guam Police Department for a police
12 precinct supporting public safety for Chamorro Land Trust Commission
13 beneficiaries and all the people of Guam.

14 **Section 2.** Section 2 of Public Law 34-61 is *amended* to read:

15 **"Section 2. Transfer of Title of Ownership and Administrative**
16 **Jurisdiction.** Notwithstanding the Government of Guam Reserved Lands List
17 adopted in Public Law 22-18, the following land reservations shall be made:

18 (a) Title of Ownership of Lot No. 7054-1, municipality of
19 *Yigo*, consisting of approximately two (2) acres, is hereby transferred
20 to the Guam Police Department for its use as a police precinct and for
21 no other uses or purposes.

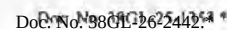
22 (b) Administrative Jurisdiction of Lot No. 7054-4,
23 municipality of *Yigo*, consisting of three and a half (3.5) acres, presently
24 used by the Department of Public Works (DPW) as a satellite bus
25 station, is hereby transferred to DPW.

26 (c) In the event that the Guam Police Department does not
27 construct the new police precinct within ten (10) years following the

1 effective date of this Act, the subject lot shall revert back to the
2 Chamorro Land Trust.”

3 **Section 3. Exemption.** § 2107 of Chapter 2, Title 2, Guam Code Annotated,
4 and the Standing Rules of *I Mina'trentai Ocho na Liheslaturan Guåhan* relative to
5 the appraisals of land, shall not apply to this Act.

6 **Section 4. Effective Date.** The provisions of this Act shall be effective upon
7 enactment.





**Lot 15, Block F,
Tract 9, Barrigada
Heights**

DEED OF TRANSFER

This **DEED OF TRANSFER** ("Deed") is executed this ____ day of _____, 2026, by and between:

GRANTOR: Chamorro Land Trust Commission (CLTC)

An instrumentality of the Government of Guam

Address: 590 South Marine Corps Drive, Suite 733, Tamuning, Guam 96913

GRANTEE: Guam Police Department (GPD)

An executive department of the Government of Guam

Address: 233 Central Avenue, Tiyan, Barrigada, Guam 96913

1. AUTHORITY

This transfer is made pursuant to the authority granted under applicable provisions of **Guam Public Law 38-65**, and the enabling statutes governing the Chamorro Land Trust Commission and the management of Government of Guam real property.

2. CONSIDERATION

This transfer is made **without monetary consideration**, as an internal reallocation of Government of Guam real property for public safety and governmental purposes. The consideration is the mutual benefit and public purpose served.

3. PROPERTY DESCRIPTION

The Chamorro Land Trust Commission hereby grants, conveys, and transfers to the Guam Police Department all rights, title, and interest in the following real property located in Guam:

Lot No.: 15, Block F, Tract 9

Municipality: Barrigada Heights

Area: 10,000 square meters more or less

Legal Description:

See attached Exhibit A

SUBJECT TO A CONDITION REQUIRING THE GUAM POLICE DEPARTMENT TO CONSTRUCT A PUBLIC SAFETY EMERGENCY COMMUNICATIONS CENTER

DEED OF TRANSFER

Lot 15 Block F Tract 9

CLTC and GPD

Page 1 of 3

WITHIN TEN YEARS OF THE DATE OF THE RECORDATION OF THIS DEED. THIS CONDITION SHALL BE DEEMED SATISFIED WHEN THE GUAM POLICE DEPARTEMENT SHALL HAVE RECEIVED A CERTIFICATE OF OCCUPANCY FOR A PUBLIC SAFETY COMMUNICATIONS CENTER ON THIS LOT. IN THE EVENT THAT THIS CONDITION IS NOT COMPLIED WITH THE OWNERSHIP OF THE PROPERTY SHALL, WITHOUT REQUIREMENT FOR NOTICE OR FURTHER ACTION, AUTOMATICALLY REVERT BACK TO THE GRANTOR.

4. IMPROVEMENTS

This transfer includes all buildings, structures, fixtures, and improvements located on the property.

5. CONDITION OF PROPERTY

The property is transferred “as is”, with no warranties expressed or implied. The Guam Police Department assumes responsibility for future maintenance, operation, and compliance with applicable laws and regulations.

6. PURPOSE OF TRANSFER

The property is transferred for the purpose of constructing a new police precinct station facility.

7. EFFECTIVE DATE

This transfer becomes effective upon the execution of this Deed.

8. RECORDATION

The Grantee shall record this Deed with the **Guam Department of Land Management – Recorder’s Office.**

9. SIGNATURES

CHAMORRO LAND TRUST COMMISSION

By: _____ Date: _____, 2026
Earl Garrido
CLTC Chairman

GUAM POLICE DEPARTMENT

By: _____
Name: _____
Title: _____
Date: _____

10. OFFICE OF THE ATTORNEY GENERAL – LEGAL SUFFICIENCY REVIEW

By: _____

Title: _____

Date: _____

DEPARTMENT OF LAND MANAGEMENT – ACCEPTANCE FOR RECORDATION

By: _____

Title: _____

Date: _____

11. NOTARY ACKNOWLEDGMENT

GUAM, U.S.A.)
) ss:
CITY OF _____)

ON THIS _____ day of _____, 2026, before me a Notary Public in and for Guam, U.S.A., personally appeared **Earl Garrido**, known to me (or satisfactorily proven) to be the person(s) whose name(s) appear on this instrument, and acknowledged that they executed the same in their official capacity on behalf of the Government of Guam.

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

NOTARY PUBLIC

Minutrental Ocho Na Liheslaturan Guahan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	COMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
73-M (COR) As amended on the Floor	Eulogio Sharon Fontanarosa	AN ACT TO AUTHORIZE THE TRANSFER OF THE TITLE OF OWNERSHIP AND ADMINISTRATIVE JURISDICTION OF LOT 15, BLOCK F, TRACT 9 IN BARRIGADA (HERITIS FROM THE CHAMORRO LAND TRUST COMMISSION) TO THE GUAM POLICE DEPARTMENT FOR THE DEVELOPMENT OF A PUBLIC SAFETY EMERGENCY COMMUNICATIONS CENTER	3/4/25 8:03 a.m.	3/14/2025 10:47 a.m.	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure	Request: 3/14/25 3/20/25	5/23/25 2:00 p.m.	6/6/25	Insert A
	SESSION DATE	TITLE	DATE PASSED	TRANSMITTED	DEB DATE	PUBLIC LAW NO.	DATE SIGNED	NOTES	
	9/29/25	AN ACT TO AUTHORIZE THE TRANSFER OF THE TITLE OF OWNERSHIP AND ADMINISTRATIVE JURISDICTION OF LOT 15, BLOCK F, TRACT 9 IN BARRIGADA (HERITIS FROM THE CHAMORRO LAND TRUST COMMISSION) TO THE GUAM POLICE DEPARTMENT FOR THE DEVELOPMENT OF A PUBLIC SAFETY EMERGENCY COMMUNICATIONS CENTER	10/3/25	10/7/25	10/18/25	18-65	10/17/25	Received: 10/17/25 Mess and Comm. Doc. No. 38GL-25-1354	

LOURDES A. LEON GUERRERO
GOVERNOR



UFISINAN I MAGA'HÅGAN GUÅHAN
OFFICE OF THE GOVERNOR OF GUAM

JOSHUA F. TENORIO
LT. GOVERNOR
38GL-25-1354
OFFICE OF THE SPEAKER
FRANK F. BLAS JR.

OCT 17 2025

Time: 4:30
Received: [Signature]

Transmitted via Email to: speakerblas@guamlegislature.org

October 17, 2025

THE HON. FRANK BLAS, JR., Speaker
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

Re: Bill No. 51-38 (COR), "AN ACT TO AMEND SECTION 2 OF PUBLIC LAW 34-61, RELATIVE TO TRANSFERRING THE TITLE OF OWNERSHIP OF LOT NO. 7054-1, MUNICIPALITY OF YIGO, FROM THE CHAMORRO LAND TRUST COMMISSION TO THE GUAM POLICE DEPARTMENT."

Bill No. 73-38 (COR), "AN ACT TO AUTHORIZE THE TRANSFER OF THE TITLE OF OWNERSHIP AND ADMINISTRATIVE JURISDICTION OF LOT 15, BLOCK F, TRACT 9 IN BARRIGADA HEIGHTS FROM THE CHAMORRO LAND TRUST COMMISSION TO THE GUAM POLICE DEPARTMENT FOR THE DEVELOPMENT OF A PUBLIC SAFETY EMERGENCY COMMUNICATIONS CENTER."

Håfa Adai Mr. Speaker.

Bill Nos. 51-38 and 73-38 transfer property from the Chamorro Land Trust Commission (CLTC) to the Guam Police Department (GPD). Bill No. 51-38 transfers Lot 7054-1 in *Yigo* from CLTC to GPD for the purpose of constructing a new police precinct to service the *Yigo* community, and Bill No. 73-38 transfers Lot 15, Block F, Tract 9 in *Barrigada Heights* from CLTC to GPD for the purpose of constructing a new Public Safety Emergency Communication Center. These two bills will enhance public safety for residents of the island and our visitors.

Currently, GPD's *Dededo* Precinct serves over 70,000 residents from *Dededo*, *Yigo*, *Barrigada*, and *Mangilao*. The new *Yigo* precinct will augment GPD's ability to provide services in northern Guam and reduce the strain on the *Dededo* Precinct. *Yigo*'s commercial growth and military expansion projects underscore the need for additional localized law enforcement presence. This additional local presence will enhance community policing, improve response times, and assist GPD in efficiently allocating its resources.

RICARDO J. BORDALLO GOVERNOR'S COMPLEX
513 W. Marine Corps Drive Hagåtña, Guam 96910
governor@guam.gov | (671) 472-8931
Doc. No. 38GL-25-1354

To: The Hon. Frank Blas, Jr., *Speaker*
Fr: The Hon. Joshua F. Tenorio, *Acting Governor of Guam*
Date: October 17, 2025
Re: Bills No. 51-38 (COR) and 73-38 (COR)

Page 2 of 2

Typhoon Mawar highlighted the communication gaps faced by emergency responders due to the lack of a unified command center. The new Public Safety Emergency Communication Center in *Barrigada Heights* will create a centrally located and purposefully built facility for emergency response operations where law enforcement agencies will collaborate. This facility will provide first responders with a hardened command post with modern communication equipment that will enhance the island's security, resilience, and effectiveness.

For these reasons, I sign Bill Nos. 51-38 (COR) and 73-38 (COR) into law as ***Public Law Nos. 38-64 and 38-65.***

Senseramente,


JOSHUA F. TENORIO
I Ákto Maga'låhen Guåhan
Acting Governor of Guam

Enclosure(s): Bill No. 51-38 (COR) nka P.L. 38-64 and Bill No. 73-38 (COR) nka 38-65
cc via email: The *Honorable* Lourdes A. Leon Guerrero, *Maga'hågan Guåhan*, Governor of Guam
Compiler of Laws



38GL-25-1354
Messages and Communications

RECEIVED
COMMITTEE ON RULES
October 20, 2025

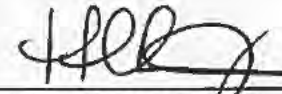
9:20 a.m.

Marie Crisostomo

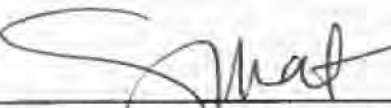
I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2025 (FIRST) Regular Session

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

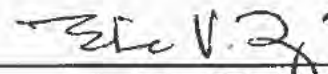
This is to certify that **Bill No. 73-38 (COR), "AN ACT TO AUTHORIZE THE TRANSFER OF THE TITLE OF OWNERSHIP AND ADMINISTRATIVE JURISDICTION OF LOT 15, BLOCK F, TRACT 9 IN BARRIGADA HEIGHTS FROM THE CHAMORRO LAND TRUST COMMISSION TO THE GUAM POLICE DEPARTMENT FOR THE DEVELOPMENT OF A PUBLIC SAFETY EMERGENCY COMMUNICATIONS CENTER,"** was on the 3rd day of October 2025, duly and regularly passed.


Frank F. Blas, Jr.
Speaker

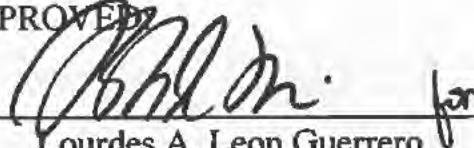
Attested:


Sabrina Salas Matanane
Legislative Secretary

This Act was received by *I Maga'hågan Guåhan* this 7th day of October, 2025, at 4:40 o'clock P.M.

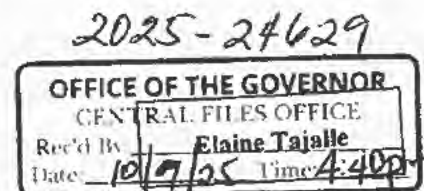

Assistant Staff Officer
Maga'håga's Office

APPROVED:


Lourdes A. Leon Guerrero
I Maga'hågan Guåhan

Date: 10/17/25

Public Law No. 38-65



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

Bill No. 73-38 (COR)

As amended on the Floor.

Introduced by:

Eulogio Shawn Gumataotao

V. Anthony Ada

Chris Barnett

Frank F. Blas, Jr.

Vincent A.V. Borja

Shelly V. Calvo

Christopher M. Dueñas

Jesse A. Lujan

Tina Rose Muña Barnes

~~William A. Parkinson~~

Sabrina Salas Matanane

Joe S. San Agustin

Telo T. Taitague

Therese M. Terlaje

**AN ACT TO AUTHORIZE THE TRANSFER OF THE
TITLE OF OWNERSHIP AND ADMINISTRATIVE
JURISDICTION OF LOT 15, BLOCK F, TRACT 9 IN
BARRIGADA HEIGHTS FROM THE CHAMORRO LAND
TRUST COMMISSION TO THE GUAM POLICE
DEPARTMENT FOR THE DEVELOPMENT OF A PUBLIC
SAFETY EMERGENCY COMMUNICATIONS CENTER.**

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that the Guam Police Department (GPD) has requested approval from the Chamorro
4 Land Trust Commission (CLTC) to lease or have Lot 15, Block F, Tract 9 in

1 Barrigada Heights transferred to GPD for a Guam Public Safety Emergency
2 Communications Center. GPD has confirmed with the Chamorro Land Trust
3 Commission that there is no recorded lease for Lot 15, Block F, Tract 9 in Barrigada
4 Heights and that the property is not included in CLTC's lease listing. The Guam
5 Police Department has also sought assistance from the Guam Housing and Urban
6 Renewal Authority (GHURA) relative to including a Guam Public Safety
7 Communications Center in Guam's 5-Year Consolidated Plan for 2025-2029. GPD
8 informed GHURA that the Guam Economic Development Authority agreed to assist
9 the agency in identifying a funding source for the construction of a Guam Public
10 Safety Communications Center.

11 According to the Guam Police Department, the agency's dispatch center is
12 currently located at the Guam Homeland Security/Office of Civil Defense building
13 in Agana Heights. Prior to its current location, GPD's dispatch center was operated
14 in different locations including the former Pedro's Plaza in *Hagåtña* and within
15 former Naval Air Station facilities in Tiyan, Barrigada.

16 *I Liheslatura* further finds that although the Guam Fire Department invited
17 GPD to co-locate its dispatch center with the Next Generation (NexGen) 911 Center,
18 which is currently situated on a privately-owned property under a three-year rental
19 agreement, the police department found it was prudent to delay movement to the
20 NexGen 911 facility until upgrades to the agency's obsolete Land Mobile Radio
21 communication system were completed. Additionally, GPD remains steadfast in its
22 position that a centralized Guam Public Safety Communications Center should be
23 developed on government-owned property.

24 It is, therefore, the intent of *I Liheslaturan Guåhan* to support GPD in its
25 ongoing efforts to secure Government of Guam property for the purpose of
26 developing a Guam Public Safety Communications Center. If approved, this Act
27 provides a strong foundation from which the Guam Police Department, Guam Fire

1 Department, Guam Homeland Security/Office of Civil Defense, and relevant local,
2 Federal, and military public safety and law enforcement agencies may collaborate
3 toward the development, financing, and operation of a Guam Public Safety
4 Communications Center.

5 **Section 2. Transfer of Title of Ownership and Administrative**
6 **Jurisdiction.** Notwithstanding any other provision of law including, but not limited
7 to, the Government of Guam Reserved Lands List adopted in Public Law 22-18, the
8 Title of Ownership and Administrative Jurisdiction of Lot 15, Block F, Tract 9 in
9 Barrigada Heights, consisting of approximately 10,000 square meters (Lot Parceling
10 Survey Map is attached hereto as Exhibit "A"), is hereby transferred from the
11 Chamorro Land Trust Commission to the Guam Police Department for its use as it
12 so determines including, but not limited to, a Guam Public Safety Communications
13 Center.

14 **Section 3. Exemption.** § 2107 of Chapter 2, Title 2, Guam Code Annotated,
15 and the Standing Rules of *I Mina'trentai Ocho na Liheslaturan Guåhan* relative to
16 the appraisals of land, shall not apply to this Act.

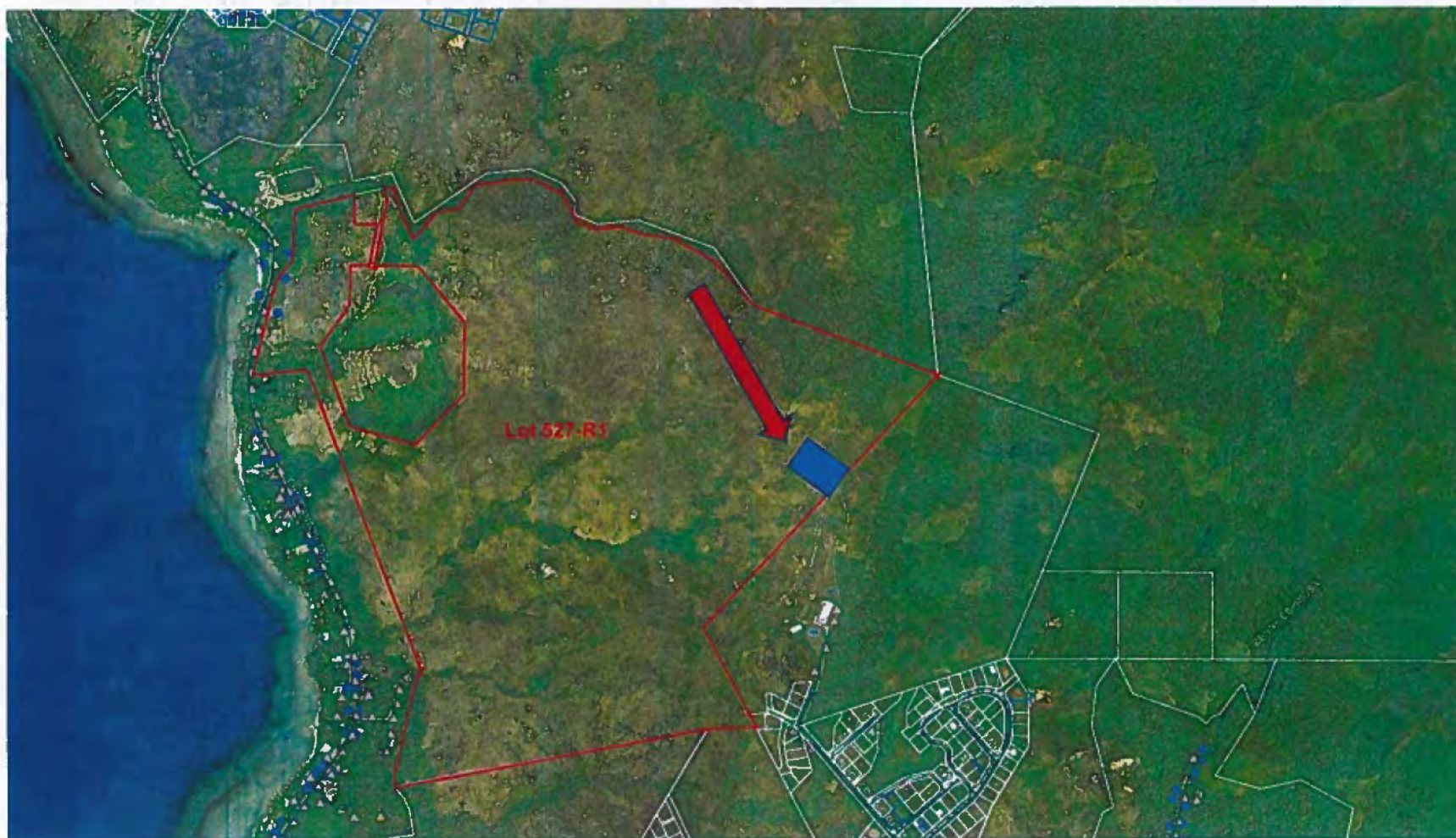
17 **Section 4. Reversion.** The Title of Ownership and Administrative
18 jurisdiction of Lot 15, Block F, Tract 9 in Barrigada Heights shall revert back to the
19 Chamorro Land Trust Commission should the Guam Police Department fail to
20 construct the Public Safety Emergency Communications Center after ten (10) years
21 from the date of enactment.

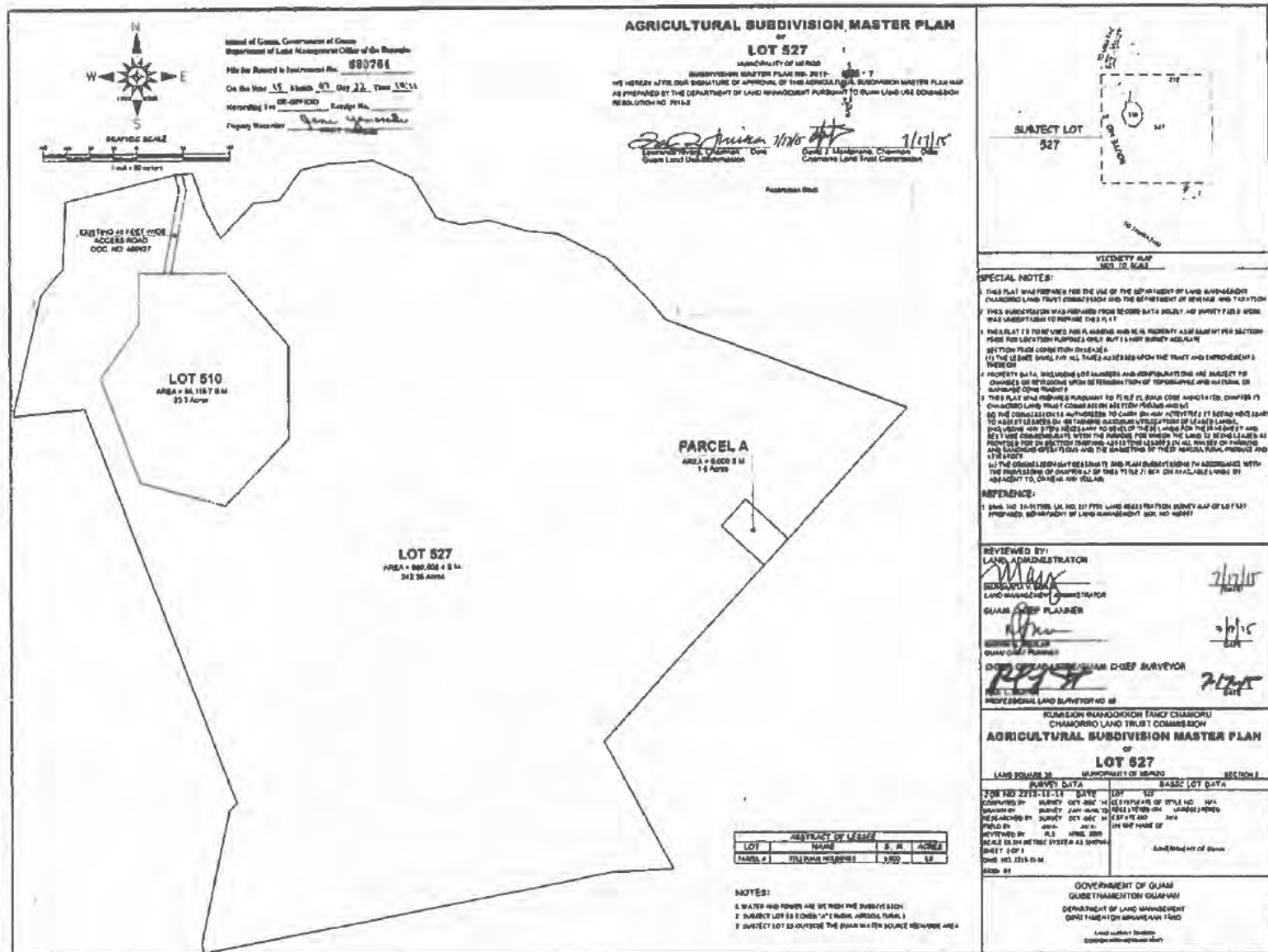
22 **Section 5. Effective Date.** The provisions of this Act shall be effective upon
23 enactment.



**Lot 527, Merizo and
Lot 11-1, Tract 9,
Block D, Barrigada**

LICENSE AGREEMENT, GUAM TELEPHONE AUTHORITY, PART OF LOT 527, AREA= 6,421+/-SQ.M.





DEPARTMENT OF PUBLIC SAFETY, LOT 11-1 , BARRIGADA







GUAM POLICE DEPARTMENT

DIPATTAMENTON POLISIAN GUAHAN

Government of Guam



LOURDES A. LEON GUERRERO
Governor

JOSHUA F. TENORIO
Lieutenant Governor

Bldg. 13-16A Mariner Avenue, Tiyan
Barrigada, Guam 96913-1616
P.O. Box 23909 Barrigada, Guam 96921-3909
Telephone: (671) 475-8473 (Switchboard); (671) 475-8508 / 8509 / 8512
Fax: (671) 475-3222

STEPHEN C. IGNACIO
Chief of Police

COL. JOSEPH S. CARBULLIDO
Police Commander

March 31, 2026

Mr. Earl J. Garrido
Chairman
Chamoru Land Trust Commission
Suite 222, 2nd Floor, ITC Building
Tamuning, Guam 96913

RE: REQUEST FOR WRITTEN CONSENT - LOT 527 MERIZO AND LOT 11-1, TRACT 9, BLOCK D BARRIGADA

Hafa Adai Mr. Garrido:

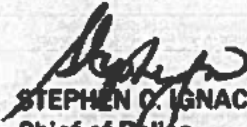
The existing Government of Guam Land Mobile Radio Communication System is managed by the Guam Police Department and is over 30 years old. We are currently in the process to upgrade the system which includes infrastructure upgrades to support the new system, including new generators and housing for some of the sites.

We are respectfully requesting for the Chamoru Land Trust Commission (CLTC) Board to provide written consent to construct generator shelters at the GovGuam Land Mobile Radio (LMR) Communication sites at Merizo (Pigua) and Barrigada Heights, referenced in the above subject line.

Attached are the civil drawings that have been prepared and signed by TG Engineering. Please let us know if you need additional information in order to bring the request to the CLTC Board at the upcoming April 2026 meeting.

Thank you for your assistance in this important matter. You may contact me directly at stephen.ignacio@gpd.guam.gov or 671-475-8508/18 or Ms. Pereda at leigh.pereda@gpd.guam.gov or 671-475-8512 if you have any questions.

Senseramente,


STEPHEN C. IGNACIO
Chief of Police

SCI:lgp
Attachments

PROJECT TITLE
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

**TITLE SHEET, LOCATION,
AND VICINITY MAP,
DRAWING INDEX
AND DESIGN TEAM**

Date	Name	
03/18/26	PERMY SEI	
Date	Name	Remarks

LOCATION MAP



ISLAND of GUAM

VICINITY MAP



DRAWING INDEX

SHEET NO.	DWG NO.	DESCRIPTION
1 OF 18	T100	TITLE SHEET, LOCATION AND VICINITY MAP, DRAWING INDEX AND DESIGN TEAM
2 OF 18	T101	GENERAL NOTES, ABBREVIATIONS, SYMBOLS AND LEGEND
3 OF 18	C100	EXISTING SITE AND SURVEY PLAN
4 OF 18	C200	GEOMETRY PLAN
5 OF 18	C201	GENERATOR BLDG ELEVATIONS
6 OF 18	C202	DOOR / WINDOWS SCHEDULE, SECTIONS AND DETAILS
7 OF 18	C300	GRADING PLAN
8 OF 18	C301	SECTIONS
9 OF 18	C400	DETAILS
10 OF 18	S100	GENERAL STRUCTURAL NOTES
11 OF 18	S200	GENERATOR BLDG., FOUNDATION PLAN, SECTION & DETAIL
12 OF 18	S300*	METAL BAFFLE AND DETAILS
13 OF 18	M101	MECHANICAL GENERAL NOTES, SPECIFICATION & DETAILS
14 OF 18	M201	MOUNTING FLOOR PLAN
15 OF 18	E100	GENERAL NOTES, SPECIFICATIONS, AND ELECTRICAL SYMBOL
16 OF 18	E200	ELECTRICAL SITE PLAN
17 OF 18	E300	ONE LINE DIAGRAM - EXISTING AND NEW
18 OF 18	E400	GENERATOR BLDG. ELECTRICAL PLAN, PANEL, LIGHTING FIXTURE AND MOUNTING HEIGHT SCHEDULE

DESIGN TEAM

CIVIL ENGINEER

TG ENGINEERS, PC



03/18/20

* PLEASE PRINT NAME, ADDRESS AND PHONE NUMBER
ON ALL ORDER AND INQUIRY CORRESPONDENCE

STRUCTURAL ENGINEER

C.Y. CHEN & ASSOCIATES

[illegible]

MECHANICAL ENGINEER

BORDALLO
TREATMENT SYSTEMS



I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME.

ELECTRICAL ENGINEER

ALEX ANDRES, P.E.



1-800-827-7777, Fax: 845-342-4400

GENERAL NOTES

1. CONTRACTOR SHALL CONFIRM ALL NECESSARY PERMITS AND APPROVALS ARE OBTAINED PRIOR TO STARTING ANY WORK.
2. THE LOCATION OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD. EXERCISE CAUTION WHEN EXCAVATING IN THE AREA. ANY DAMAGES TO EXISTING UTILITIES AND STRUCTURES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. EXISTING UTILITIES SHALL REMAIN IN SERVICE AND IN PLACE UNLESS NOTED OTHERWISE. INTERRUPTION OF SERVICE SHALL BE KEPT TO A MINIMUM AND SHALL BE DONE AT THE CONTRACTOR'S EXPENSE AND ONLY WITH THE APPROVAL OF THE ENGINEER AND GUAM POLICE DEPARTMENT.
4. RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL EXISTING IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
5. THE WORK INVOLVES CLEARING AND GRUBBING OF ALL VEGETATION, BERMS, DISPOSAL OF ABOVE GRADE GREEN WASTE AND DEBRIS WITHIN THE SPECIFIED CLEARING LIMITS. EXCAVATION, BACKFILLING, GRADING, AND STABILIZING WITH BASE COURSE TO THE FINISH CONTOURS INDICATED. ALL ABOVE GRADE GREEN WASTE, DEBRIS, AND EXCAVATED MATERIAL SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR. ALL VEHICLES AND EQUIPMENT TIRES OR TRACKS SHALL BE BROOM WIPED OR WASHED DOWN BEFORE LEAVING THE SITE AND MUST BE FREE OF SOIL/GROUND MATERIAL.
6. THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND REPORT TO THE ENGINEER IF ANY ARCHAEOLOGICAL ITEMS ARE FOUND AT THE SITE.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
CPP	CONCRETE POWER POLE
CL	CENTER LINE
(E)	EXISTING
E	EASTING
FH	FIRE HYDRANT
GV	GATE VALVE
HH	HANDHOLE
INV	INVERT
MOO	MAXIMUM DRY DENSITY
(N)	NEW
N	NORTHING
NTS	NOT TO SCALE
OC	ON CENTER
OG	ORIGINAL GRADE
PVMT	PAVEMENT
S	SOUTH
STRUCT	STRUCTURAL
W	WEST
Ø	DIAMETER
TBD	TO BE DETERMINE
T	TELEPHONE
(TYP)	TYPICAL

SYMBOLS & LEGEND

	BURIED CABLE
	CONCRETE SLAB
	CONCRETE POWER POLE
	ELECTRICAL MANHOLE
	FIRE HYDRANT
	WATER GATE VALVE
	PIPE BOLLARD
	HANDHOLE
	CHAIN LINK FENCE
	PROPERTY LINE
	CONTOUR LINE
	LIGHT POLE
	DETAIL IDENTIFICATION SHEET NUMBER WHERE DETAIL IS DRAWN

TG ENGINEERS

41 First Street, Suite 200, San Juan, Puerto Rico 00915
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PROJECT TITLE:
**LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM**

SHEET TITLE:
**GENERAL NOTES,
ABBREVIATIONS AND
SYMBOLS AND LEGEND**



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03/18/20

Scale: _____ Date: _____

03/18/20 PERMIT SET

Date: _____ Mark: _____ Remarks: _____

DESIGNED BY: JC

DRAWN BY: RA/PE/CL

CHECKED BY: JC/TO

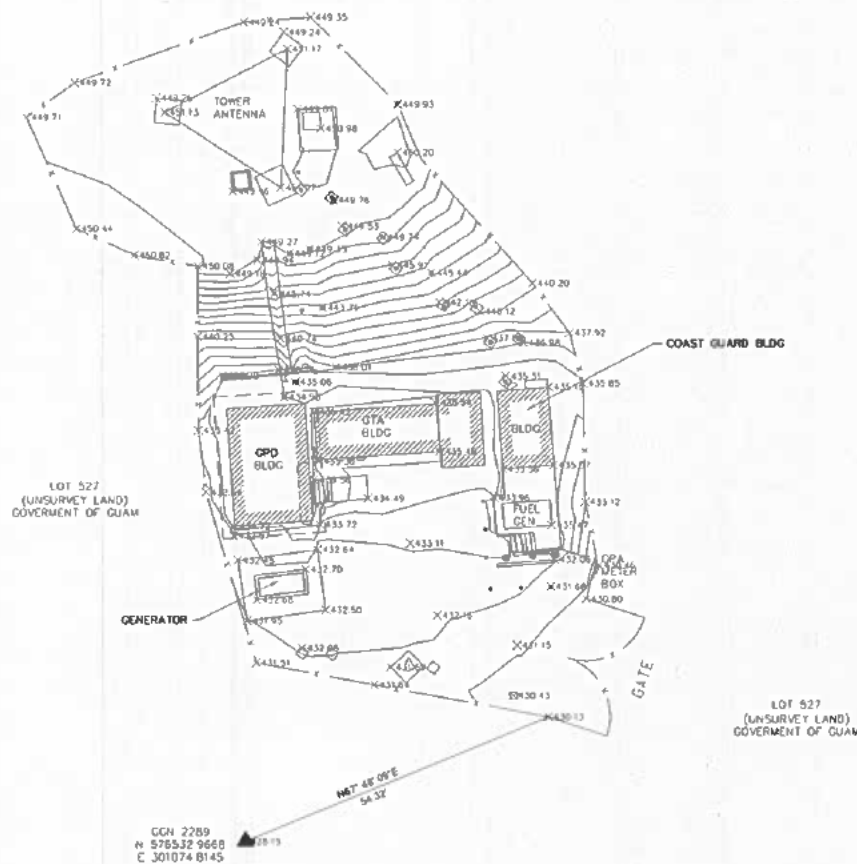
APPROVED BY: TC

Drawing Number

T101

AS SHOWN: 03/18/20

2 18



1 EXISTING SITE AND SURVEY PLAN

NOTES:

1. TOPOGRAPHIC SURVEY WAS COMPLETED IN JUNE 2025 BY TG ENGINEER, PC.
2. THE HORIZONTAL CONTROL WAS BASED ON GUAM GEODETIC NETWORK (GGN) 1993 WITH CGN 2289, N576532, E301074.8145
3. THE VERTICAL CONTROL IS BASED ON GUAM GEODETIC NETWORK (GGN) 1993 STATION CGN 2289, EL=428.15'
4. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.

LEGEND

- ◊ CONCRETE POWER POLE
- GATE POST
- BOLLARD SUPPORTING CABLE POST
- ⊕ CGN CONTROL STATION
- △ TELEPHONE BOX
- ~~~~~ EDGE VEGETATION
- - - CHAIN LINK FENCE
- CONCRETE SLAB OR CONCRETE FOUNDATION
- 652.18 SPOT ELEVATION
- (-) FENCE ANCHOR
- - - 5' CONTOUR
- - - 1' CONTOUR



TG ENGINEERS, PC

101 First Street, Suite 200, San Juan, PR 00901
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 www.tgengineers.com
 P.E. #17167000

PROJECT TITLE:
**LAND MOBILE RADIO
 SITE UPGRADES
 MERIZO SITE
 LOT 527
 MERIZO GUAM**

SHEET TITLE:
**EXISTING SITE AND
 SURVEY PLAN**



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 or under my responsible control

DATE	REVISION
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DESIGNED BY: JE
 CHECKED BY: RJ/TE/CL
 CONCEPT BY: JE/TE
 SUPERVISOR BY: TC

Drawing Number
C100

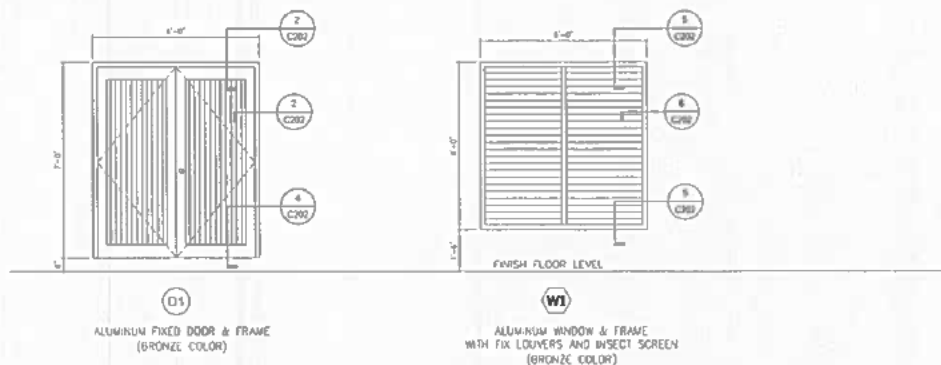
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03/18/78	PERMIT SET	
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CHECKED BY	RJ/YE/CL	
DRAWN BY	JL/TD	
SUPPLEMENTED BY	SG	
Drawing Number C200		
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Date	Name	
03/16/26	PERMIT SET	
Date	Mark	Revenue
DECEASED BY: <i>EE</i> ISSUED BY: <i>RA/EE/GJ</i> CHECKED BY: <i>EE/TC</i> SUPERVISED BY: <i>TC</i>		
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Title AS SHOWN	Date 03/16/26	
Page No. 5 16		



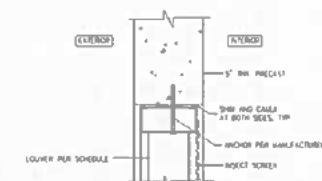
SCHEDULE OF DOORS & WINDOWS									
DOOR/WINDOW NUMBER	DOOR/WINDOW SIZE		DOOR/WINDOW/FRAMES		DETAILS			HW SET	REMARKS
	WIDTH	HEIGHT	MAT'L	FINISH	HEADER	JAMB	SWL		
(D1)	SEE ELEV.	SEE ELEV.	ALUMINUM	ANODIZED BRONZE	2/5-6.0	2/5-6.0	3/5-6.0	HW-1	FLUSH ALUMINUM DOOR (ANODIZED BRONZE)
(W1)	SEE ELEV.	SEE ELEV.	ALUMINUM	ANODIZED BRONZE	5/5-6.0	6/5-6.0	5/5-6.0	N/A	FIXED BRONZE ALUMINUM LOUVERS

HW-1

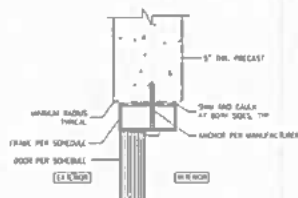
4"x4" STAINLESS STEEL HINGES
LOCKSET (COMMERCIAL GRADE, KEVED ENTRY)
THRESHOLD, BRONZE ALUMINUM
DOOR CLOSER

= 1 } PAIRS
= 1 EACH
= 1 EACH
= 1 EACH

1 DOORS & WINDOWS SCHEDULE SCALE: NOT TO SCALE



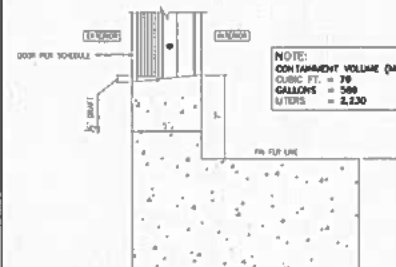
6 ALUM. LOUVER JAMB SCALE: 3/4" = 1'-0"



2 ALUM. DOOR HEAD/JAM SIM. SCALE: 3/4" = 1'-0"

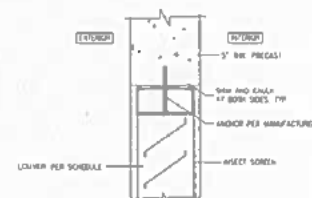


3 DOOR THRESHOLD SCALE: 3/4" = 1'-0"



4 DOOR SILL SCALE: 3/4" = 1'-0"

NOTE:
CONTAMINANT VOLUME (M3)
CUBIC FT. = 79
GALLONS = 500
LITERS = 2,130



5 ALUM. LOUVER STILL/HEADER SCALE: 3/4" = 1'-0"

TG ENGINEERS, PC

4017 W. State, Suite 100, Bangor, Maine
ME 04401
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FAX: 207-688-0000

PROJECT TITLE:
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

SHEET TITLE:
DOOR / WINDOWS
SCHEDULE, SECTIONS
AND DETAILS

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DATE: 03/18/20

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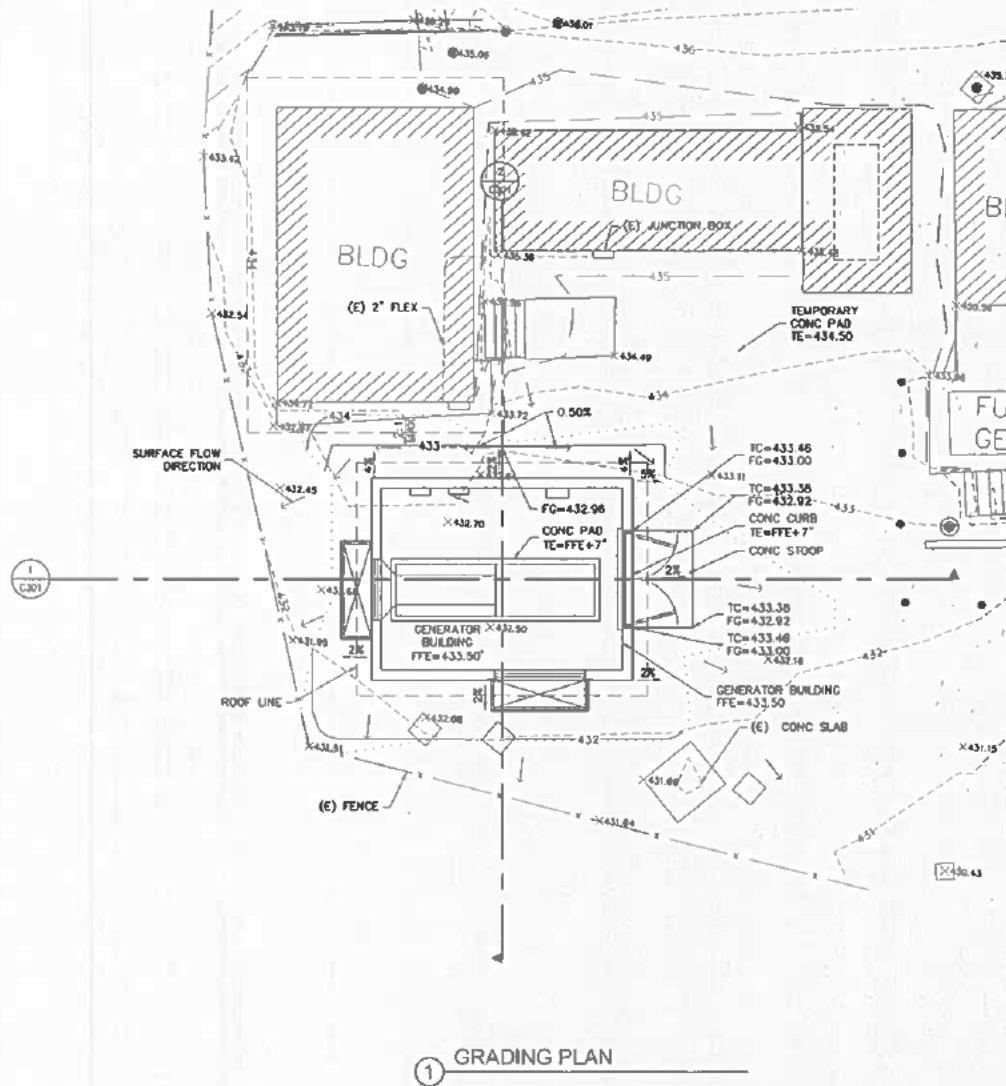
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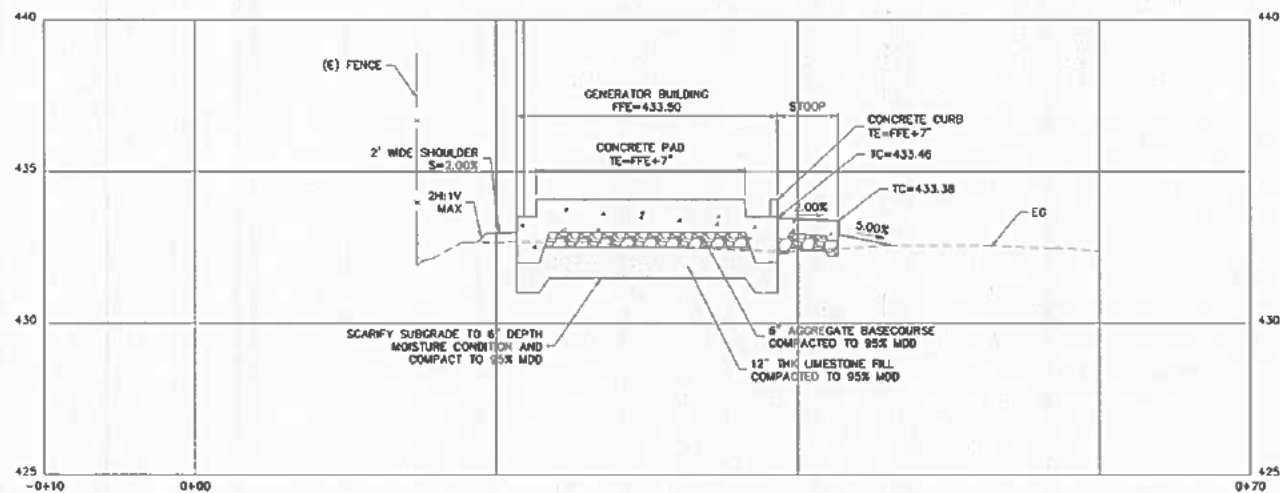
TG ENGINEERS, PC
 151 FIVE STAR, TOWN SQUARE, FARMER
 10000 Guam
 PHONE: 766-6666 FAX: 766-6666
 TEL: 766-6666

PROJECT TITLE:
 LAND MOBILE RADIO
 SITE UPGRADES
 MERIZO SITE
 LOT 527
 MERIZO GUAM

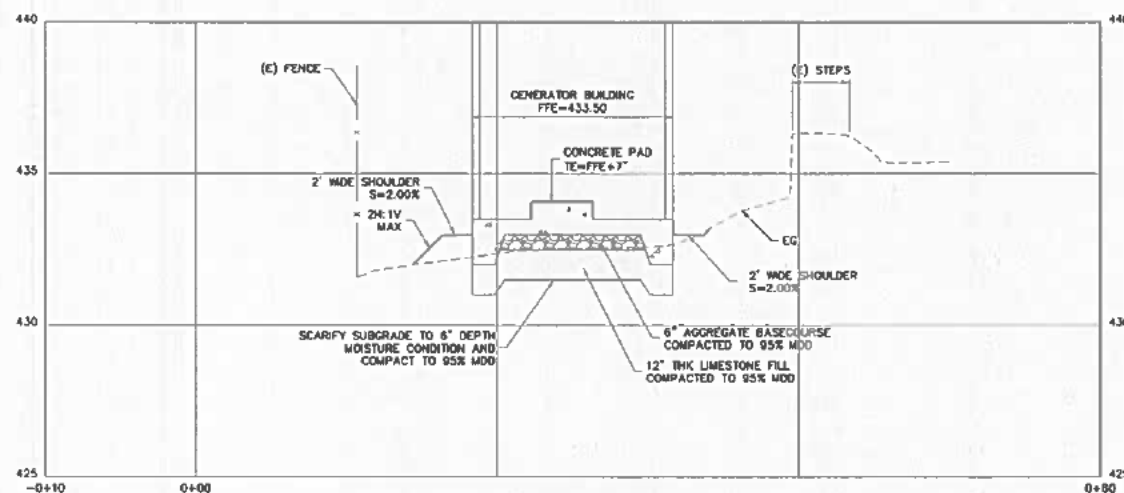
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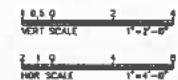
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Date	Mark	Description	
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CHECKED BY:		RLA/TE/RL	
ENGINEER BY:		JL/TO	
SUPERVISOR BY:		TC	
Drawing Number			
C300			
AS SHOWN		Date	
		03/18/20	
Sheet		Sheet	
7		18	



① SECTION



② SECTION _____

**TG ENGINEERS**

1015 Ford Street, Room 200, Boston, MA 02114
 617-552-1111
 FAX: 617-552-1111
 E-MAIL: info@boston.com

PROJECT TITLE :
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

SHEET TITLE : SECTIONS

Region



03/18/20

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10/10/2010	10/10/2010	10/10/2010

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Drawn by: RJ/TE/CL

CHUCKLEBUT: JE/TG

SUBMITTED BY: TC

Benjamin M. Hersh

DRAWING NUMBER

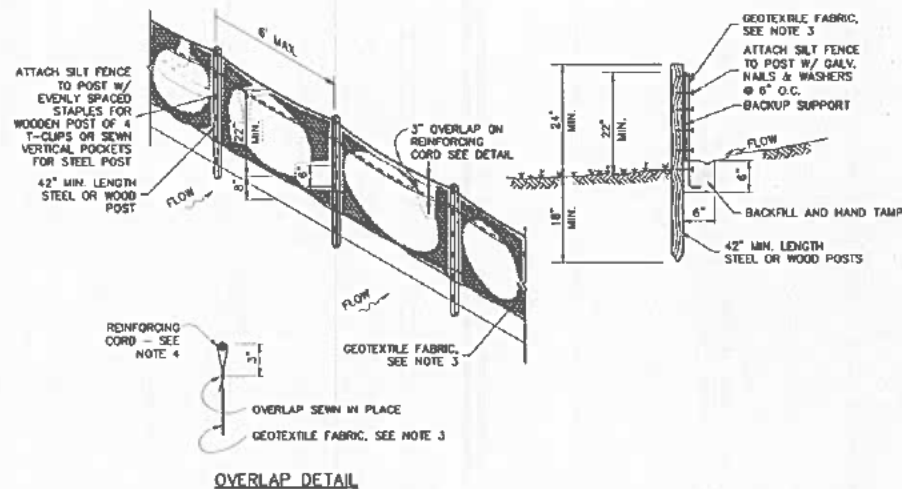
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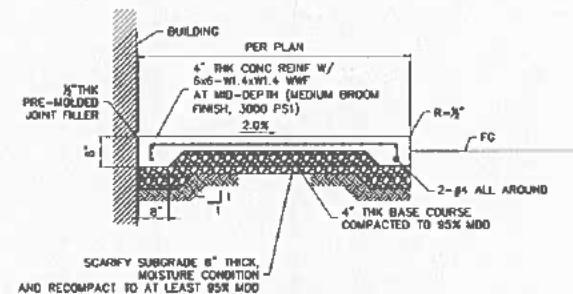


OVERLAP DETAIL

NOTES:

1. PRE-ASSEMBLED SILT FENCE OPTIONS WILL BE ALLOWED AS LONG AS SPECIFIED MINIMUMS ARE SATISFIED. FOLLOW MANUFACTURER'S INFORMATION FOR INSTALLATION PROCEDURES.
2. SILT FENCING IS REQUIRED TO CONTAIN AND PREVENT MOVEMENT OF CONSTRUCTION SEDIMENTS TO NON-CONSTRUCTION AREAS. LOCATION TO BE COORDINATED WITH SITE ACCESS REQUIREMENTS.
3. GEOTEXTILE FABRIC SHALL MEET THE FOLLOWING CRITERIA:
 - 3.1. GRAB TENSILE STRENGTH 100 lbs. (min.)
 - 3.2. MULLEN BURST 250 psi (min.)
 - 3.3. EQUIVALENT OPENING SIZE SHALL BE SMALLER THAN OR EQUAL TO A STD. #80 SIEVE.
 - 3.4. MATERIAL SHALL BE SUITABLE FOR LONG TERM EXPOSURE TO SUNLIGHT.
4. REINFORCING CORD SHALL HAVE A MIN. TENSILE STRENGTH OF 500 lbs.
5. SILT FENCE SPACING ACCORDING TO THE SLOPE OF THE GROUND
 - < 2% 50' SPACING MAX
 - 2% - 8% 25' SPACING MAX
 - > 8% 10' SPACING MAX

1 SILT FENCE DETAIL
SCALE: NTS



2 CONCRETE STOOP DETAIL
NTS

TG ENGINEERS, INC.

161 First Street, North San Jose, California
95131-1001
Phone: 408/283-4400
Fax: 408/283-4401

PROJECT TITLE:
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

DETAILS

SHEET TITLE:



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DESIGNED BY: JC
CHECKED BY: RJ/RE/CL
SUPERVISOR BY: TD
Drawing Number
C400

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9 18

GENERAL STRUCTURAL NOTES

GENERAL REQUIREMENTS

- GENERAL NOTES AND TYPICAL STRUCTURAL DETAILS SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE SHOWN OR NOTED.
- FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT FOR SIMILAR CONDITIONS. MODIFY TYPICAL DETAILS AS REQUIRED TO MEET SPECIAL CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AGAINST THE PROJECT DRAWINGS PRIOR TO STARTING WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ERECTION OF ALL TEMPORARY BRACING, SHORING, GUYS, ETC.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST APPLICABLE STANDARDS OR SPECIFICATIONS. ALL WORKS SHALL CONFORM WITH THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES.
- UNLESS SPECIFICALLY DETAILED ELSEWHERE CONTRACTOR SHALL FOLLOW TYPICAL DETAILS AS SHOWN IN THESE DRAWINGS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE WORK AMONG THE VARIOUS TRADES AS NECESSARY TO AVOID CONFLICTS AND TO INSURE THE INSTALLATION OF ALL WORK WITHIN THE AVAILABLE SPACE.
- DO NOT SCALE DRAWINGS. CALLED-OUT DIMENSIONS AND STANDARD CODE REQUIREMENTS SHALL GOVERN OVER SCALED DRAWINGS.
- SPECIAL NOTE: DIMENSIONS INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS SHALL BE USED TO DEFINE DETAIL CONFIGURATIONS, ELEVATIONS, OPENINGS, JOINTS, SLOPES, ETC.
- OPTIONS AND "APPROVED EQUAL" SPECIFICATIONS ARE FOR CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY TO IMPLEMENT AN OPTION, AND SHALL COORDINATE ALL DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ADDITIONAL WORK DUE TO SELECTION OF AN OPTION, SUBSTITUTION OF MATERIAL, OR DUE TO ERRORS OR OMISSION IN CONSTRUCTION BY CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, CIVIL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR THE EXACT SIZE, NUMBER AND LOCATIONS OF ALL SLEEVES OR OPENINGS THROUGH FLOOR SLABS, BEAMS AND WALLS.

FOUNDATION NOTES

- FOUNDATION DESIGN AND SOIL PROPERTIES ARE BASED ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 4,000 PSF FOR DEAD LOAD + LIVE LOAD.
- CONTRACTOR TO FOLLOW THE GEOTECHNICAL RECOMMENDATIONS FOR THE SUBGRADE PREPARATION AND FOUNDATION CONSTRUCTION. BOTTOM OF FOOTING ELEVATION AS SHOWN ON THE DRAWINGS SHALL BE MAINTAINED AS MINIMUM.
- EXCAVATION OF ALL FOOTINGS SHALL BE DONE IN ACCORDANCE WITH THE CONTOURS AND DIMENSIONS INDICATED. BOTTOM OF EXCAVATIONS SHALL BE SLIGHTLY SLOPED TO PROVIDE PROPER SURFACE DRAINAGE AND TO AVOID SURFACE PONDING.
- FILL MATERIALS SHOULD BE INSTALLED IN MAXIMUM 8 INCHES THICK LOOSE LAYER AND COMPACTED TO A DRY DENSITY EQUIVALENT TO AT LEAST 95 PERCENT OF THE MAXIMUM ATTAINABLE BY THE METHOD OF COMPACTION.
- THE EXCAVATION AND REINSTALLATION OF BASE COURSE MATERIALS SHALL EXTEND HORIZONTALLY A DISTANCE EQUAL TO ONE HALF THE FOOTING WIDTH.
- FOOTING EXCAVATION AND RECOMPACTION SHALL BE INSPECTED BY THE SOIL ENGINEER TO VERIFY CONDITION OF SOIL BEARING PRIOR TO PLACEMENT OF FOUNDATION FORMS AND REINFORCEMENTS. WHERE UNSATISFACTORY SOILS ARE EXPOSED, THEY SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE OR CEMENT GROUT OR AS OTHERWISE INSTRUCTED BY THE ENGINEER.

REINFORCED CONCRETE NOTES

- ALL CONCRETE SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT THE END OF 28 DAYS, AS SPECIFIED UNDER BASIC DESIGN CRITERIA.
- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION CODE OF THE AMERICAN CONCRETE INSTITUTE (ACI 318-05).
- LOCATION OF ALL CONSTRUCTION OR COLD JOINTS MUST BE APPROVED BY THE ENGINEER.
- PIPES OR DUCTS EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES BUT SHALL NOT BE EMBEDDED THEREIN.
- REINFORCING BARS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN PLACE BEFORE POURING CONCRETE. BAR PLACEMENT AND SUPPORTS SHALL BE IN ACCORDANCE WITH THE RECOMMENDED ACI PRACTICE.
- ALL INSERTS, ANCHOR BOLTS, PLATES, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE HOT DIP GALVANIZED UNLESS NOTED OTHERWISE.
- IN GENERAL, THE LATEST EDITION OF "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" ACI 315, SHALL BE ADHERED TO, UNLESS SHOWN OTHERWISE.
- USE OF ADMIXTURES IS PERMITTED TO PRODUCE PROPER SLUMP AND WORKABILITY BUT SUBJECT TO THE ENGINEER'S APPROVAL. ADDITION OF WATER TO CONCRETE AT JOBSITE IS NOT ALLOWED.
- 48 HOURS PRIOR TO THE POURING OF ANY STRUCTURAL CONCRETE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO AN INSPECTION CAN BE MADE ON ALL FORMS AND REINFORCEMENT.

REINFORCING STEEL

- ALL REINFORCING BARS AS NOTED IN BASIC DESIGN CRITERIA SHALL CONFORM TO ASTM A615 REQUIREMENTS, UNLESS OTHERWISE NOTED.
- ANY WELDING TO BE PERFORMED MUST HAVE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- WELDING OF REINFORCING STEEL IS NOT PERMITTED UNLESS OTHERWISE SHOWN ON THE DRAWINGS. WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D1.4 "AWS STRUCTURAL WELDING CODE - REINFORCING STEEL" OF THE AMERICAN WELDING SOCIETY. REINFORCING STEEL WHICH IS WELDED SHALL CONFORM TO ASTM A 706. REINFORCING STEEL NOT CONFORMING TO ASTM A 706 MAY BE USED IF MATERIAL PROPERTIES OF THE REINFORCING STEEL CONFORM TO AWS D1.4.
- REINFORCING SHALL BE SPLICED ONLY AS INDICATED ON THE DRAWINGS.
- BARS NOTED AS "CONT." SHALL HAVE A MINIMUM SPLICE LENGTH OF 40 BAR DIAMETERS BUT NOT LESS THAN 2'-0", UNLESS OTHERWISE NOTED.
- WELDED WIRE FABRIC (WFW) SHALL CONFORM TO ASTM A 185. WELDED WIRE FABRIC IN SUSPENDED SLABS SHALL HAVE F_y = 60 KSI, LAP 6" MINIMUM OR ONE FULL MESH, WHICHEVER IS GREATER FOR SLABS.
- MINIMUM CONCRETE COVER FOR REINFORCING BARS SHALL BE:
 CONCRETE CAST AGAINST EARTH: 3"
 EXPOSED TO EARTH OR WEATHER: 2"
 SLAB ON GRADE: 2"
 NOT EXPOSED TO WEATHER OR GROUND:
 COLUMNS & BEAMS: 1 1/2"
 SLABS, WALLS, JOISTS: 3/4"
- UNLESS OTHERWISE NOTED, BAR SPLICES SHALL BE MADE AT POINTS OF MINIMUM STRESS. SPLICES SHALL BE SECURELY WIRE TIED TOGETHER. STAGGER SPLICES AT LEAST 24" WHENEVER POSSIBLE IN BEAMS AND SLABS SPLICE TOP BARS AT MIDSPAN AND BOTTOM BARS NEAR SUPPORT. SPLICE OF REINFORCEMENT SHALL BE MADE ONLY AS REQUIRED OR PERMITTED ON DESIGN DRAWINGS OR AS ALLOWED BY THE ACI CODE OR AS AUTHORIZED BY THE ENGINEER.
- ANCHOR BOLTS, DONNELS AND OTHER EMBEDDED ITEMS ARE TO BE SECURELY TIED IN PLACE BEFORE CONCRETE IS POURED.
- ALL REINFORCING BAR BENDS SHALL BE COLD BEND.
- SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REINFORCING STEEL PREPARED IN ACCORDANCE WITH ACI 315. INDICATE BENDING DIAGRAM, ASSEMBLY DIAGRAM, SPLACING AND LAPS OF BARS AND SHAPES DIMENSIONS AND DETAILS FOR REINFORCING BARS.

FORMWORK:

- FORMS SHALL BE PROVIDED FOR ALL CONCRETE INDICATED UNLESS SPECIFIED OTHERWISE. FORMS SHALL BE SET TRUE TO LINE AND GRADE AND MAINTAINED SO AS TO INSURE COMPLETED WORK WITHIN THE ALLOWABLE TOLERANCES SPECIFIED AND SHALL BE MORTAR TIGHT.
- FORMS AND THEIR SUPPORTS SHALL BE DESIGNED SO AS NOT TO DAMAGE PREVIOUSLY PLACED STRUCTURE.
- NO CONSTRUCTION LOAD SHALL BE SUPPORTED ON, NOR ANY SHORING REMOVED FROM ANY PART OF STRUCTURE UNDER CONSTRUCTION EXCEPT WHEN THAT PORTION OF THE STRUCTURE IN COMBINATION WITH THE REMAINING FORMING AND SHORING SYSTEM HAS SUFFICIENT STRENGTH TO SUPPORT SAFELY ITS WEIGHT AND THE ADDITIONAL IMPOSED LOADS.
- FORMS SHALL BE REMOVED IN SUCH MANNER AS NOT TO IMPAIR SAFETY AND SERVICEABILITY OF THE STRUCTURE.

BASIC DESIGN CRITERIA

A. CODES AND REFERENCES

- ACI 318-05 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- 2009 INTERNATIONAL BUILDING CODE
- ASCE 7-05, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

B. MATERIAL STRESSES

- CONCRETE AT 28 DAYS
 CONCRETE FOOTING & SLAB ON GRADE: $f_c = 3,000$ PSI
 CONCRETE FRAMES, SLABS, AND WALLS: $f_c = 4,000$ PSI
- REINFORCING BARS
 #5 AND SMALLER: $f_y = 60,000$ PSI
 #6 AND LARGER: $f_y = 80,000$ PSI
- CONCRETE MASONRY UNIT: $f_m = 1,350$ PSI

C. LOADING

- DEAD LOAD
 A. CONCRETE (UNIT WT.): 150 PCF
 B. EQUIPMENT: ACTUAL OPERATING LOAD
- WIND LOAD
 A. BASIC WIND PRESSURE: $p = 74$ PSF
 B. MAXIMUM WIND VELOCITY: $V = 176$ MPH
 C. EXPOSURE "C"
 D. IMPORTANCE FACTOR, $I = 0.77$
- SEISMIC LOAD
 A. AS PER 2009 INTERNATIONAL BUILDING CODE
 B. OCCUPANCY IMPORTANCE FACTOR, $I = 1.0$
 C. SEISMIC DESIGN CATEGORY "D"

TG ENGINEERS, PC

151 First Street, Suite 200, San Francisco, CA 94105
 Tel: 415.774.1111
 Fax: 415.774.1112

PROJECT TITLE:
 LAND MOBILE RADIO
 SITE UPGRADES
 MERIZO SITE
 LOT 527
 MERIZO GUAM

SHEET TITLE:
 GENERAL
 STRUCTURAL NOTES

This work was prepared by me or under my direct supervision and I am a duly licensed professional engineer in the State of Guam.



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Date	By	Check
03/18/26	PM/AT	SET
Date	By	Check

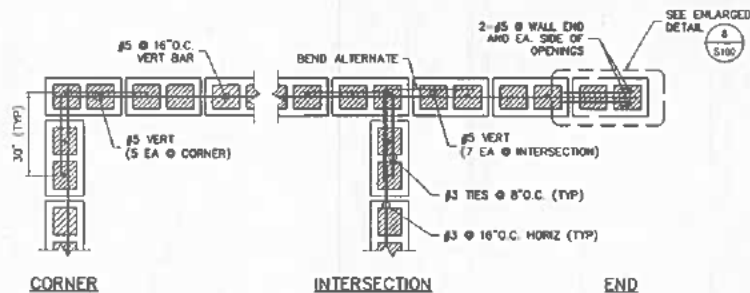
DESIGNED BY: CVC
 CHECKED BY: R.J./R.L.
 CREDITED BY: CVC
 APPROVED BY: TG

Drawing Number

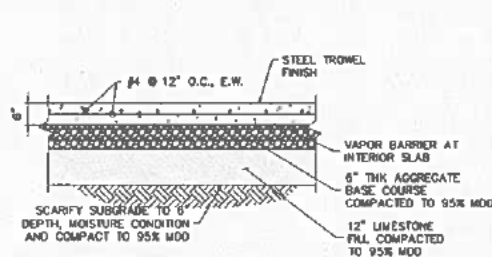
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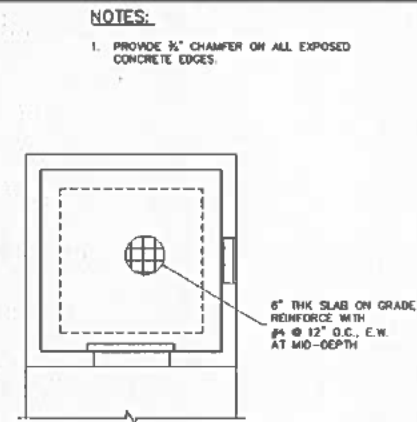
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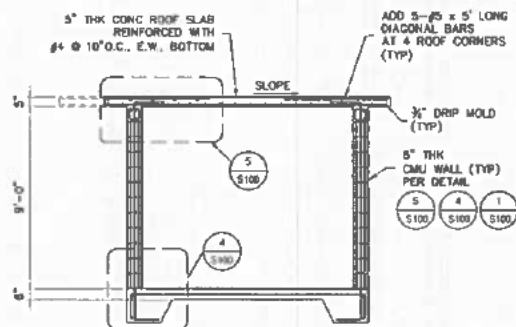
1 TYPICAL CMU WALL REINFORCEMENT
NTS



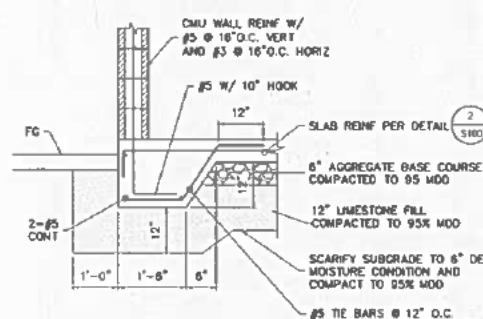
2 INTERIOR SLAB ON GRADE
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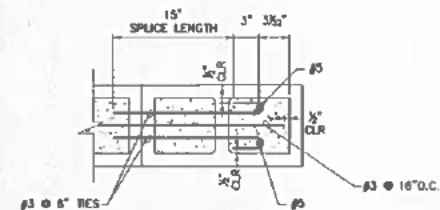
6 FOUNDATION PLAN
SCALE: 3/8"=1'-0"



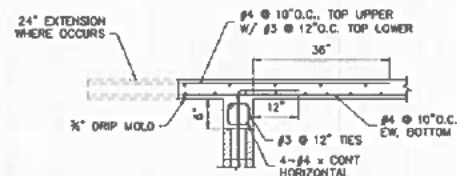
3 GENERATOR BLDG - SECTION
SCALE: 3/8"=1'-0"



4 WALL FOOTING
NTS



7 ENLARGED DETAIL
SCALE: NTS



5 DETAIL
SCALE: NTS

TG ENGINEERS, INC.
101 Fay Street, Tyngsboro, MA 01873
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PROJECT TITLE:
**LAND MOBILE RADIO
SITE UPGRADE
MERIZO SITE
LOT 527
MERIZO GUAM**

SHEET TITLE:
**GENERATOR BLDG.
FOUNDATION PLAN,
SECTION & DETAIL**



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Checked by: [blank]
Date: 03/16/76

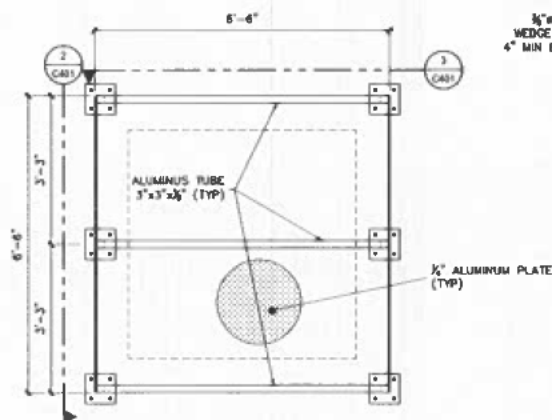
Revised by: [blank]
Date: [blank]

DESIGNED BY: CFC
CHECKED BY: R.J./R.E./C.
CONSTRUCTED BY: CFC
SUPERVISED BY: TG

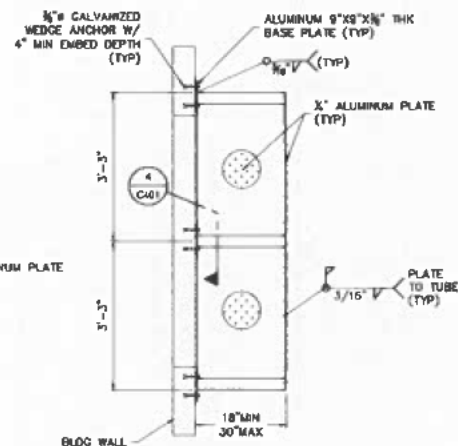
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S200

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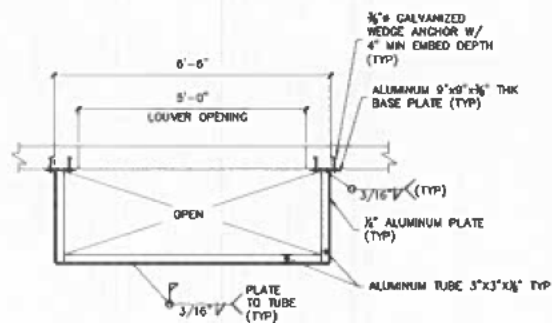
11 16



1 FRONT VIEW
SCALE: NTS



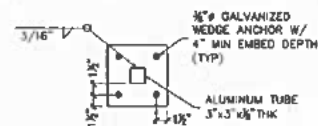
2 SIDE VIEW
SCALE: NTS



3 TOP AND BOTTOM VIEW
SCALE: NTS

NOTES:

USE MARINE GRADE ALUMINUM 6061 T6-40KSI



4 SECTION
SCALE: NTS

TG ENGINEERS

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HONG KONG
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Fax: 3439 1088

PROJECT TITLE
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

SHEET TITLE
METAL BAFFLE
AND DETAILS



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or under my immediate control

Date	Issued	
03/18/20	PERMIT SET	
Date	Mark	Description

DESIGNED BY: CTC
CHECKED BY: RJA/RE/CL
SUBMITTED BY: TC

Drawing Number
S300

AS SHOWN	DATE
12	03/18/20
16	

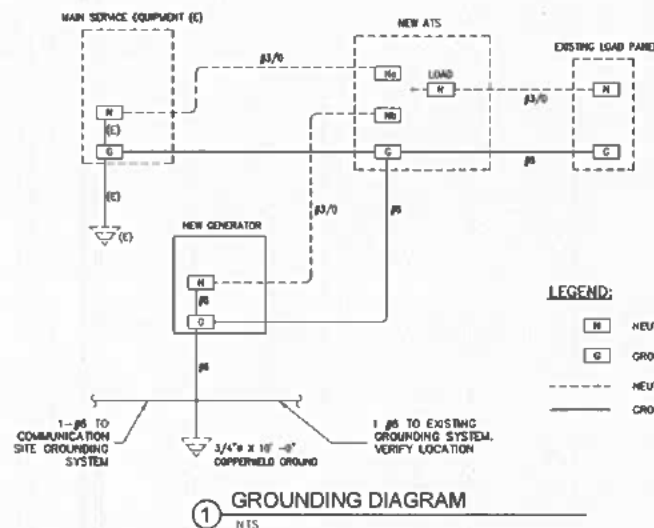
GENERAL NOTES AND SPECIFICATIONS

- ELECTRICAL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE NATIONAL ELECTRICAL CODE (NEC) 2008, NATIONAL ELECTRICAL SAFETY CODE (NESC) 2012, GUAM TROPICAL ENERGY CODE (GTEC) 2012, RULES AND REGULATIONS OF DEPARTMENT OF PUBLIC WORKS AND GOVERNMENT OF GUAM.
- ALL EQUIPMENT AND MATERIALS SHALL BE LISTED (UL, ETL, EMI, OR OTHER RECOGNIZED ORGANIZATION) WHERE LISTING IS AVAILABLE FOR THAT TYPE OF EQUIPMENT OR CONFORM TO ANSI OR NEMA STANDARDS. SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR APPROVAL.
- INSTALLATION SHALL CONFORM TO CONSTRUCTION STANDARDS DEPICTED IN THE AMERICAN ELECTRICIANS HANDBOOK BY CROFT (LATEST EDITION) AND SHALL BE SUBJECT TO THE APPROVAL OF THE AGENCY WHO HAS JURISDICTION AND THE ENGINEER.
- ANY DEVICE MAY BE RELOCATED FROM THE LOCATION SHOWN ON DRAWINGS PRIOR TO INSTALLATION AT THE DIRECTION OF THE ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
- METALLIC ENCLOSURES, RACEWAYS, AND ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH REQUIREMENTS OF NEC ARTICLE 250. PROVIDE GROUND WIRE IN EVERY RACEWAY. SIZED IN ACCORDANCE WITH NEC TABLE.
- PROCESS AND PAY FOR BUILDING PERMITS. COORDINATE WITH REVENUE AGENCIES.
- UNDERGROUND CONDUIT SHALL BE PVC SCH 40 (ENCASED IN CONCRETE AND BELOW GRADE), ALUMINUM (EXPOSED INSTALLATION), DUT (DRY LOCATIONS, CONCEALED ABOVE GRADE), 3/4" MINIMUM DIAMETER UNLESS OTHERWISE NOTED.
- WIRING SHALL BE NEC TYPE THW, THWN OR THHN, 600V. CONDUCTORS SHALL BE COPPER.
- TEST: PERFORM THE FOLLOWING TESTS BY PRESENCE OF OWNER'S REPRESENTATIVE. RESULTS SUBMITTED FOR APPROVAL TO ENGINEER.
 - MEASUREMENT OF VOLTAGES AT SERVICE EQUIPMENT AND RANDOMLY SELECTED LOADS.
 - OPERATION TEST.
 - INSULATION RESISTANCE TEST.
 - GROUNDING TEST.

TESTING METHODS AND PROCEDURE SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA) AND NEC. TEST RESULTS CERTIFIED BY THE MASTER ELECTRICIAN SUBMITTED TO THE ENGINEER FOR APPROVAL. REPORTS SHALL INCLUDE PROOF OF CALIBRATION OF THE TESTING INSTRUMENTS.

- ELECTRICAL WORK SHALL BE UNDER FULL SUPERVISION OF A PROFESSIONAL ELECTRICAL ENGINEER OR A MASTER ELECTRICIAN REGISTERED TO PRACTICE IN GUAM.
- PANELBOARD SHALL BE COMPLETE WITH COPPER BUS, ENCLOSURE AND TRIM. COMPLIMENT OF MOLDED PLASTIC CASE. CIRCUIT BREAKERS WITH RATINGS AS INDICATED, AND COMPLETED TYPED CIRCUIT DIRECTORY. PROVIDE AFS CIRCUIT BREAKERS AS REQUIRED BY NEC.
- SUBSTITUTE MATERIALS TO BE EQUAL QUALITY TO SPECIFIED ITEM. IF SUBSTITUTE MATERIALS ARE PROPOSED, SUBMIT THREE (3) COPIES OF SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.
- WARRANTY - THE ENTIRE INSTALLATION SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE BY THE OWNER.
- INSTALLATION AND WORKMANSHIP:
 - ALL WORK SHALL BE NEATLY EXECUTED. WORKMANLIKE IN APPEARANCE, SYMMETRICAL, PLUMB, UNIFORM, PROPERLY ALIGNED AND SECURED IN PLACE.
 - WIRING METHODS:
 - USE SEALTITE FLEX FOR CONNECTION TO EQUIPMENT.
 - ATTACH TO CONCRETE AND MASONRY WITH EXPANSION ANCHORS AND TO WOOD WITH WOOD SCREWS.
 - SUPPORT RACEWAYS PER NEC.
 - DO NOT SUPPORT RACEWAYS AND BOXES FROM AND ON MECHANICAL SYSTEMS.
 - CABLES WILL NOT BE PERMITTED.
 - CONDUCTORS:
 - MAKE SPLICES IN ACCESSIBLE LOCATIONS. MAKE SPLICES IN CONDUCTORS NO. 10 AWG AND SMALLER DIAMETER WITH INSULATED, PRESSURE-TYPE CONNECTOR. MAKE SPLICES IN CONDUCTORS NO. 8 AWG AND LARGER DIAMETER WITH SOLDERLESS CONNECTOR AND COVER WITH INSULATION MATERIAL EQUIVALENT TO CONDUCTOR INSULATION.
 - FORM WIRE NEATLY IN ENCLOSURES.
 - IDENTIFY CONDUCTORS BY COLOR CODE - NEUTRAL WIRE TO BE WHITE AND GROUND WIRE TO BE GREEN.
 - CUT, DRILL AND PATCH AS REQUIRED. REPAIR ANY SURFACES DAMAGED OR MARRED. CUTTING, REPAIRS AND REFINISHING SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.

- CLEAN ALL SURFACES TO RECEIVE PAINT. PAINT ANY SURFACE DAMAGED DURING INSTALLATION.
 - REPAIR ALL SURFACES DAMAGED DURING THE INSTALLATION OF THE WORK SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 - PROVIDE EXPANSION/DEFLECTION FITTING FOR CONDUITS PASSING THROUGH SEISMIC JOINTS.
 - PROVIDE CONDUIT SEAL FOR CONDUITS PASSING THROUGH AIR CONDITIONED AND NON-AIR CONDITIONED AREAS.
 - SUPPORTING STRUCTURES SHALL BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S RECOMMENDATION.
 - OUTDOOR INSTALLATIONS SHALL BE RATED FOR 176 MPH WINDSPEED PER IBC 2009.
- WIRING DEVICES:
 - SWITCHES: 20A - POLES AS INDICATED 120/277V, COLOR TO MATCH DEVICE PLATE.
 - RECEPTACLES: 20A, 125V, COLOR TO MATCH DEVICE PLATE.
 - PICTURES - INSTALL FIXTURES INDICATED IN LUMINAIRE SCHEDULE COMPLETE WITH LAMPS, HANGERS, SUPPORTS, BALLAST, DRIVERS, AND ACCESSORIES.
 - DEVICE PLATES - PLASTIC - COLOR TO MATCH DEVICE.
 - OUTLETS - PROVIDE OUTLET BOXES TO SUIT CONDITIONS ENCOUNTERED. BOXES SIZED TO ACCOMMODATE CONDUCTORS PER NEC. MINIMUM SIZE OF BOX FOR USE WITH RACEWAY SYSTEMS TO BE 4" SQUARE BY 2-1/8" DEEP.
 - CIRCUIT BREAKERS AND SAFETY SWITCHES - GENERAL ELECTRIC SQUARE D, ITC, WESTINGHOUSE OR CHALLENGER SAFETY SWITCH - HEAVY DUTY TYPE.
 - EXISTING GFA SERVICE AND METERING ARE SUFFICIENT AND NO CHANGES OR ADDITION IS REQUIRED.



EXISTING	NEW	ELECTRICAL SYMBOL LIST
		KILOWATT HOUR METER
		CIRCUIT BREAKER
		AUTOMATIC TRANSFER SWITCH (ATS)
		PANEL BOARD
		GENERATOR
		FLEXIBLE CONDUIT
		GPA POWER POLE
		LINEAR LUMINAIRE LED, CEILING MTD.
		LIGHT, LED, CEILING / WALL MTD.
		SWITCH, FLUSHED, TUMBLER, 20A, 120, 277V, WALL MOUNTED
		RECEPTACLE, DUPLEX, WALL MOUNTED, 20A, 125V, NEMA 5-20R
		RACEWAY CONCEALED BELOW FIN FLOOR OR GROUND, NUMBER OF WIRES WITHIN INCLUDING GROUND
		RACEWAY CONCEALED IN CEILING OR WALL, NUMBER OF WIRES WITHIN INCLUDING GROUND
		RACEWAY, STRIPPED AND CAPPED
		ARROW, HORIZONTAL TO CABINET OR PANEL AS INDICATED. NUMBER OF WIRES WITHIN AS REQUIRED INCLUDING GROUND
		INDICATOR, DETAIL, TOP HALF-DETAIL NUMBER, BOTTOM HALF-SHEET NUMBER (DETAIL LOCATION)
		INDICATOR, RACEWAY SECTION
		NOTE INDICATOR
		AMP/AT AMPERE FRAME/AMPERE TRIP
		ABOVE FINISH FLOOR/ABOVE FINISH GRADE
		NON-FUSIBLE SWITCH
		PROVISION FOR FUTURE BREAKER
		SURGE PROTECTIVE DEVICE
		INDICATES WEATHERPROOF
		WEATHER RESISTANT
		HANDHOLE

TG ENGINEERS

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PROJECT TITLE
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

SHEET TITLE
GENERAL NOTES,
SPECIFICATIONS, AND
ELECTRICAL SYMBOL



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Date	Check	Reviewed

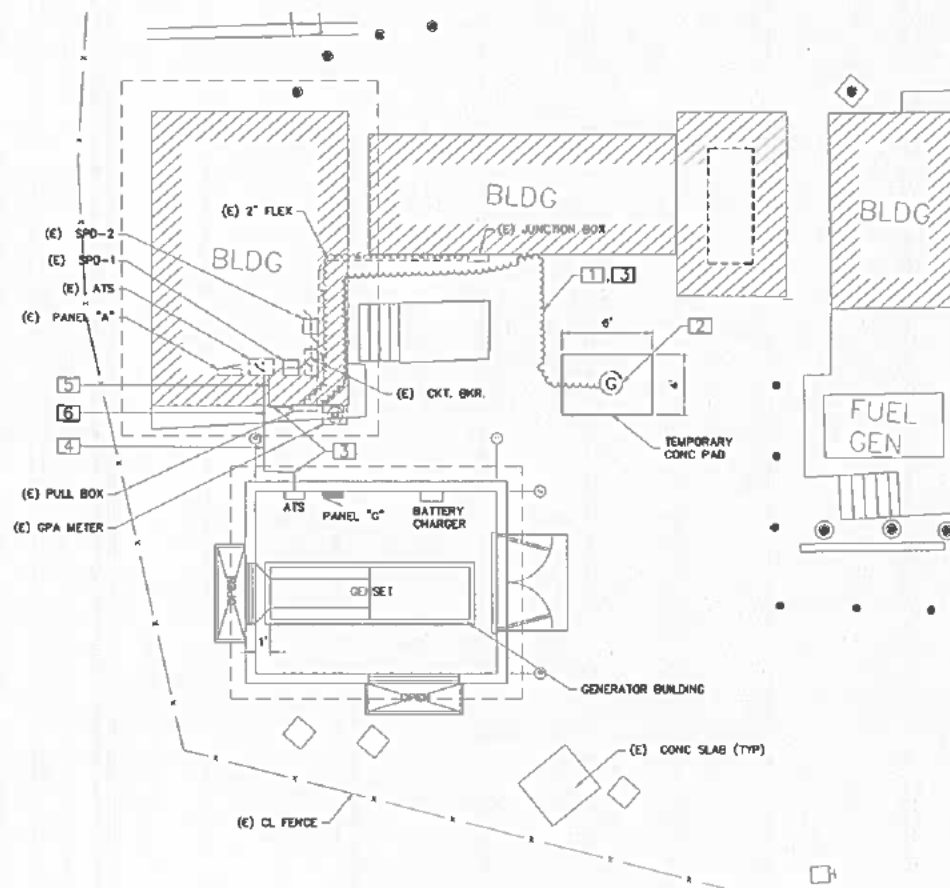
DESIGNED BY: AA
DRAWN BY: RA/FE/CL
CHECKED BY: AA
REVIEWED BY: TG

Drawing Number

E100

AS SHOWN 03/18/20

15 16



1 ELECTRICAL SITE PLAN

KEY NOTES

- 1 TEMPORARY WIRING IN LIQUIDTIGHT FLEXIBLE CONDUIT, EXPOSED.
- 2 GENERATOR IN TEMPORARY LOCATION.
- 3 DETERMINE EXACT ROUTING IN FIELD.
- 4 UNDERGROUND WIRING IN CONDUIT, 18 INCHES BELOW GRADE, PROVIDE 4" SAND CUSHION.
- 5 EXPOSED CONDUIT WITH WIRING, PROVIDE CONDUIT CLAMP SUPPORT.
- 6 TRANSITION FROM UNDERGROUND TO EXPOSED.



TG ENGINEERS, PC

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PROJECT TITLE
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

SHEET TITLE
ELECTRICAL SITE PLAN



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Date: 03/18/26

Permit Set

Date: 03/18/26

March

Revisions

REVISIONS BY: AS

REVIEW BY: RJ/TE/CL

DESIGNED BY: AA

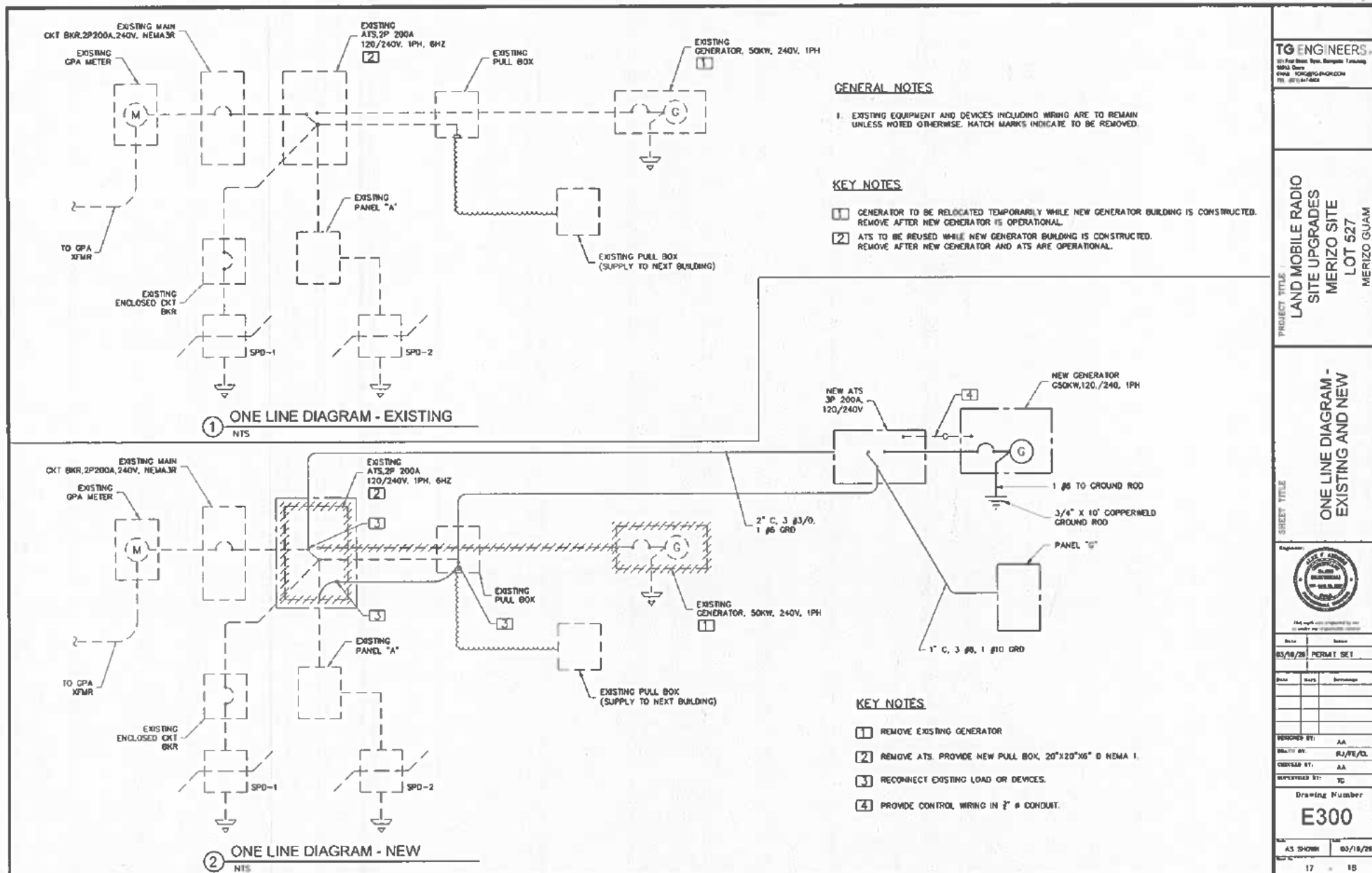
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E200

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16 16



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221 First Street, Suite 200, San Diego, CA 92101
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PROJECT TITLE
**LAND MOBILE RADIO
 SITE UPGRADES
 MERIZO SITE
 LOT 527
 MERIZO GUAM**

SHEET TITLE
**ONE LINE DIAGRAM -
 EXISTING AND NEW**



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Date	Revised	
03/18/26	PERMIT SET	
Date	Date	Description
DESIGNED BY: AA		
DRAWN BY: RJ/TE/DL		
CHECKED BY: AA		
SUPERVISOR BY: TC		

Drawing Number

E300

AS SHOWN 03/18/26

17 18

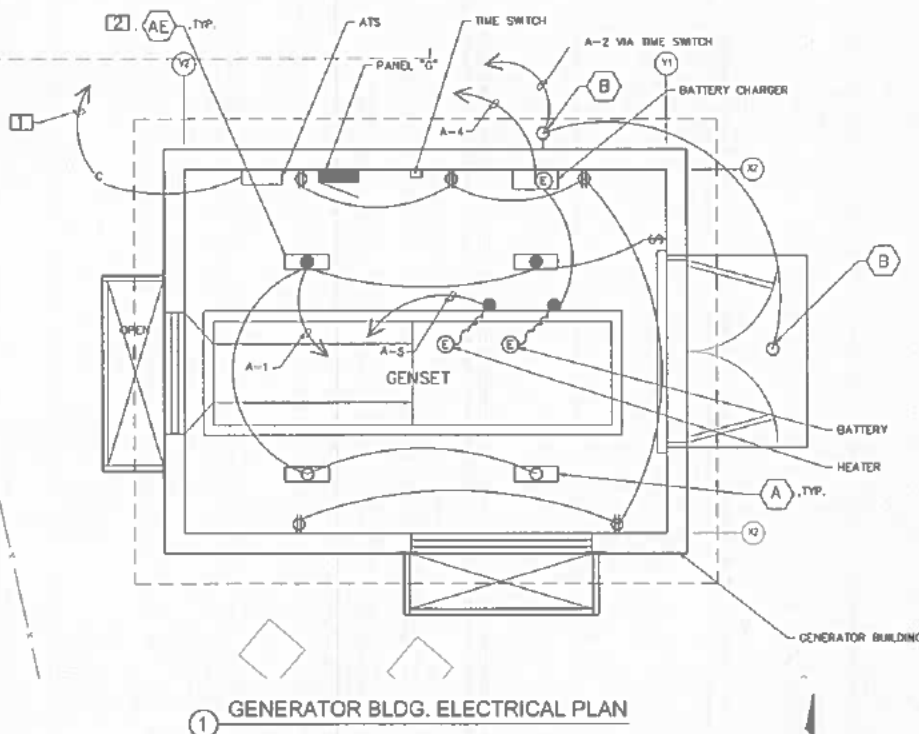
LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	LAMP DATA		MOUNTING		DESCRIPTION	MANUFACTURER NO. OR APPROVED EQUAL	REMARKS
	NO.	WATTS	CEILING	WALL			
A	LED	37.8	SURFACE FOR PENDANT		LED LINEAR ENCLOSED AND GASKETED	LITHONIA FEM-L48-4000LM-BLAF-10-MVOLT-G210-40K-80CR	
AE					(WITH EMERGENCY BATTERY)	FEM-L48-4000LM-BLAF-10-MVOLT-G210-40K-80CR-ET10WACP	
B	LED	13	SURFACE		BULKHEAD FIXTURE, DIE CAST ALUMINUM HOUSING, LISTED FOR WET LOCATIONS	TERON LIGHTING BRIDE-SEC-GRL-L13.0-WAY-WH-40K-SP0-1P	

MOUNTING HEIGHT SCHEDULE

(UNLESS OTHERWISE INDICATED)

DEVICE ON PLAN	MOUNTING HEIGHT	REFERENCE POINT					REMARKS
		FLOOR	CEILING	TO	CEILING	TOP	
⊕, ⊖	15"	•			•		
⊕, ⊖	48"	•			•		
⊕, ⊖	5'-6"	•				•	
□	4'-0"	•				•	



1 GENERATOR BLDG. ELECTRICAL PLAN

NOTES:

- 1 PROVIDE 3/4" C TO EXISTING TELECOM CABINET.
- 2 CONNECT TO UNSWITCHED LIGHT CIRCUIT.

PANEL SCHEDULE "A"				MARK: 50A, 2 POLE		VOLTAGE: 120/240	
CMT. NO.	LOAD DESCRIPTION	MOUNTING: SURFACE		ENCL. TYPE: NEMA 1			
		CB RATING	LOAD PER PHASE	WIRE			
		AMPS	POLE	A	B	SIZE	
1	LIGHTS	20	1	0.2	8	12	
2	EXT LITS			0.1			
3	RECEP				0.9		
4	BATTERY CHARGER				1.2		
5	HEATER			1.5			
6	EXH FAN			1.2			
7	SPARE				1.0		
8					1.0		
9				1.0			
10				1.0			
11					1.0		
12					1.0		
13	PTB						
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
TOTAL LOAD/PHASE				5.0	8.1		
TOTAL CORR LOAD, KVA				16.1			
DEMAND FACTOR				0.46			
DEMAND LOAD, KVA				5.1			

*NOTE:

USE #10 AWG FOR HOMERUN EXCEEDS 50 FT.
#12 BETWEEN FIXTURES.

TE ENGINEERS

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96939 Guam
PNA: 506-696-4100/4101
TEL: 671-647-6999

PROJECT TITLE:
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

SHEET TITLE:
GENERATOR BLDG.
ELECTRICAL PLAN,
PANEL, LIGHTING FIXTURE,
MOUNTING HEIGHT
SCHEDULE



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Date: 03/18/2018

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Revised: 03/18/2018

Revised: 03/18/2018

Revised: 03/18/2018

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Revised: 03/18/2018

Revised: 03/18/2018

Revised: 03/18/2018

LAND MOBILE RADIO SITE UPGRADES BARRIGADA HEIGHTS SITE, LOT 11-1 BARRIGADA, GUAM

TG ENGINEERS, PC
401 First Street, Suite 200, Barrigada, Guam
NORRIS BARRIGADA
TEL: (671) 447-0808
FAX: (671) 447-0808

PROJECT TITLE:
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

SHEET TITLE:
TITLE SHEET, LOCATION,
AND VICINITY MAP,
DRAWING INDEX
AND DESIGN TEAM

Station:

Date: 03/15/26
Sheet: PERMIT SET

Date: 03/15/26
Sheet: 1 of 18

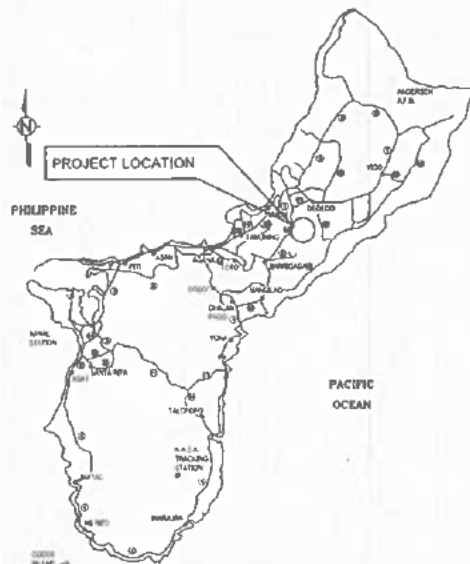
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CHECKED BY: R/J/T/C
SUPERVISOR BY: JC

Drawing Number
T100

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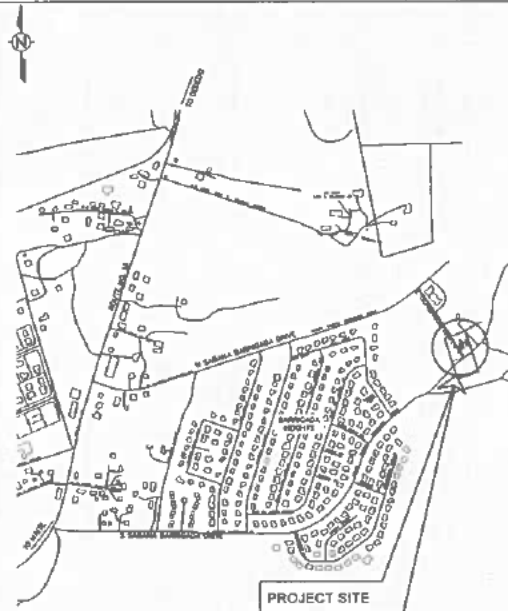
1 18

LOCATION MAP



ISLAND of GUAM

VICINITY MAP



PROJECT SITE

DRAWING INDEX

SHEET NO.	DWG NO.	DESCRIPTION
1 OF 18	T100	TITLE SHEET, LOCATION, AND VICINITY MAP, DRAWING INDEX AND DESIGN TEAM
2 OF 18	T101	GENERAL NOTES, ABBREVIATIONS, SYMBOLS AND LEGEND
3 OF 18	C100	EXISTING SITE AND SURVEY PLAN
4 OF 18	C200	GEOMETRY PLAN
5 OF 18	C201	GENERATOR BLDG ELEVATIONS
6 OF 18	C202	DOOR / WINDOWS SCHEDULE, SECTIONS AND DETAILS
7 OF 18	C300	GRADING PLAN
8 OF 18	C301	SECTIONS
9 OF 18	C400	DETAILS
10 OF 18	S100	GENERAL STRUCTURAL NOTES
11 OF 18	S200	GENERATOR BLDG. FOUNDATION PLAN, SECTION & DETAIL
12 OF 18	S300	METAL BAFFLE AND DETAILS
13 OF 18	M101	MECHANICAL GENERAL NOTES, SPECIFICATION & DETAILS
14 OF 18	M201	MECHANICAL FLOOR PLAN AND SECTIONS
15 OF 18	E100	GENERAL NOTES, SPECIFICATIONS, AND ELECTRICAL SYMBOL
16 OF 18	E200	ELECTRICAL SITE PLAN
17 OF 18	E300	ONE LINE DIAGRAM - EXISTING AND NEW
18 OF 18	E400	GENERATOR BLDG. ELECTRICAL PLAN, PANEL AND LIGHTING FIXTURE SCHEDULE

DESIGN TEAM

CIVIL ENGINEER

TG ENGINEERS, PC
www.tgengr.com
Tel: (671) 447-0808 Fax: (671) 447-0808



03/15/26

STRUCTURAL ENGINEER

C.T. CHIER & ASSOCIATES



03/15/26

MECHANICAL ENGINEER

BORDALLO
BORDALLO & ASSOCIATES
1000 N. NIMITZ BLVD., SUITE 200
DURHAM, NC 27701
(919) 447-0808



03/15/26

ELECTRICAL ENGINEER

ALEX ANDRES, P.E.



03/15/26

GENERAL NOTES

1. CONTRACTOR SHALL CONFIRM ALL NECESSARY PERMITS AND APPROVALS ARE OBTAINED PRIOR TO STARTING ANY WORK.
2. THE LOCATION OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD. EXERCISE CAUTION WHEN EXCAVATING IN THE AREA. ANY DAMAGES TO EXISTING UTILITIES AND STRUCTURES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. EXISTING UTILITIES SHALL REMAIN IN SERVICE AND IN PLACE UNLESS NOTED OTHERWISE. INTERRUPTION OF SERVICE SHALL BE KEPT TO A MINIMUM AND SHALL BE DONE AT THE CONTRACTOR'S EXPENSE AND ONLY WITH THE APPROVAL OF THE ENGINEER AND GUAM POLICE DEPARTMENT.
4. RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL EXISTING IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
5. THE WORK INVOLVES CLEARING AND GRUBBING OF ALL VEGETATION, BERMS, DISPOSAL OF ABOVE GRADE GREEN WASTE AND DEBRIS WITHIN THE SPECIFIED CLEARING LIMITS, EXCAVATION, BACKFILLING, GRADING, AND STABILIZING WITH BASE COURSE TO THE FINISH CONTOURS INDICATED. ALL ABOVE GRADE GREEN WASTE, DEBRIS, AND EXCAVATED MATERIAL SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR. ALL VEHICLES AND EQUIPMENT TIRES OR TRACKS SHALL BE THOROUGHLY WASHED OR WASHED DOWN BEFORE LEAVING THE SITE AND MUST BE FREE OF SOIL/GROUND MATERIAL.
6. THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND REPORT TO THE ENGINEER IF ANY ARCHAEOLOGICAL ITEMS ARE FOUND AT THE SITE.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
CPP	CONCRETE POWER POLE
CL	CENTER LINE
(E)	EXISTING
E	EASTING
FH	FIRE HYDRANT
GV	GATE VALVE
HH	HANDHOLE
INV	INVERT
MDD	MAXIMUM DRY DENSITY
(N)	NEW
N	NORTHING
NTS	NOT TO SCALE
OC	ON CENTER
OG	ORIGINAL GRADE
PVMT	PAVEMENT
S	SOUTH
STRUCT	STRUCTURAL
W	WEST
Ø	DIAMETER
TBO	TO BE DETERMINE
T	TELEPHONE
(TYP)	TYPICAL

SYMBOLS & LEGEND

	BURIED CABLE
	CONCRETE SLAB
	CONCRETE POWER POLE
	ELECTRICAL MANHOLE
	FIRE HYDRANT
	WATER GATE VALVE
	PIPE BOLLARD
	HANDHOLE
	CHAIN LINK FENCE
	PROPERTY LINE
	CONTOUR LINE
	LIGHT POLE
	DETAIL IDENTIFICATION SHEET NUMBER WHERE DETAIL IS DRAWN

TG ENGINEERS, PC

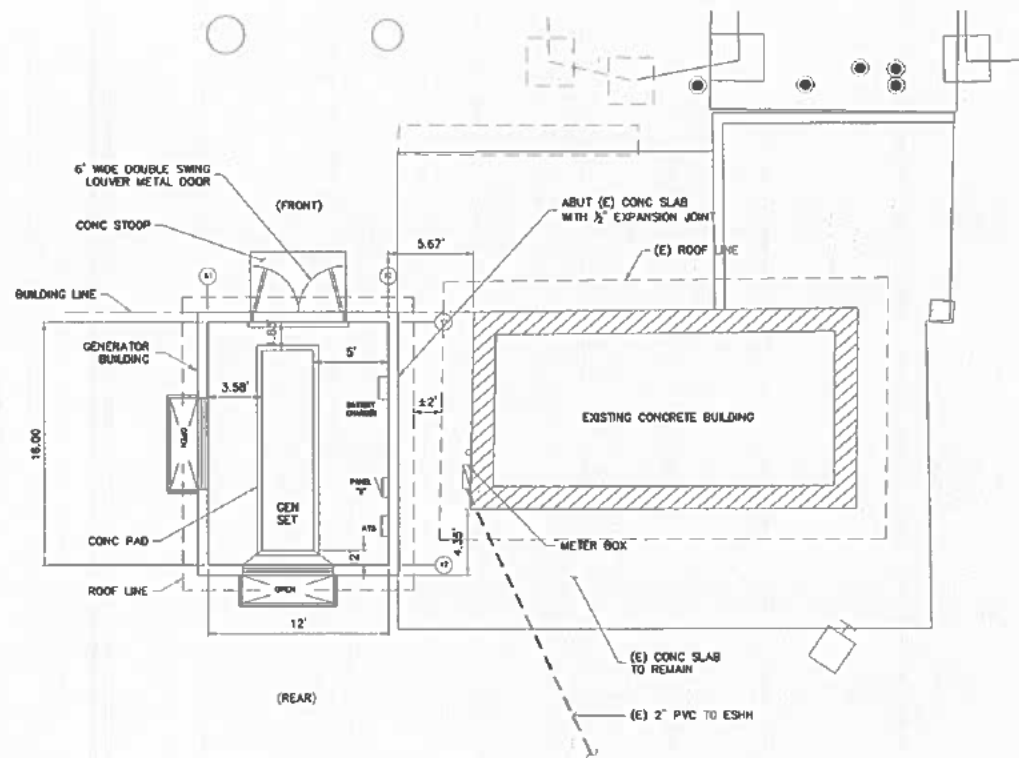
101 Pina Road, Suite 100, San Juan, P.R. 00911
 Phone: (787) 495-7000
 Fax: (787) 495-7001

PROJECT TITLE:
**MOTOROLA GENERATORS
 SITE UPGRADES
 BARRIGADA HEIGHTS SITE
 LOT 11-1
 BARRIGADA, GUAM**

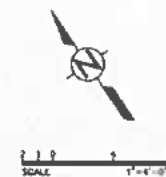
SHEET TITLE:
**GENERAL NOTES,
 ABBREVIATIONS AND
 SYMBOLS AND LEGEND**



Date		Issue
03/18/20	PERMIT SET	
Date	Mark	Revisions
DESIGNED BY: JL		
CHECKED BY: M/RE/AL		
DRAWN BY: JL/TC		
SUPERVISOR BY: TG		
Drawing Number		
T101		
AS SHOWN	03/18/20	
2	18	



① GEOMETRY PLAN



TG ENGINEERS INC.
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 96813-2000
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 FAX: (808) 531-1112
 TEL: (808) 531-1113

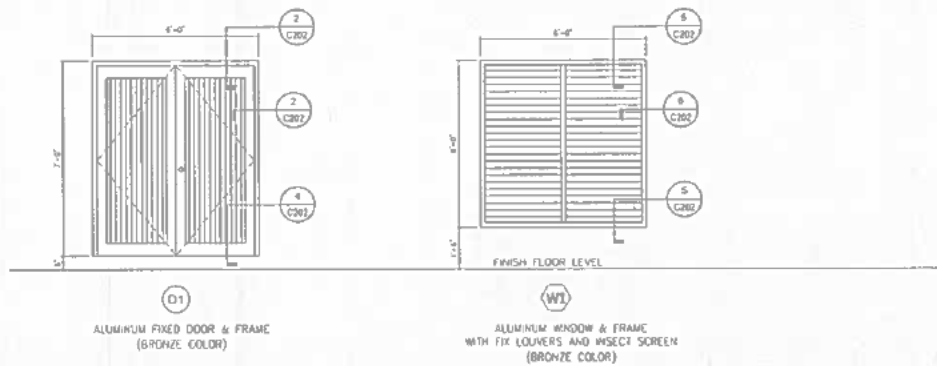
PROJECT TITLE
**MOTOROLA GENERATORS
 SITE UPGRADES
 BARRIGADA HEIGHTS SITE
 LOT 11-1
 BARRIGADA, GUAM**

SHEET TITLE
GEOMETRY PLAN



DATE	03/18/20	REVISION	PERMIT SET
DATE		REVISION	
DATE		REVISION	
DATE		REVISION	
DESIGNED BY:	JC		
DRAWN BY:	RJ/TE/CL		
CHECKED BY:	JC/TG		
SUPERVISOR BY:	TD		
Drawing Number	C200		
AS SHOWN	03/18/20		
SCALE	4	18	

5 18



SCHEDULE OF DOORS & WINDOWS

DOOR/WINDOW NUMBER	DOOR/WINDOW SIZE		DOOR/WINDOW/FRAMES		DETAILS			HW SET	REMARKS
	WIDTH	HEIGHT	MAT'L	FINISH	HEADER	JAMB	SILL		
(D1)	SEE ELEV.	SEE ELEV.	ALUMINUM	ANODIZED BRONZE	7/5-6.0	2/5-6.0	3/5-6.0	HW-1	FLUSH ALUMINUM DOOR (ANODIZED BRONZE)
(W1)	SEE ELEV.	SEE ELEV.	ALUMINUM	ANODIZED BRONZE	5/5-6.0	6/5-6.0	5/5-6.0	N/A	FIXED BRONZE ALUMINUM LOUVERS

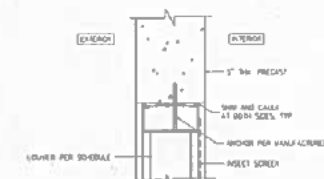
HW-1

4" x 4" STAINLESS STEEL HINGES
LOCKSET (COMMERCIAL GRADE; KEYED ENTRY)
THRESHOLD, BRONZE ALUMINUM
DOOR CLOSER

- 1 PAIRS
- 1 EACH
- 1 EACH
- 1 EACH

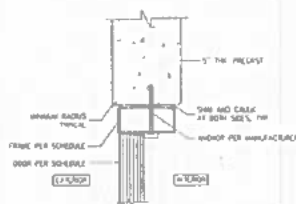
1 DOORS & WINDOWS SCHEDULE

SCALE: NOT TO SCALE



6 ALUM. LOUVER JAMB

SCALE: 3/4" = 1'-0"



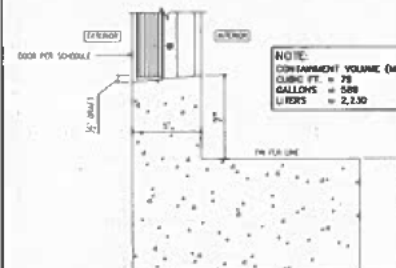
2 ALUM. DOOR HEAD/JAM SIM.

SCALE: 3/4" = 1'-0"



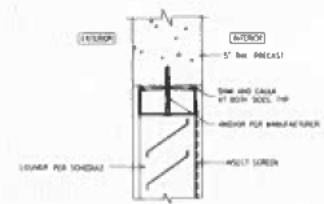
3 DOOR THRESHOLD

SCALE: 3/4" = 1'-0"



4 DOOR SILL

SCALE: 3/4" = 1'-0"



5 ALUM. LOUVER SILL/HEADER

SCALE: 3/4" = 1'-0"

TG ENGINEERS
101 FIVE STAR, P.O. Box 1000, San Juan,
PR 00901
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PROJECT TITLE
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

SHEET TITLE
DOOR / WINDOWS
SCHEDULE, SECTIONS
AND DETAILS



Date	Revised	
03/18/76	PERMIT SET	
Rev	Mark	Description
Approved By		
JL		
Prepared By		
RJ/TE/CL		
Checked By		
E/TO		
Reviewed By		

DESIGNED BY: JC
CHECKED BY: RJ/TE/AL
APPROVED BY: JC/TO
SUPERVISOR BY: NO
Drawing Number
C202
ALL SHOWN: 03/18/76
6 - 18

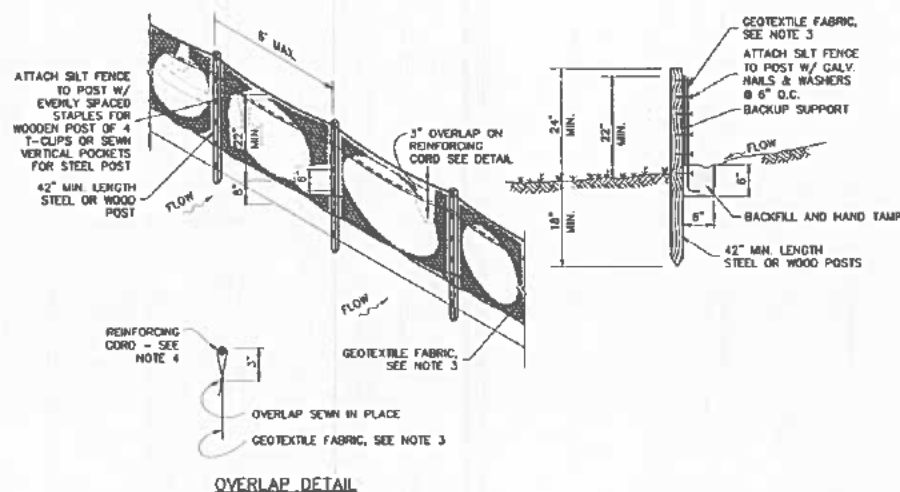




8 18

VERT SCALE 1" = 2'-0"

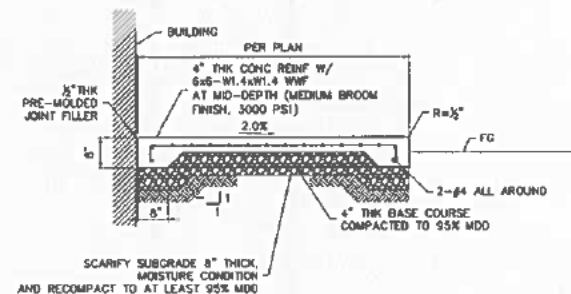
HOR SCALE 1" = 6'-0"



NOTES:

1. PRE-ASSEMBLED SLT FENCE OPTIONS WILL BE ALLOWED AS LONG AS SPECIFIED MINIMUMS ARE SATISFIED. FOLLOW MANUFACTURER'S INFORMATION FOR INSTALLATION PROCEDURES.
2. SLT FENCING IS REQUIRED TO CONTAIN AND PREVENT MOVEMENT OF CONSTRUCTION SEGMENTS TO NON-CONSTRUCTION AREAS. LOCATION TO BE COORDINATED WITH SITE ACCESS REQUIREMENTS.
3. GEOTEXTILE FABRIC SHALL MEET THE FOLLOWING CRITERIA:
 - 3.1. GRAB TENSILE STRENGTH 100 lbs. (min.)
 - 3.2. MULLEN BURST 250 psi (min.)
 - 3.3. EQUIVALENT OPENING SIZE SHALL BE SMALLER THAN OR EQUAL TO A STD. #80 SIEVE.
 - 3.4. MATERIAL SHALL BE SUITABLE FOR LONG TERM EXPOSURE TO SUNLIGHT.
4. REINFORCING CORD SHALL HAVE A MIN. TENSILE STRENGTH OF 500 lbs.
5. SLT FENCE SPACING ACCORDING TO THE SLOPE OF THE GROUND
 - < 2% 30' SPACING MAX
 - 2% - 8% 25' SPACING MAX
 - > 8% 10' SPACING MAX

1 SILT FENCE DETAIL
SCALE: NTS



② CONCRETE STOOP DETAIL

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20712-0001
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PROJECT TITLE:
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

DETAILS

0175-0017/94/0004-0000\$05.00/0



03/18/20

This work was sponsored by one of our senior and respectable engineers.

DATE	TIME
03/10/20	PERMIT SET

Date	Work	Per diem

MEMBER OF: ☒ J

CHECKED BY: JE/TO

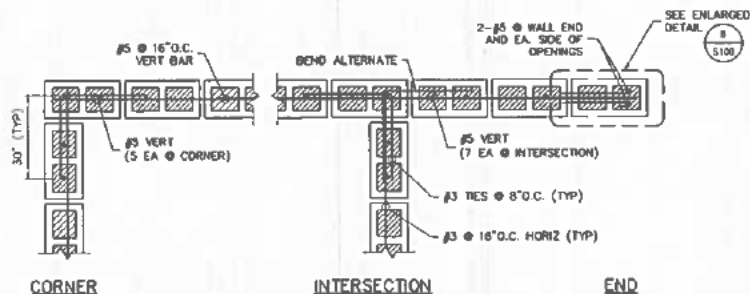
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Drawing Number

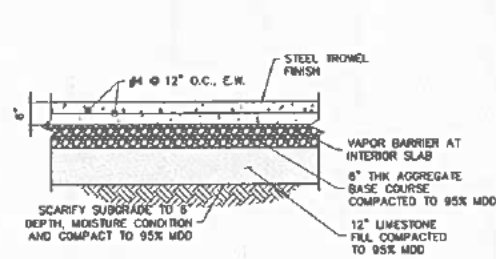
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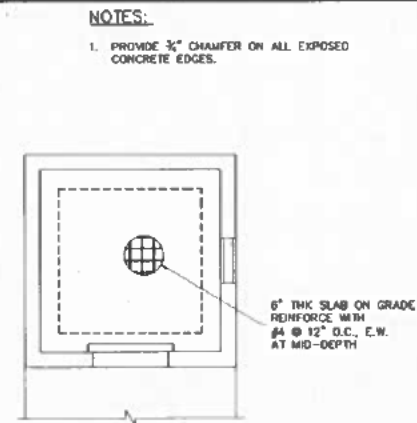
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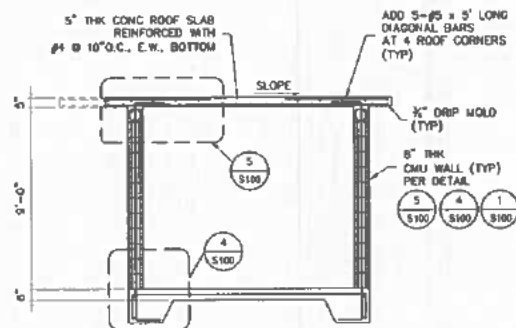
1 TYPICAL CMU WALL REINFORCEMENT
NTS



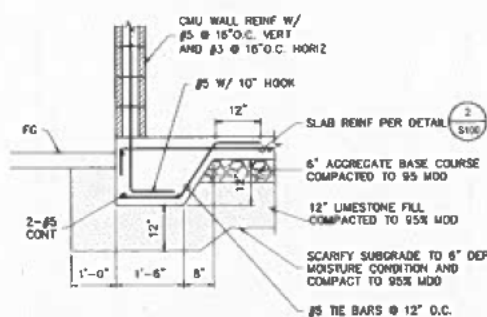
2 INTERIOR SLAB ON GRADE
NTS



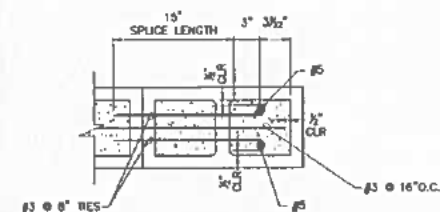
6 FOUNDATION PLAN
SCALE: $\frac{3}{8}$ " = 1'-0"



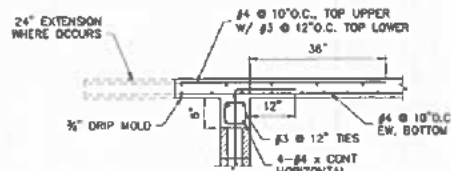
3 GENERATOR BLDG - SECTION
SCALE: $\frac{3}{8}$ " = 1'-0"



4 WALL FOOTING
NTS



7 ENLARGED DETAIL
SCALE: NTS



5 DETAIL
SCALE: NTS

TG ENGINEERS, PC

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www.tgengineers.com

PROJECT TITLE
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

SHEET TITLE
GENERATOR BLDG.
FOUNDATION PLAN,
SECTION & DETAIL



This work was prepared by me or under my direct supervision and control.

Date: 03/18/20

Scale: PERMIT SET

Drawn By: CTC

Checked By: CTC

Supervised By: PG

MAILED BY: CTC

DATE BY: RJ/TE/CL

CHECKED BY: CTC

SUPERVISED BY: PG

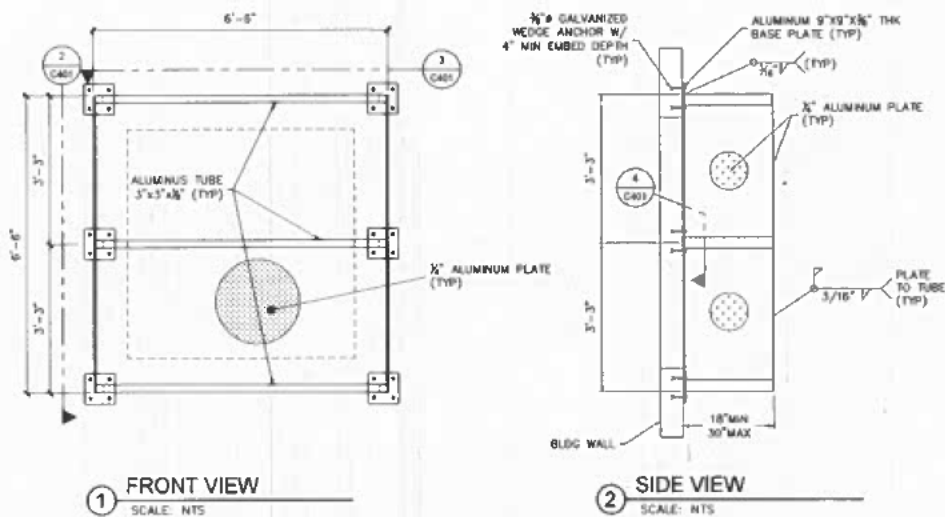
Drawing Number

S200

AS 340784

03/18/20

11 18



NOTES:

USE MARINE GRADE ALUMINUM 6061 T3-40KSI

TG ENGINEERS

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787-241-1000
Fax: 787-241-1001
Email: info@tgengineers.com

PROJECT TITLE:
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

SHEET TITLE:
METAL BAFFLE
AND DETAILS



This work was prepared for me or under my supervision and I am a duly registered engineer.

Date: 03/18/20

Permit Set

Date	Mark	Description

DESIGNED BY: CTC

CHECKED BY: RJ/TE/CL

CONSTRUCTED BY: CTC

REVIEWED BY: JC

Drawing Number:

S300

AS SHOWN 03/18/20

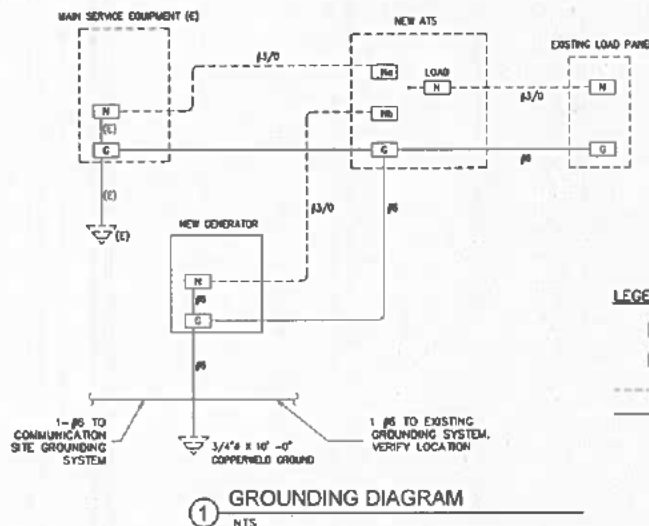
12 18

GENERAL NOTES AND SPECIFICATIONS

- ELECTRICAL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE NATIONAL ELECTRICAL CODE (NEC) 2020, LATEST EDITION NATIONAL ELECTRICAL SAFETY CODE (NEESC) 2023, GUAM TERRITORIAL ENERGY CODE (GTEC) 2012, RULES AND REGULATIONS OF DEPARTMENT OF PUBLIC WORKS AND GOVERNMENT OF GUAM.
- ALL EQUIPMENT AND MATERIALS SHALL BE LISTED (UL, ETL, ETC. OR OTHER RECOGNIZED ORGANIZATION) WHERE LISTING IS AVAILABLE FOR THAT TYPE OF EQUIPMENT OR CONFORM TO ANSI OR NEMA STANDARDS. SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR APPROVAL.
- INSTALLATION SHALL CONFORM TO CONSTRUCTION STANDARDS DEPICTED IN THE AMERICAN ELECTRICIANS HANDBOOK BY CROFT (LATEST EDITION) AND SHALL BE SUBJECT TO THE APPROVAL OF THE AGENCY WHO HAS JURISDICTION AND THE ENGINEER.
- ANY DEVICE MAY BE RELOCATED FROM THE LOCATION SHOWN ON DRAWINGS PRIOR TO INSTALLATION AT THE DIRECTION OF THE ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
- METALLIC ENCLOSURES, RACEWAYS, AND ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH REQUIREMENTS OF NEC ARTICLE 250. PROVIDE GROUND WIRE IN EVERY RACEWAY, SIZED IN ACCORDANCE WITH NEC TABLE.
- PROCESS AND PAY FOR BUILDING PERMITS. COORDINATE WITH REVIEWING AGENCIES.
- UNDERGROUND CONDUIT SHALL BE PVC SCH 40 (ENCASED IN CONCRETE AND BELOW GRADE), ALUMINUM (EXPOSED INSTALLATION), EMT (BAY LOCATIONS, CONCEALED ABOVE GRADE), 3/4" MINIMUM DIAMETER UNLESS OTHERWISE NOTED.
- WIRING SHALL BE NEC TYPE THW, THWN OR XHHW, BODY CONDUCTORS SHALL BE COPPER.
- TEST PERFORM THE FOLLOWING TESTS IN PRESENCE OF OWNER'S REPRESENTATIVE. RESULTS SUBMITTED FOR APPROVAL TO ENGINEER.
 - MEASUREMENT OF VOLTAGES AT SERVICE EQUIPMENT AND RANDOMLY SELECTED LOADS.
 - OPERATION TEST
 - INSULATION RESISTANCE TEST
 - GROUNDING TEST

TESTING METHODS AND PROCEDURE SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA) AND NEC. TEST RESULTS CERTIFIED BY THE MASTER ELECTRICIAN SUBMITTED TO THE ENGINEER FOR APPROVAL. REPORTS SHALL INCLUDE PROOF OF CALIBRATION OF THE TESTING INSTRUMENT.
- ELECTRICAL WORK SHALL BE UNDER FULL SUPERVISION OF A PROFESSIONAL ELECTRICAL ENGINEER OR A MASTER ELECTRICIAN REGISTERED TO PRACTICE IN GUAM.
- PANELBOARD SHALL BE COMPLETE WITH COPPER BUS, ENCLOSURE AND TRIM, COMPLIMENT OF MOULDED PLASTIC CASE CIRCUIT BREAKERS WITH RATINGS AS INDICATED, AND COMPLETED TYPED CIRCUIT DIRECTORY. PROVIDE AFCI CIRCUIT BREAKERS AS REQUIRED BY NEC.
- SUBSTITUTE MATERIALS TO BE EQUAL QUALITY TO SPECIFIED ITEM. IF SUBSTITUTE MATERIALS ARE PROPOSED, SUBMIT THREE (3) COPIES OF SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.
- GUARANTEE - THE ENTIRE INSTALLATION SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE BY THE OWNER.
- INSTALLATION AND WORKMANSHIP:
 - ALL WORK SHALL BE NEATLY EXECUTED, WORKMANLIKE IN APPEARANCE, SYMMETRICAL, PLUMB, UNIFORM, PROPERLY ALIGNED AND SECURED IN PLACE.
 - WIRING METHODS:
 - USE SEALTITE FLEX FOR CONNECTION TO EQUIPMENT.
 - ATTACH TO CONCRETE AND MASONRY WITH EXPANDER ANCHORS AND TO WOOD WITH WOOD SCREWS.
 - SUPPORT RACEWAYS PER NEC.
 - DO NOT SUPPORT RACEWAYS AND BOXES FROM AND ON MECHANICAL SYSTEMS.
 - CABLES WILL NOT BE PERMITTED.
 - CONDUCTORS:
 - MAKE SPICES IN ACCESSIBLE LOCATIONS. MAKE SPICES IN CONDUCTORS NO. 10 AWG AND SMALLER DIAMETER WITH INSULATED, PRESSURE-TYPE CONNECTOR. MAKE SPICES IN CONDUCTORS NO. 8 AWG AND LARGER DIAMETER WITH SOLDERLESS CONNECTOR, AND COVER WITH INSULATION MATERIAL, EQUIVALENT TO CONDUCTOR INSULATION.
 - FORM WIRE NEATLY IN ENCLOSURES.
 - IDENTIFY CONDUCTORS BY COLOR CODE - NEUTRAL WIRE TO BE WHITE AND GROUND WIRE TO BE GREEN.
 - CUT, DRILL AND PATCH AS REQUIRED. REPAIR ANY SURFACES DAMAGED OR MARKED, CUTTING, REPAIRS AND REFINISHING SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.

- CLEAN ALL SURFACES TO RECEIVE PAINT. PAINT ANY SURFACE DAMAGED DURING INSTALLATION.
- REPAIR ALL SURFACES DAMAGED DURING THE INSTALLATION OF THE WORK SUBJECT TO THE APPROVAL OF THE ARCHITECT.
- PROVIDE EXPANSION/DEFLECTION FITTING FOR CONDUITS PASSING THROUGH SDSMC JOINTS.
- PROVIDE CONDUIT SEAL FOR CONDUITS PASSING THROUGH AIR CONDITIONED AND NON-AIR CONDITIONED AREAS.
- SUPPORTING STRUCTURES SHALL BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S RECOMMENDATION.
- OUTDOOR INSTALLATIONS SHALL BE RATED FOR 170 MPH WINDSPEED PER IBC 2006.
- WIRING DEVICES:
 - SWITCHES: 20A - POLES AS INDICATED 120/277V, COLOR TO MATCH DEVICE PLATE.
 - RECEPTACLES: 20A, 125V, COLOR TO MATCH DEVICE PLATE.
- FIXTURES - INSTALL FIXTURES INDICATED IN LUMINAIRE SCHEDULE. COMPLETE WITH LAMPS, HANGERS, SUPPORTS, BALLAST, DRIVERS, AND ACCESSORIES.
- DEVICE PLATES - PLASTIC - COLOR TO MATCH DEVICE.
- OUTLETS - PROVIDE OUTLET BOXES TO SUIT CONDITIONS ENCOUNTERED. BOXES SIZED TO ACCOMMODATE CONDUCTORS PER NEC. MINIMUM SIZE OF BOX FOR USE WITH RACEWAY SYSTEMS TO BE 4" SQUARE BY 2-1/8" DEEP.
- CIRCUIT BREAKERS AND SAFETY SWITCHES - GENERAL ELECTRIC, SQUARE D, ITE, WESTINGHOUSE OR CHALLENGER SAFETY SWITCH - HEAVY DUTY TYPE.
- EXISTING GFI SERVICE AND METERING ARE SUFFICIENT AND NO CHANGES OR ADDITION IS REQUIRED.



EXISTING	NEW	ELECTRICAL SYMBOL LIST
		KILOWATT HOUR METER
		CIRCUIT BREAKER
		AUTOMATIC TRANSFER SWITCH (ATS)
		PANEL BOARD
		GENERATOR
		FLEXIBLE CONDUIT
		GPA POWER POLE
		LINEAR LUMINAIRE LED, CEILING MTD.
		LIGHT, LED, CEILING / WALL MTD.
		SWITCH, FLUSH, TUMBLER, 20A, 120, 277V, WALL MOUNTED
		RECEPTACLE, DUPLEX, WALL MOUNTED, 20A, 125V, NEMA 5-20R
		RACEWAY CONCEALED BELOW FIN FLOOR OR GROUND, NUMBER OF WIRES WITHIN INCLUDING GROUND
		RACEWAY CONCEALED IN CEILING OR WALL, NUMBER OF WIRES WITHIN INCLUDING GROUND
		RACEWAY, STRIPPED AND CAPPED
		ARROW, HOMERUN TO CABINET OR PANEL AS INDICATED, NUMBER OF WIRES WITHIN AS REQUIRED INCLUDING GROUND
		INDICATOR, DETAIL: TOP HALF-DETAIL, NUMBER BOTTOM HALF-SHEET NUMBER (DETAIL LOCATION)
		INDICATOR, RACEWAY SECTION
		NOTE INDICATOR
		AMPERE FRAME/AMPERE TRIP
		ABOVE FINISH FLOOR/ABOVE FINISH GRADE
		NON-FUSIBLE SWITCH
		PROVISION FOR FUTURE BREAKER
		SURGE PROTECTIVE DEVICE
		INDICATES WEATHERPROOF
		WEATHER RESISTANT
		HANDHOLE

TG ENGINEERS, PC
 951 Pua Road, 1st Floor, Bldg. 100, Hahaione, HI 96706
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**MOTOROLA GENERATORS
 SITE UPGRADES
 BARRIGADA HEIGHTS SITE
 LOT 11-1
 BARRIGADA, GUAM**

**GENERAL NOTES,
 SPECIFICATIONS, AND
 ELECTRICAL SYMBOL**

SHEET TITLE



This work was prepared by me or under my supervision and control.

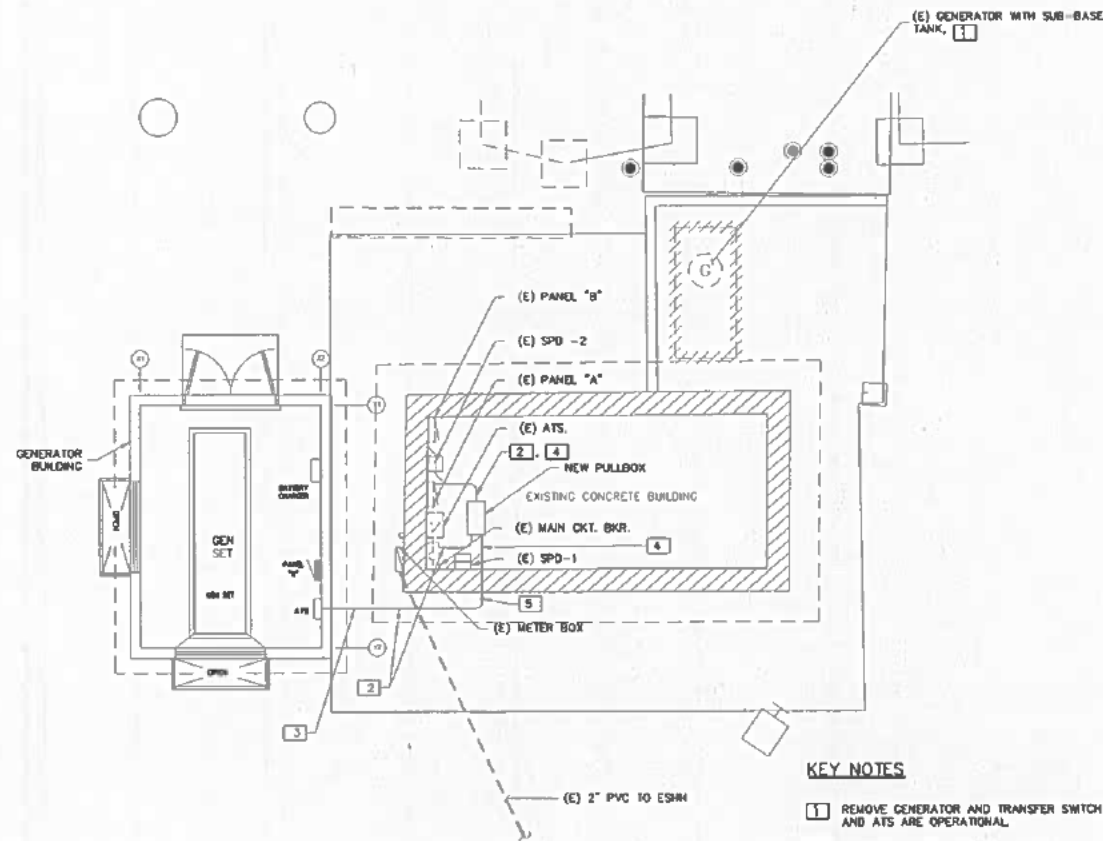
03/18/20		PERMIT SET	
Drawn	Mark	Reviewed	

DESIGNED BY: AA
 CHECKED BY: RJ/PE/CL
 PROJECT NO: AA
 APPROVED BY: TC

Drawing Number
E100

AS SHOWN 03/18/20

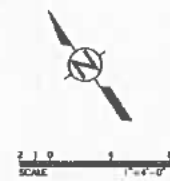
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KEY NOTES

- 1 REMOVE GENERATOR AND TRANSFER SWITCH AFTER NEW GENERATOR AND ATS ARE OPERATIONAL.
- 2 DETERMINE EXACT ROUTING IN FIELD.
- 3 UNDERGROUND WIRING IN CONDUIT, 18 INCHES BELOW GRADE, PROVIDE 4" SAND CUSHION.
- 4 EXPOSED CONDUIT WITH WIRING, PROVIDE CONDUIT CLAMP SUPPORT.
- 5 TRANSITION FROM UNDERGROUND TO EXPOSED.

1 ELECTRICAL SITE PLAN



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PROJECT TITLE:
 MOTOROLA GENERATORS
 SITE UPGRADES
 BARRIGADA HEIGHTS SITE
 LOT 11-1
 BARRIGADA, GUAM

SHEET TITLE:
 ELECTRICAL SITE PLAN



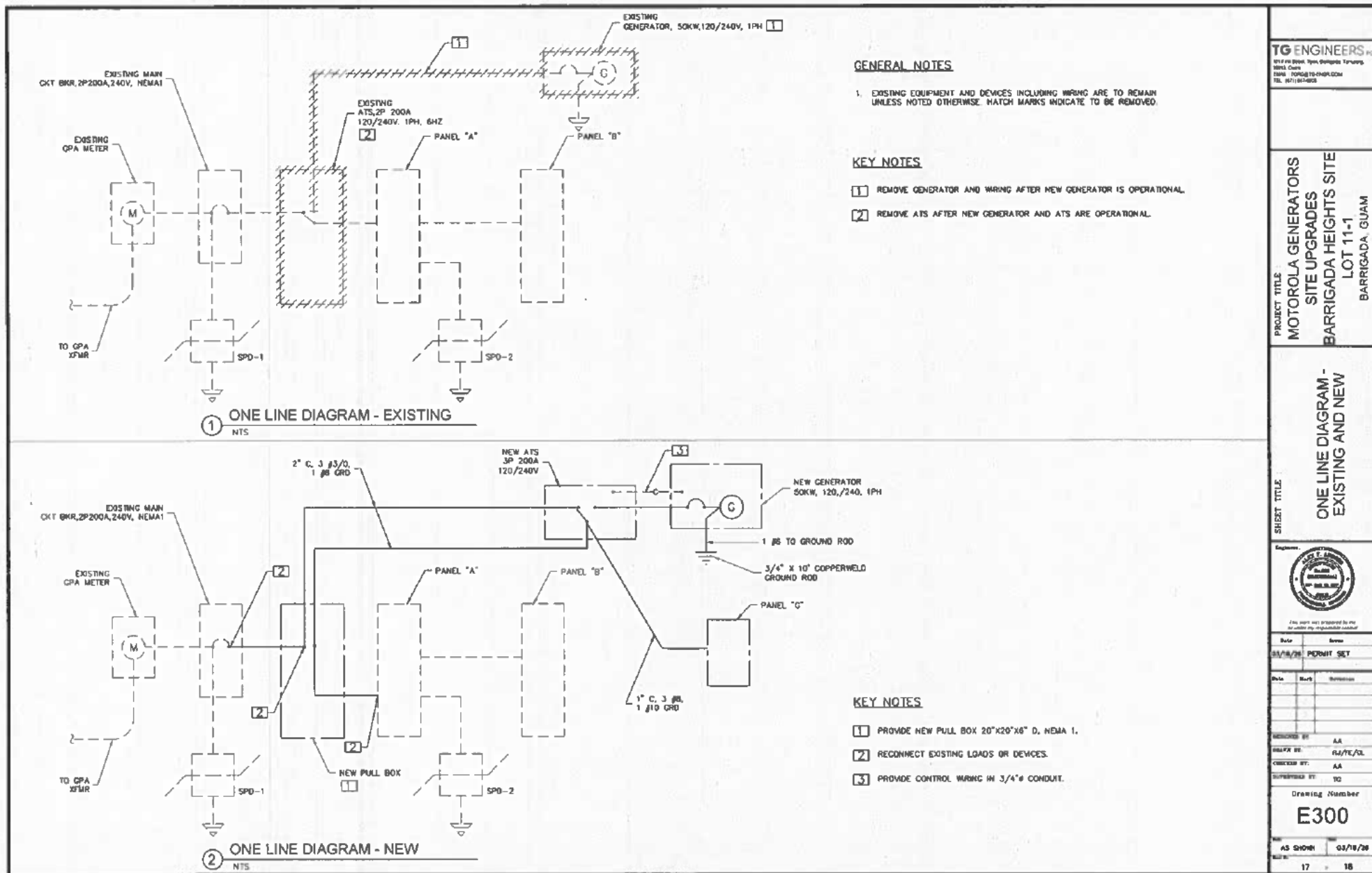
For work not prepared by me or under my supervision

DATE	REVISION
03/18/26	PERMIT SET

REVISION BY	DATE
AA	03/18/26
AA	03/18/26
AA	03/18/26
AA	03/18/26

Drawing Number
E200

AS SHOWN 03/18/26
 16 15



TG ENGINEERS PC

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Fax: 781-614-0001
Web: www.tgengineers.com

PROJECT TITLE
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

SHEET TITLE
ONE LINE DIAGRAM -
EXISTING AND NEW



This work was prepared by me or under my supervision.

Date: 03/18/20

Permit Set

Rev. No. Rev. Description

Rev. No. Rev. Description

Rev. No. Rev. Description

Rev. No. Rev. Description

Rev. No. Rev. Description

Rev. No. Rev. Description

Rev. No. Rev. Description

Rev. No. Rev. Description

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Rev. No. Rev. Description

Rev. No. Rev. Description

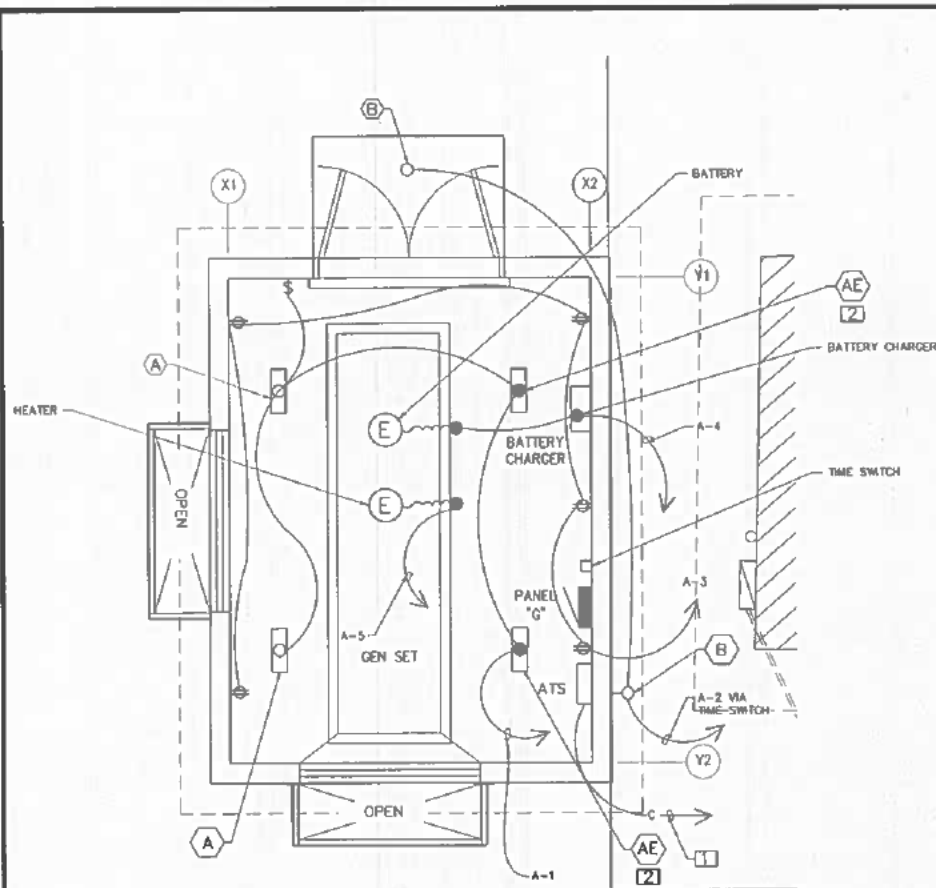
Rev. No. Rev. Description

Rev. No. Rev. Description

Rev. No. Rev. Description

Rev. No. Rev. Description

Rev. No. Rev. Description



1 GENERATOR BLDG. ELECTRICAL PLAN

NOTES:

- 1 PROVIDE 3/4" C TO EXISTING TELECOM CABINET.
- 2 CONNECT TO UNSWITCHED LIGHT CIRCUIT.

MOUNTING HEIGHT SCHEDULE

(UNLESS OTHERWISE INDICATED)

DEVICE ON PLAN	MOUNTING HEIGHT	REFERENCE POINT					REMARKS
		FLOOR	CEILING	TO	6	TOP	
⊗, ⊙	15"	•			•		
⊕, ⊖	48"	•			•		
⊞	5'-6"	•				•	
⊞	4'-0"	•				•	

PANEL SCHEDULE "A"		MAIN: 50A, 2 POLE		VOLTAGE: 120/240	
		MOUNTING: SURFACE		ENCL. TYPE: NEMA 1	
CRIT. NO.	LOAD DESCRIPTION	CB RATING	LOAD PER PHASE	WIRE	
		AMPS	POLE	A	B
1	LIGHTS	20	1	0.2	12
2	EXT LITS			0.1	
3	RECEP				0.9
4	BATTERY CHARGER				1.2
5	HEATER			1.5	
6	EDH FAN			1.2	
7	SPARE				1.0
8					1.0
9				1.0	
10				1.0	
11					1.0
12					1.0
13	PFD				
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
TOTAL LOAD/PHASE				5.8	6.1
TOTAL CORD LOAD, KVA				11.1	
DEMAND FACTOR				0.46	
DEMAND LOAD, KVA				5.1	

*NOTE:

USE #10 AWG FOR HOMERUN EXCEEDS 50 FT.
#12 BETWEEN FIXTURES.

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	LAMP DATA		MOUNTING		DESCRIPTION	MANUFACTURER NO. OR APPROVED EQUAL	REMARKS
	NO.	WATTS	CEILING	WALL			
A	LED	37.8	SURFACE		LED LINEAR ENCLOSED AND GASKETED	LITONRA FEM-L48-4000LM-MAFL-ND-MVOLT-C216-48K-800R	
AE					(WITH EMERGENCY BATTERY)	FEM-L48-4000LM-MAFL-ND-MVOLT-C216-48K-800R-E10WACP	
B	LED	37.8		SURFACE	BULKHEAD FIXTURE, DIE CAST ALUMINUM HOUSING, LISTED FOR WET LOCATIONS	TERON LIGHTING BRDIE-BEC-CRL-L13.0-UNY-WH-48K-SPD-TP	

TG ENGINEERS

101 First Street, Suite 200, San Francisco, CA 94105
Tel: 415.774.0000
Fax: 415.774.0001

PROJECT TITLE:
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

SHEET TITLE:
GENERATOR BLDG.
ELECTRICAL PLAN
PANEL AND LIGHTING
FIXTURE SCHEDULE



This work was prepared by me or under my responsible control.

Date: 03/18/20

Permit Set

Date: 03/18/20

Start: 03/18/20

Revision: 03/18/20

DESIGNED BY: AA

CHECKED BY: R.J./P.O.

APPROVED BY: AA

SUPERVISOR BY: TG

Drawing Number

E400

AS SHOWN

03/18/20

18 15



Grant of Right of Way- Lot 11-1, Tract 9, Block D, Barrigada

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

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

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

CHAMORRO LAND TRUST COMMISSION

whose address is Suite 222, 2nd Floor ITC Building, Tamuning, Guam 96931

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

A strip of land (as shown on Exhibit "A" attached hereto) extending partially across Lot No. **11-1, Tract 9, Block D**, Municipality of **Barrigada**, Guam, as delineated in that certain sketch (or map) and marked Exhibit "A" attached hereto and is made a part hereof.

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

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

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

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

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

IN WITNESS WHEREOF, Owner has executed these presents this _____ day of _____, 2026.

OWNER:

CHAMORRO LAND TRUST COMMISSION

By: _____
Earl J. Garrido, Acting Chairman
Chamorro Land Trust Commission

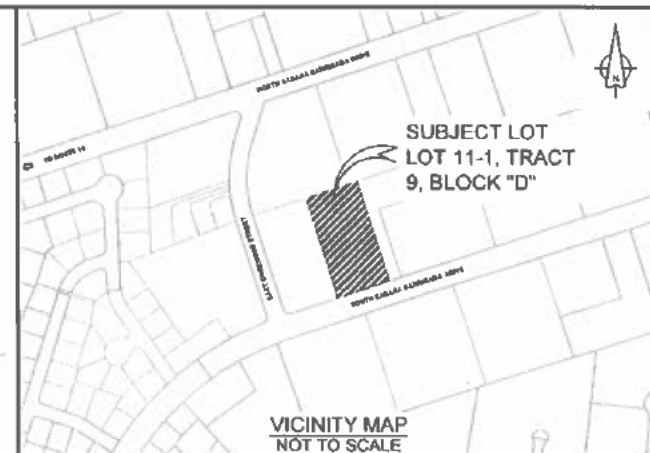
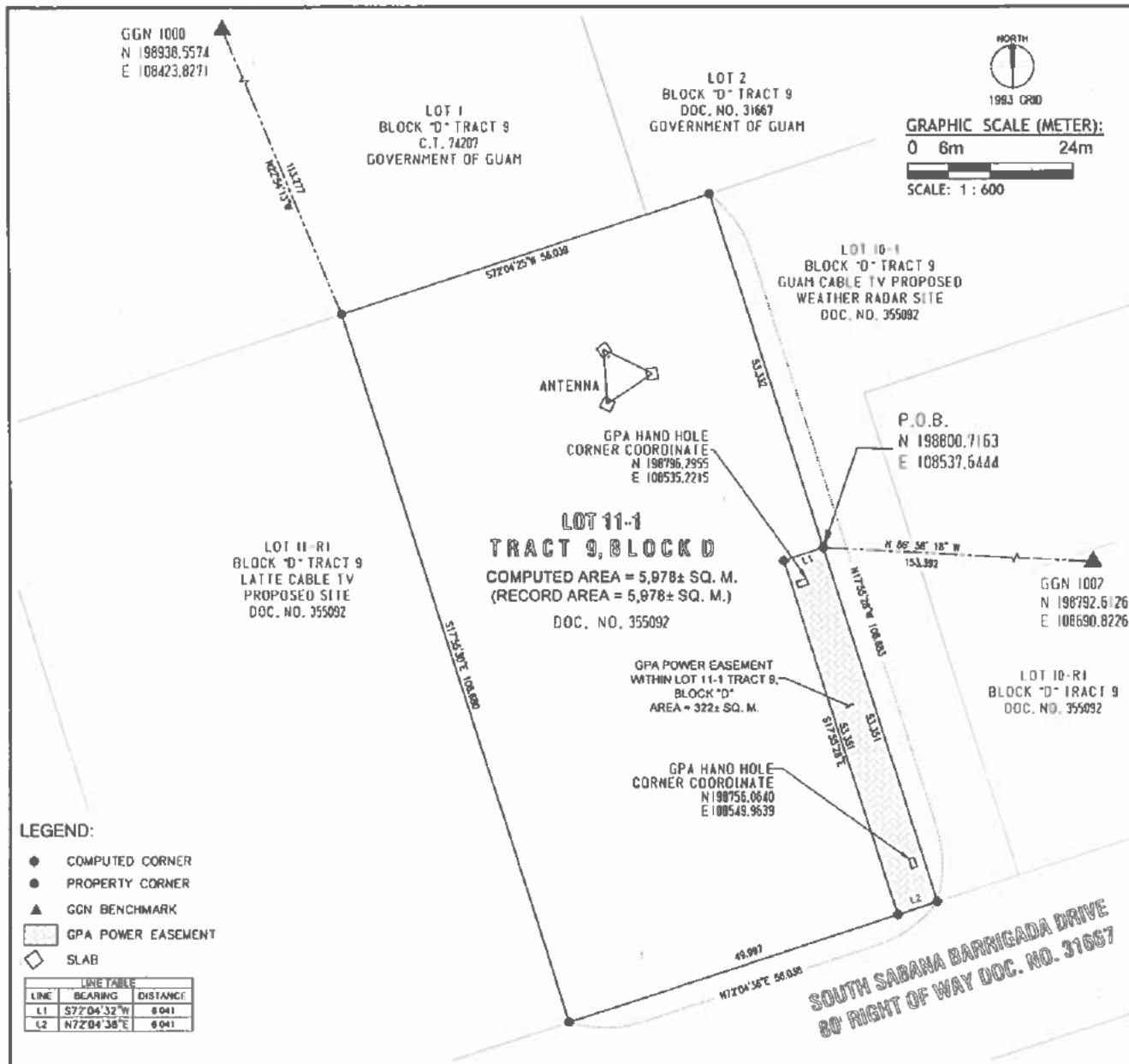
ACKNOWLEDGEMENT

In and for Guam)
) ss
City of _____)

On this _____ day of _____, 2026, before me, a Notary Public in and for Guam, personally appeared **Earl J. Garrido**, known to me to be the **Acting Chairman, of the Chamorro Land Trust Commission** whose name is subscribed to the foregoing **Grant of Right of Way for the erection and maintenance of Power Lines, Poles, Wires, Cables and Underground Conduits** and acknowledged to me that he executed the same.

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

Notary Public



GPA EASEMENT EXHIBIT "A"

REFERENCE:

- DOC. NO. 355092, L.M. NO. 085 F.Y. 85, PARCELING SURVEY MAP OF LOTS 10 & 11, BLOCK D, TRACT 9, (FORMERLY OF BASIC LOT 5382) PREPARED BY DEPARTMENT OF LAND MANAGEMENT.
- C.T. NO. 68156, L.M. NO. 119 F.Y. 82, PARCELING SURVEY MAP OF LOT 1, BLOCK D, TRACT 9, PREPARED BY DEPARTMENT OF LAND MANAGEMENT.

NOTES:

- ALL DISTANCES ARE IN METER UNLESS OTHERWISE NOTED.
- BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD DATA ALL ARE OBSERVED 1993 GRID.
- THIS SURVEY IS BASED ON PROPERTY MAP BASED ON REFERENCE NO. 1

PLAT OF GPA POWER EASEMENT WITHIN LOT 11-1, TRACT 9, BLOCK "D"

MUNICIPALITY OF BARRIGADA

CERTIFICATE OF SURVEYOR:

I, GAVINO A. ESTUR, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED UPON FIELD SURVEY MADE ON JAN. 12, 2026, IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Gavino A. Estur
GAVINO A. ESTUR, PLS No. 85

2-13-26
DATE



EXPIRATION DATE: 4-30-26

TG ENGINEERS, PC

CIVIL ENGINEERING,
CONSTRUCTION MANAGEMENT
& LAND SURVEYING

101 First Street, Tiyon
Barrigada, Guam 96913
website: www.tg-engr.com
Tel: (671)647-0808

DWG. NO. GPA EASEMENT WITHIN LOT 11-1

SHEET 1 OF 1



Lot 10122-12, Dededo



GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building | 688 Route 15, Mangilao, Guam 96913

P.O. Box 3010, Hagåtña, Guam 96932

Tel. No. (671) 300-6846/47 Fax No. (671) 648-3290

March 03, 2026

Ms. Angela M. Camacho
Interim Administrative Director
Chamoru Land Trust Commission
Kumision Inangokkon Tano' Chamoru
P.O. Box 2950, Hagåtña, Guåhan 96932

Subject: Request for Expansion of Existing Footprint - Kaiser Reservoir Site and Deep Well Properties (Lot 10122-12)

Hafa Adai Ms. Camacho,

The Guam Waterworks Authority (GWA) respectfully submits this request to expand the existing operational footprint at the water storage reservoir site and deep well D-5 properties to support the installation of a centralized treatment system and its associated facilities.

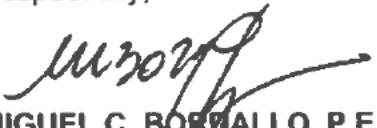
As part of GWA's ongoing efforts to improve system reliability, water quality, and regulatory compliance, the proposed centralized treatment system will allow for more efficient treatment operations and enhanced service delivery to the community and to meet federal requirements for safe drinking water. The expansion is necessary to accommodate treatment equipment, supporting infrastructure, access, and safety clearances required for proper operation and maintenance.

The subject property, originally identified as Lot 10122-12 and listed within the Grant Deed list, has since been surveyed and is now designated as Lot 10122-12-8 and Lot 10122-12-9. GWA respectfully requests CLTC's review and consideration to allow the expansion of the existing footprint within these properties to facilitate the proposed improvements, as well as to allow consolidation and parceling revisions to the completed survey maps for the properties. The preliminary site layout is attached for your reference. GWA is committed to coordinating closely with CLTC to ensure all requirements, conditions, and applicable regulations are met.

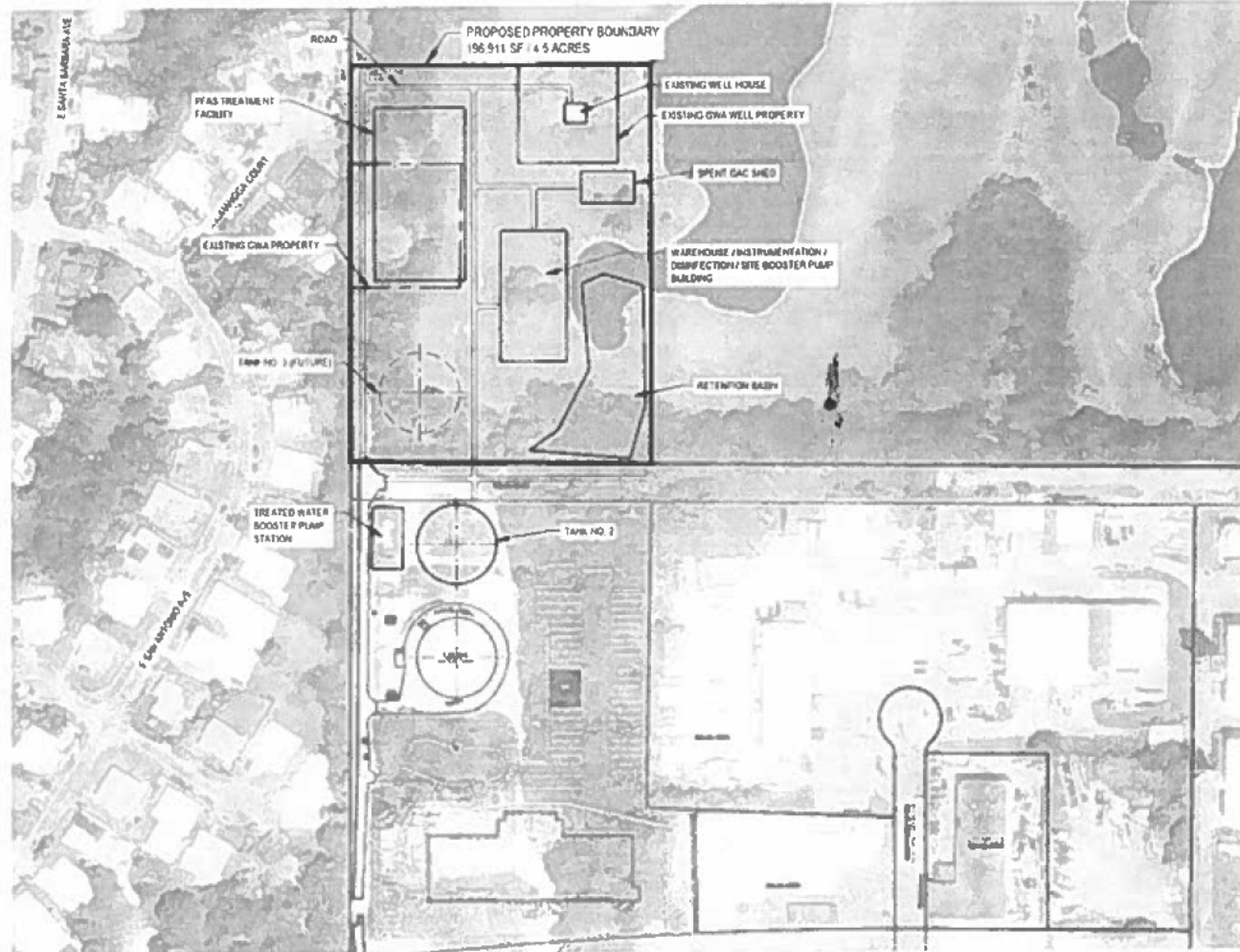
GWA acknowledges the proposed solar farm request and the existing use of the property as a golf course and is willing to coordinate with CLTC to adjust or refine our design as necessary.

Thank you for your time and consideration of this request. We appreciate CLTC's continued partnership and support in improving Guam's water infrastructure. Should you have any questions, additional information, documentation, or coordination be required, please contact Bobbie Cruz, Right of Way Supervisor at 671-300-6071 or email at bobbiec@guamwaterworks.org.

Respectfully,



MIGUEL C. BERNALLO, P.E.
General Manager

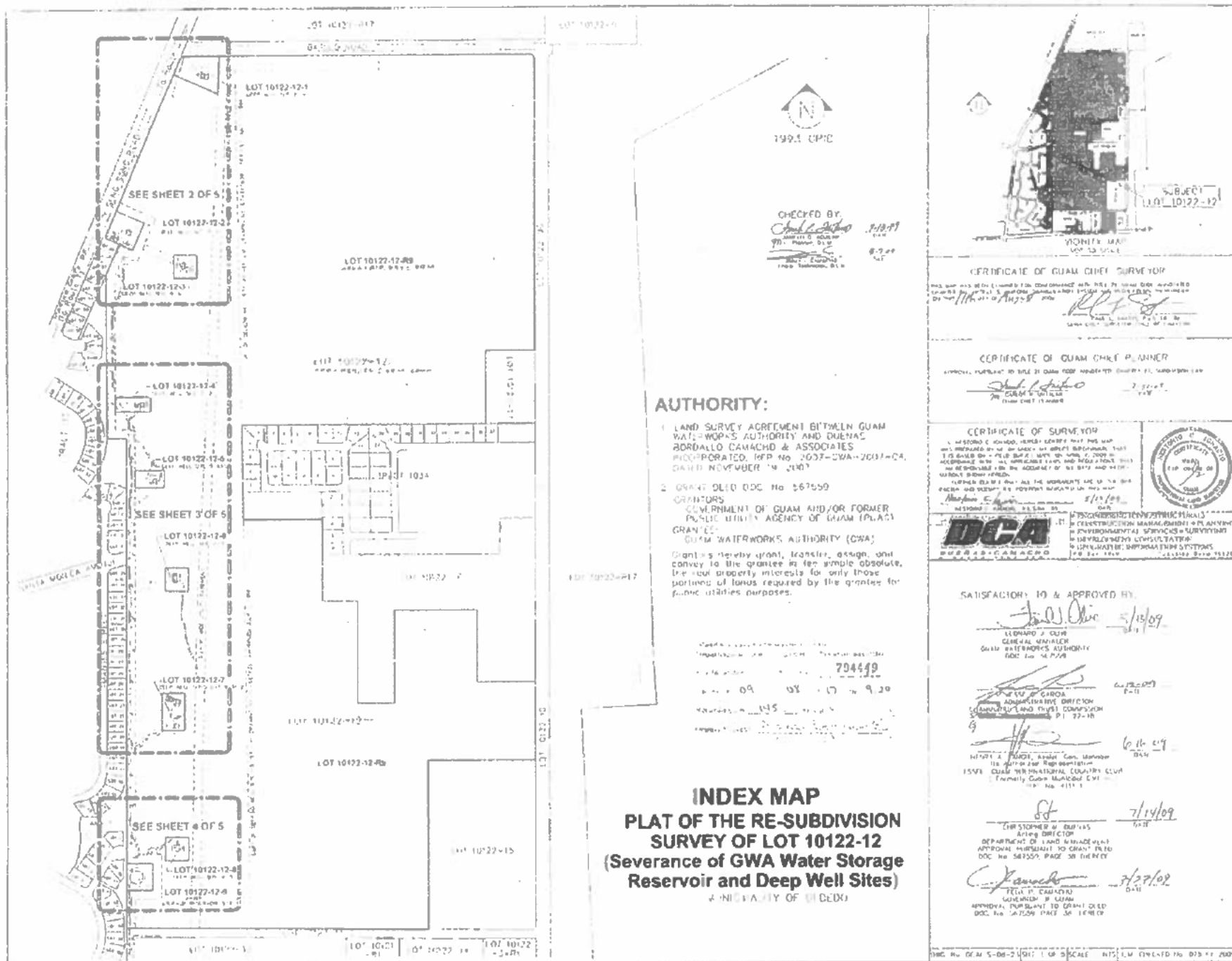


PRELIMINARY CONCEPTUAL LAYOUT
SCALE 1" = 10'

NOTE:
Flow to individual GWA wells is not anticipated to contribute to the flow of water to the existing PFAS treatment facility.

WELL NO.	TREATMENT REQUIREMENT	FLOW (GPM)
D-1	LONG-TERM MONITORING	275
D-2	ANTICIPATED NEAR-TERM	167
D-3	LONG-TERM MONITORING	140
D-4	ANTICIPATED NEAR-TERM	172
D-5	IMMEDIATE	187
D-7	LONG-TERM MONITORING	186
D-8	IMMEDIATE	185
D-9	LONG-TERM MONITORING	196
D-10	ANTICIPATED NEAR-TERM	251
D-11	ANTICIPATED NEAR-TERM	226
D-12	ANTICIPATED NEAR-TERM	198
D-13	LONG-TERM MONITORING	172
D-14	ANTICIPATED NEAR-TERM	200
D-15	IMMEDIATE	202
D-16	ANTICIPATED NEAR-TERM	161
D-17	IMMEDIATE	161
D-18	IMMEDIATE	180
D-19	IMMEDIATE	180
D-20	LONG-TERM MONITORING	227
D-21	LONG-TERM MONITORING	200
D-22	IMMEDIATE	150
D-23	IMMEDIATE	200
D-24	IMMEDIATE	NONE/NO FLOW
D-25	ANTICIPATED NEAR-TERM	180
D-26	LONG-TERM MONITORING	200
D-27	LONG-TERM MONITORING	200
D-28	LONG-TERM MONITORING	200

GUAM WATERWORKS AUTHORITY GWA WELL REHAB AND PFAS TREATMENT		KASIER CENTRALIZED PFAS TREATMENT FACILITY PRELIMINARY CONCEPTUAL LAYOUT	
GHD INC. 4400 S. W. 11th Avenue, Suite 200 Pompano Beach, FL 33062 Tel: 954.781.7700		12652681 2020 FEBRUARY	





Piti Mayor's Office



March 24, 2026

Earl J. Garrido
Chairman
Chamorro Land Trust Commission
Tamuning, Guam

Hafa Adai, Chairman Garrido!

Recently, the coral reef nursery in Tepungan Bay, Piti was severely damaged because of adverse environmental conditions in the Piti-Asan watershed.

Since this event, my office has been working with various government of Guam agencies to mitigate this hazard. The University of Guam Center for Island Sustainability has offered to apply for a National Fish and Wildlife Foundation Coral Reef Conservation Fund grant to execute a reforestation project in the village of Piti. The UOG team made an initial aerial assessment and determined the best location for the project will be the property below the Vicente Limtiaco Cemetery and above the Piti Village Proper, circled in red found in the attachment.

The project will be administered by interns from the University of Guam and supported by the Department of Agriculture Forestry Division.

We seek the permission of the Chamorro Land Trust Commission to conduct this project on this property. The reforestation of this damaged area will provide positive long-term impacts to the watershed and our coral reef.

Thank you for your time and favorable consideration!

Sincerely,


JESSE L.G. ALIG
Mayor of Piti