

Re: Messages & Communications Doc. No. 38GL-26-2790 through 2801.

From Guam Legislature Clerks <clerks@guamlegislature.gov>
Date Thu 8/27/2026 3:45 PM
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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From: 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Sent: Thursday, August 27, 2026 3:13 PM
To: Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc: Frank Blas Jr. <speakerblas@guamlegislature.gov>
Subject: Messages & Communications Doc. No. 38GL-26-2790 through 2801.

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-26-2790 through 2801** for processing:

✓	38GL-26-2790	University of Guam	Unaudited Financial Reports for the month of July 2026*
✓	38GL-26-2791	Department of Public Health and Social Services	Prior Year Obligation to pay Guam Solid Waste Authority in the total amount of \$853.09*
✓	38GL-26-2792	Guam Land Use Commission	GLUC Zone Change Approval for Application No. 2025-29 for Core Tech Development, LLC from "R2/M1" zone to a full "M1" zone , for Lot 10184-6, in the Municipality of Dededo*
✓	38GL-26-2793	Guam Land Use Commission	GLUC Zone Change Approval for Application No. 2025-26 for Carlito B. Pamintuan and Violeta T. Pamintuan from "A" zone to "M1" zone , for Lot 5224-1-16, Tract 308, in the Municipality of Barrigada*
✓	38GL-26-2794	Guam Land Use Commission	GLUC Zone Change Approval for Application No. 2025-07 for Eddie C. Palomo, Jason S. Tedtaotao and Mary A.C. Tedtaotao from "R1" (One-Family Dwelling) zone to "C" (Commercial) zone , for Lot 10062-1-R7, in the Municipality of Dededo*
✓	38GL-26-2795	Guam Housing and Urban Renewal Authority	Petition Filing for Creation of Position Re: Housing Procurement Specialist.
✓	38GL-26-2796	Department of Public Health and Social Services	Guam Board of Examiners for Optometry Board Meeting Packet for August 25, 2026*
✓	38GL-26-2797	Office of Public Accountability - Guam	Small Purchases Report for the Month of April 2026, May 2026, June 2026 and July 2026.
✓	38GL-26-2798	Office of Public Accountability - Guam	Travel Expense Report- 3rd Quarter ending June 30, 2026.
✓	38GL-26-2799	Office of Public Accountability - Guam	FY2026 3rd Quarter Staffing Pattern Report.
✓	38GL-26-2800	Guam Solid Waste Authority	Unaudited Revenues and Expenditures Report for the month of July 2026*
✓	38GL-26-2801	Guam Academy Charter Schools Council	Prior Year Obligation to pay Jennifer Sanchez in the total amount of \$100.00.

Please retrieve Doc. No. 38GL-26-2792 through 2795 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-26-2792*

2 messages

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

Tue, Aug 25, 2026 at 4:20 PM

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

Håfa adai,

Please see attached M&C Doc. No. 38GL-26-2792

38GL-26-2792	Guam Land Use Commission	GLUC Zone Change Approval for Application No. 2025-29 for Core Tech Development, LLC from "R2/M1" zone to a full "M1" zone , for Lot 10184-6, in the Municipality of Dededo*
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Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant



Office of Speaker Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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

From: **MaCristina Gutierrez (via Google Drive)** <drive-shares-dm-noreply@google.com>

Date: Tue, Aug 25, 2026 at 2:14 PM

Subject: Item shared with you: "F3-67S52 A17 Core Tech Development 2025-29.PDF"

To: <speakerblas@guamlegislature.gov>

MaCristina Gutierrez shared an item



MaCristina Gutierrez (redacted) has shared the following item:

Hafa Adai,

Transmitted herewith is Zone Change Application 2025-29.

Please acknowledge receipt of this email.

Thank you.

 F3-67S52 A17 Core Tech Development 2025-29.PDF 

 MaCristina Gutierrez is outside your organization.

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You have received this email because macgut19@gmail.com shared a file or folder located in Google Drive with you.



 38GL-26-2792.pdf
1143K

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

Tue, Aug 25, 2026 at 5:35 PM

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>

Item shared with you: "F3-67S52 A17 Core Tech Development 2025-29.PDF"

2 messages

MaCristina Gutierrez (via Google Drive) <drive-shares-dm-noreply@google.com>

Tue, Aug 25, 2026 at 2:14 PM

Reply-To: MaCristina Gutierrez <[REDACTED]>

To: speakerblas@guamlegislature.gov

MaCristina Gutierrez shared an item



MaCristina Gutierrez ([REDACTED]) has shared the following item:

Hafa Adai,

Transmitted herewith is Zone Change Application 2025-29.

Please acknowledge receipt of this email.

Thank you.

Doc Type: 38GL-26-2792
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
August 25, 2026
Time: 2:14 PM
Received:



F3-67S52 A17 Core Tech Development 2025-29.PDF



MaCristina Gutierrez is outside your organization.

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

Tue, Aug 25, 2026 at 3:16 PM

To: MaCristina Gutierrez [REDACTED] >

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]



**GUAM LAND USE COMMISSION
ZONE CHANGE
APPLICATION NO.: 2025-29
LOT 10184-6
MUNICIPALITY OF DEDEDO**

COPY



ATTACHMENT 1

Space for Recordation

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

1020648

File for Record Is Instrument Number _____

On the Year 20 26 Month 07 Day 10 Time 8:43a.m.

Recording Fee DE-OFFICIO Receipt No. DE-OFFICIO

Deputy Recorder _____

Stephanie Bucenas

GLUC ZONE CHANGE

APPLICATION NO.: 2025-29

APPLICANT: CORE TECH
DEVELOPMENT, LLC

PREPARED ON MARCH 18, 2026

FROM: "R2" (MULTIPLE DWELLING) &
"M1" (LIGHT INDUSTRIAL)

TO: "M1" (LIGHT INDUSTRIAL)

LOT NO.: 10184-6

BLOCK: N/A

TRACT: N/A

MUNICIPALITY: DEDEDO

AMENDMENT NO.: A-17

ZONING MAP NO.: F3-67852

THE GUAM LAND USE COMMISSION, AT ITS
HEARING ON MARCH 26, 2026
APPROVED IN WHOLE THE ZONE CHANGE
FROM "R2" AND "M1" TO "M1" ON LOT 10184-6
MUNICIPALITY OF DEDEDO

☒ APPROVED IN WHOLE
☐ APPROVED IN PART
☐ DISAPPROVED

Ronald C. Pangilinan
RONALD C. PANGILINAN
ACTING CHAIRMAN
GUAM LAND USE COMMISSION

☒ APPROVED IN WHOLE
☐ APPROVED IN PART
☐ DISAPPROVED

Lourdes A. Leon Guerrero
LOURDES A. LEON GUERRERO
GOVERNOR OF GUAM

6-11-26
DATE

6/25/2026
DATE

**LOT 10184-6
DEDEDO
DLN MAP REF: 109FY2008
LOT AREA SUBJECT TO ZONE CHANGE:
237,650 SQ.M.**



LOURDES A. LEON GUERRERO
GOVERNOR



JOSHUA F. TENORIO
LI. GOVERNOR

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

JUN 09 2026

Honorable Frank F. Blas, Jr.

Speaker

I Mina'trentai Ocho na Liheslaturan Guāhan
163 Chalan Santo Papa
Hagatna, Guam 96932

Re: GLUC Zone Change approval for Application No. 2025-29 from “R2/M1” to full “M1” zone, Lot 10184-6, in the Municipality of Dededo.

Dear Mr. Speaker:

Please find attached the above-referenced zoning documents for the Legislature's consideration, which is submitted pursuant to 21 G.C.A., Chapter 61, §61647.

I have **APPROVED** Core Tech Development, LLC's request for a Zone Change from, “R2/M1” zone to a full “M1” zone, on Lot 10184-6, in the Municipality of Dededo.

This approval is in conformance with 21 G.C.A. §61630 and justified to satisfy public necessity, convenience, and general welfare.

Senseremente,

LOURDES A. LEON GUERRERO
Maga'hāga Guāhan
Governor of Guam



38GL-26-2792
Messages and Communications

RECEIVED
COMMITTEE ON RULES
August 25, 2026

4:20 p.m.
Marie Crisostomo



DIPATTAMENTON MINANEHAN TANO'
(Department of Land Management)
GUBETNAMENTON GUAHAN
(Government of Guam)



Street Address:
590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

LOURDES A. LEON GUERRERO
MAGA'HAGA • GOVERNOR

JOSHUA F. TENORIO
SIGUNDO MAGA'LAHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
DIRECTOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

JUN 1 2026

Memorandum

Website:
<http://dlim.guam.gov>

To: The Governor

From: Executive Secretary, Guam Land Use Commission

Subject: **GLUC Zone Change Approval from "R2/M1" zone to a full "M1" zone, for Lot 10184-6, Dededo; Core Tech Development, LLC, Application 2025-29.**

E-mail Address:
dlimdir@land.guam.gov

Submitted for your consideration and action is Zone Change Application No. 2025-29, the Applicant, Core Tech Development, LLC, requests a Zone Change from "A/R2" (Agricultural/Rural/Light Industrial) to a full "M1" (Light Industrial) zone, for the proposed installation and operation of Photovoltaic Panels for a PV Solar & Battery System Energy Storage (BSS), on Lot 10184-6, in the Municipality of Dededo.

Telephone:
671-649-LAND (5263)

Application chronology is as follows:

- April 17, 2025 – Official acceptance date of application
- May 1, 2025 – Reviewed by the Application Review Committee (ARC)
- September 18, 2025 – Public Hearing, Dededo Senior Center
- March 26, 2026 – Guam Land Use Commission (GLUC) Public Hearing (approval of Zone Change)

Pursuant to the Guam Code Annotated, Title 21 (Real Property), Chapter 61 (Zoning Law), Section 61634 (Decision by the Commission), which provides that, "if the application is approved in whole or in part by the Commission, the same shall be forwarded to the Governor who may approve or disapprove the proposed change in whole or in part," this application is hereby transmitted for your action.

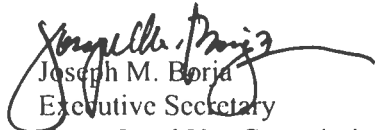


Facsimile:
671-649-5383

*Memorandum to the Governor
Zone Change, Core Tech Development, LLC
Lot Number 10184-6, Municipality of Dededo
Page 2*

Please contact the Land Planning Division at 649-5263, extension 300 or 375, should you have any questions and/or need further clarification.

Si Yu'os Ma'ase,


Joseph M. Boria
Executive Secretary
Guam Land Use Commission

Attachments:

- 1) Amendment No. A17, Zoning Map No. F3-67S52
- 2) Zone Change Application Number 2025-29
- 3) Formal letter to Mayor for Public Hearing, [September 5, 2025]
- 4) Public Hearing Attendance Sheet, [September 18, 2025]
- 5) Staff Report with Summary of ARC Position Statements
- 6) Notice to Rezone – Billboard Sign
- 7) GLUC Agenda Notice – Guam Daily Post [March 19, 2026 & March 24, 2026]
- 8) GLUC Agenda of February 26, 2026 – Disposition
- 9) GLUC Minutes of February 26, 2026 [#1018442]
- 10) Notice of Action – Findings of Facts
 - Exhibit A – Affidavit of Publication
 - Attachment A – Official Memorandum to GDP [September 4, 2025]
 - Attachment B – Public Hearing Publication [September 8, 2025]
 - Exhibit B – Affidavit of Mailing
 - Attachment A – U.S. Postal Certified Receipts [September 8, 2025]
 - Attachment B – Official Notice Public Hearing [September 8, 2025]
 - Exhibit C – GLUC Agenda Notices, Guam Daily Post [March 19, 2026 & March 24, 2026]

ZONE CHANGE APPLICATION

PORTION OF LOT 10184-6

FROM “R-2” (MULTI-FAMILY RESIDENTIAL) & “M-1” (LIGHT-INDUSTRIAL) ZONE TO A FULL “M-1” (LIGHT-INDUSTRIAL) ZONE

VILLAGE: UKKUDO, DEDEDO

MUNICIPALITY: DEDEDO

Prepared for:

GUAM LAND USE COMMISSION

c/o

Executive Director of the GLUC

Department of Land Management

Government of Guam

P.O. Box 2950

Hagatna, Guam 96932

Prepared by:

TG ENGINEERS, PC

101 First Street, Tiyan

Barrigada, GU 96913

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- 6.0** Proof of Property Ownership
- 7.0** Radius Maps
- 8.0** Location & Vicinity Maps
- 9.0** **A.** Figure9a Zoning Boundary
B. Figure 9b Overall Site Plan
- 10.0** Environmental Impact Assessment (Short Form)

APPENDICES

- Appendix A Dos Amantes Zoning Map
- Appendix B Site Plan
- Appendix C Solar PV Site Plan

1.0 LETTER TO THE CHAIRPERSON

April 10, 2025

Dr. Anita B. Enriquez, PhD, Chairperson
Guam Land Use Commission
c/o
Mr. Joseph M. Borja, Executive Secretary
Executive Secretary, Guam Land Use Commission
Government of Guam
P.O. Box 2950,
Hagåtña, Guam 96932

RE: ZONE CHANGE APPLICATION FOR A PORTION OF LOT 10184-6, MUNICIPALITY OF DEDEDO

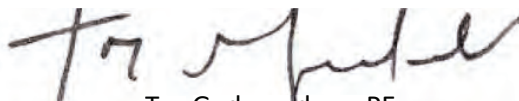
Hafa Adai Dr. Enriquez,

TG Engineers, PC is pleased to submit this Zone Change Application for review and approval by the Guam Land Use Commission (GLUC). The application presents a 309,624± square meter parcel that is split-zoned with approximately 71,974 ± square meters of the total 309,624± square meters in its designation of “M-1” (Light Industrial) and the remaining 237,650 ± square meters of partial zoned “R-2” (multi-family dwelling) zone. It is this portion of Lot 10184-6 that CoreTech Development, LLC would like to re-zone to “M-1” to fulfill its objective to install and operate a PV Solar and Battery System Energy Storage (BSS) solar farm. The Commission’s consideration to rezone said portion of Lot 10184-6 will result in a full zoning designation of “M-1” (light-industrial) zone and, by securing the zone change approval, CoreTech Development, LLC will be able achieve its plan to support the Guam Power Authority’s (GPA) agenda and meet established renewable energy portfolio standard goals. This is Pursuant to Public Law 35-46 and increased GPA’s renewable portfolio for reliance and dependency on alternative energy sources for the island to from 25% to 100% by the year 2045.

We are hopeful the Commission will concur with our justification to rezone this parcel and that such action will enable the highest and best use of the said properties.

We look forward to the opportunity to present the project to the Agency Review Committee (ARC), the general public, and the Guam Land Use Commission (GLUC).

Si Yu’os Ma’ase,
TG Engineers, PC



Tor Gudmundsen, PE
President

2.0 ZONE CHANGE APPLICATION

ZONE CHANGE

TO: Executive Secretary, Guam Land Use Commission
c/o Land Planning Division, Department of Land Management
Government of Guam, P.O. Box 2950, Hagatna, Guam 96932

The Undersigned owner(s)/lessee(s) of the following described property hereby request consideration for a Zone Change.

1. Information on Applicant:

Name of Applicant: Core Tech Development, LLC U.S. Citizen: ☒ Yes ☐ No

Mailing Address: 388 S. Marine Corps Drive, #400, Tamuning, GU 96913

Telephone No.: Business: 671-473-5000 Home: _____

2. Location, Description and Ownership:

Subdivision Name: N/A

Lot(s): Portion of Lot 10184-6 Block: 0 Tract: 0

Lot Area: Acres 58.7+/- Square Meters 237650+/- Square Feet 2558041+/-

Village: Okkudu Municipality: Dededo

Registered Owner: _____

Certificate of Title No.: _____ Recorded Document No.: 937132 (Deed)

3. Current and Proposed Land Use:

Current Use: vacant Zoned: M-1 and R-2

Proposed Use: Installation of Photovoltaic Panels

Master Plan Designation: "M-1" & "R-2" (Dos Amantes Master Plan, as amended)

4. Attach a one page typed, brief and concise justification (letter format explaining the compatibility of the proposed project with adjacent and neighborhood developments as they exist; your intentions and purpose of the Zone Change request justifying public necessity, public convenience and general welfare in accordance with ***Guam Code Annotated 21 GCA, Chapter 61, Section 61630.***

5. Support Information. The following supporting information shall be attached to this application:

- a. 8 1/2" X 11" map, drawn to scale, showing existing zoning within 1000 feet radius from the subject lot's boundaries.

ATTACHMENT: Section 61630 (Requirements for Changes) and Section 61638 (Review by Municipal Planning Council is attached for your information and guidance in preparation of your Zone Change Application. For additional requirements, visit the Zoning Section, Land Planning Division.

ZONE CHANGE

Supporting Information (Continuation):

- (2) Identify by name and use of all existing activities on all parcel(s) through a legend/code reference;
- (3) All adjacent inclusive and exclusive easements and roads to the property, their widths, and condition of surfaces;
- (4) The nearest location of all public utilities to the subject lot;
- (5) All natural or topographic peculiarities.
- c. 8 1/2" X 11" map, drawn to scale, showing all parcels within a 500-foot radius of the subject lot's boundaries. Each parcel shall be identified with property a lot number.
- d. The most recent property map certified and recorded at the Department of Land Management, showing the subject property.
- e. A detailed As-Built Plan of the lot shall include the following:
 - (1) Total number and type of building(s);
 - (2) Parcel size in square meters/feet;
 - (3) Layouts of utilities and drainage;
 - (4) Proposed lot coverage of building(s) and accessories in square meters/feet;
 - (5) Approximate gross and net densities allowed on the parcel;
 - (6) Feasibility study;
 - (7) Topography;
 - (8) Existing earth faults and sinkholes;
 - (9) Water courses and lens;
 - (10) Reservation, conservation, and historic places;
 - (11) Total percentage of open spaces exclusive of parking stalls and other man-made features;
 - (12) Percentage of building footprint for proposed development only; and
 - (13) Compatibility to surrounding uses, Planned Development (PD) zone only.
- f. If leased, lease agreement (the assignment of lease and the covenant).
- g. An initial comprehensive *Environmental Impact Assessment (EIA)* in accordance to Executive Order 90-10, or (*Findings of No Significant Impact*) if acceptable to GEPA in place of an *EIA*.
- h. Additional information as required by the Guam Chief Planner.

Submit one set of the Application with all the supporting information listed above. Once the Application is reviewed and accepted, the applicant must submit the required number of hard copies (32 sets) of the application and eight (8) copies of the Application in electronic format (example: in CD format, flash drives or thumb drives etc.)

Reference Information for Requirements for Zone Changes: §61630, Ch. 61, Title 21 GCA and Review by Municipal Planning Council: §61638, Ch. 61, Title 21 GCA.

6. **Filing Fee: Fifty Dollars (\$50.00)** filing fee plus \$2.00 for the first five pages, and \$0.25 for any additional page, under Public Law 29-02, Chapter V, Part III (Fees and Charges Assessed by the Department of Land Management).

ZONE CHANGE

7. **Required Signatures:** All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

"I hereby certify that all information contained in this application and its supplements are true and correct. I also understand that any misrepresentation in this application shall void the entire submission. Further, that thirty-two (32) sets of the above listed required information is provided."

 1/29/2025
(Owner(s) or Lessee(s) and Date)

(Representative, if any, and Date)

THIS FORM SHALL NOT BE MAILED. APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT.

FOR OFFICIAL USE ONLY

Date Accepted: _____ Accepted By: _____

Date of Notice in Newspaper(s): _____ Date of Notice to
Adjacent Property Owners: _____

Date of Public Hearing: _____

Filing Fee(s) Paid (\$): Yes [] No [] Check [] Cash [] Other [] _____

Receipt No.: _____ Application Number: _____

Date of GLUC Action: _____ Conditions: Yes [] (See Below) No []

Conditions of Approval: _____

GLUC Resolution No.: _____ Date of Notice of Action: _____

3.0 JUSTIFICATION LETTER

JUSTIFICATION LETTER

Land Use Compatibility

This request for a change of zone from a split-zone designation to a full “M-1” (Light-Industrial) zone designation will allow Lot 10184-6 full entitlement of use under Title 21GCA, Chapter 61, §61309. The change to a full “M-1” (Light-Industrial) zone will essentially eliminate the incompatible “R-2” portion of the subject lot and align the entire property with surrounding land uses. Currently two smaller and adjacent parcels containing an area of 27,242± square meters are also under the Guam Land Use Commission’s review for change of zone to “M-1”. Compatible zoning distribution will be achieved since all extended and adjacent lots are zoned “M-1” and “M-2”. To the east and adjacent to the “R-2” zoned portion of Lot 10184-6 is the expanded Northern Wastewater Treatment Facility (see Appendix A for Official Zoning Map).

The portion of Lot 10184-6 left under an “R-2” zone designation is the residual effect of the interim Dos Amantes Planning Area plan, which included the current zoning designation via GLUC Resolution No. 2008-01 as recorded under DLM Document No. 769916. This portion has been estimated to contain an area of 237,650 ± square meters and is the subject of this zone change request. For clarification, the remaining estimated 71,974± square meters of “M-1” designation with Lot 10184-6 will remain as zoned to achieve a full zoning designation of “M-1” for the entire Lot 10184-6.

The property’s split-zone status persisted when the Dos Amantes master plan was finalized and approved in 2011. The surrounding zoning overlay of these properties serves proof that a new zoning designation of “M-1” would be appropriate.

Justification to Support Public Necessity, Convenience, and General Welfare

Pursuant to Title 21GCA, Chapter 61, §61630, the Commission must assess a change of zone request wherein public necessity, convenience, and general welfare will justify such action. We submit justification in support of a change from a split “M-1” and “R-2” (Multi-Family Dwelling) zone to a full “M-1” (Light-Industrial) zone for Lot 10184-6. We present the following:

The end state of this request is to align the property with Public Law 33-198, which scripted GPA’s renewable portfolio standards and required 25% of the island’s total power consumption capacity to be dependent on alternative energy sources by the year 2035. Public Law 35-46 amended the standards and increased GPA’s renewable portfolio for reliance and dependency on alternative energy sources for the island to 100% by the year 2045. The Law serves as a response to anticipated increases and fluctuation of costs associated with operating fossil-fuel-dependent power generators. In foresight, Guam Power Authority (GPA) has directed its attention to alternative energy production to reduce such dependency and pass projected savings to GPA customers and end-users.

This request for a change of zone for the subject lots is strictly intended to support the installation and use of photovoltaic panels and distributed inverters (See Section 9b and Appendix C).

With Lot 10184-6 dedicated to support panels and inverters, the demand on water will be negligible, where the need for water reserved for periodic maintenance cleaning of panels and inverters. Likewise, the zone change for Lot 10184-6 will have no impact on wastewater infrastructure.

Free-standing photovoltaic panels and related infrastructure may be considered temporary and easily removed to accommodate other low-impacting land uses. This in turn is a positive attribute of the development scheme as it offers a level of flexibility on land development in the event a need arises to remove the solar farm.

The act of changing the zone of the subject parcel aligns not only with the GPA's initiatives, but also with the Guam Energy Office's mandate and mission "to promote energy conservation and energy efficiency, promote deployment of renewable energy technologies, and provide energy saving solutions to reduce fossil fuel dependency leading to a sustainable energy future for the island."

The request for a change of zone further aligns with the Guam Strategic Energy Plan with respect to balancing sound economics with ecological integrity, the request is consistent with key principles of the Plan, which is to:

- ❖ Enhance the general quality of life through energy strategies that will benefit Guam.
- ❖ Promote ecologically friendly propositions that create a healthy environment.
- ❖ Promote environmental stewardship through energy conservation and energy efficient practice.
- ❖ Support opportunities for local economic vitality.
- ❖ Emphasize alternative power sources; and,
- ❖ Support options that will reduce market volatility, stabilize rates, and increase reliability¹.

This request aligns with the government of Guam initiatives to promote an environmental-friendly approach to reduce and replace dependency on fossil fuel and operational cost of running fossil fuel generators.

The end state of the request will allow the property owner to engage in constructing and operating a solar farm that in turn will be an expression of both direct and indirect benefits for the people of Guam far into the 21st century.

We look forward to your concurrence with our findings that such an endeavor will encourage and justify Public Necessity, Public Convenience and General Welfare.

¹ See <https://digital.library.unt.edu/ark:/67531/metadc837782/m1/>

4.0 LETTER OF AUTHORIZATION

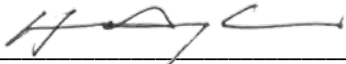
LETTER OF AUTHORIZATION

To Whom It May Concern:

Core Tech Development, LLC herewith authorizes TG Engineering, PC, a Guam-based professional company, and its assigned representative(s) to represent and address all matters concerning land use as may be applicable under current zoning laws of Guam and administrative procedures therein, to include the submission and representation for a change of zone to the Guam Land Use Commission for the following land parcel:

1. Lot 10184-6, municipality of Dededo, Guam

I hereby affix my signature approval:



Ho Sang Eun, Chairman & Duly Authorize Representative
Core Tech Development, LLC
Owner of Record for Lot 10184-6
Municipality of Dededo, Guam

1/27/25
Date

5.0 RECORDED SUBDIVISION SURVEY MAP

SHEET 2 of 5

Frank P. Jaitano 7-9-08
For: MARVIN Q. AGUILAR DATE
Planner, D L M


JIMMY I. CAMACHO
Engineering Technician II, DLM

11-17-08
DATE

CURVE DATA						
CURVE	DELTA	RAISED	LOWEST	THICKEST	THINNEST	CHISEL SHAPED
1	320" W"	151.62	151.62	151.62	71.76	N 31° 57' 0" E
2	320" W"	151.83	156.37	158.89	168.94	S 62° 52' 0" E
3	133" E"	16.56	36.68	33.71	27.86	N 37° 57' 0" E
4	133" E"	163.19	176.73	171.31	72.07	N 31° 57' 0" E
5	133" E"	8.14	11.87	8.79	10.67	N 41° 57' 0" E
6	133" E"	137.10	116.87	163.13	141.78	S 42° 52' 0" E
7	80" W"	151.18	156.28	151.19	71.67	N 41° 57' 0" E
8	133" E"	47.19	38.73	40.00	40.58	S 42° 52' 0" E
9	133" E"	8.14	18.66	14.88	15.79	N 31° 57' 0" E
10	133" E"	8.17	11.87	8.79	10.67	N 31° 57' 0" E
11	133" E"	156.87	116.87	163.13	141.78	S 42° 52' 0" E
12	133" E"	8.14	18.66	14.88	15.79	N 31° 57' 0" E
13	133" E"	156.87	116.87	163.13	141.78	N 42° 52' 0" E
14	133" E"	33.59	35.83	13.94	10.59	N 42° 52' 0" E
15	133" E"	20.60	15.83	47.78	33.81	N 42° 52' 0" E
16	133" E"	33.59	35.83	13.94	10.59	N 42° 52' 0" E
17	133" E"	33.49	107.12	43.87	105.54	N 42° 52' 0" E
18	133" E"	33.61	35.83	33.78	33.73	S 70° 52' 0" E
19	133" E"	43.68	151.18	132.77	133.10	S 62° 52' 0" E
20	133" E"	43.68	151.18	132.77	133.10	N 31° 57' 0" E
21	133" E"	43.68	151.18	132.77	133.10	N 31° 57' 0" E
22	133" E"	43.68	151.18	132.77	133.10	N 31° 57' 0" E
23	133" E"	43.68	151.18	132.77	133.10	N 31° 57' 0" E
24	133" E"	43.68	151.18	132.77	133.10	N 31° 57' 0" E
25	133" E"	43.68	151.18	132.77	133.10	N 31° 57' 0" E
26	133" E"	43.68	151.18	132.77	133.10	N 31° 57' 0" E
27	133" E"	43.68	151.18	132.77	133.10	N 31° 57' 0" E
28	133" E"	43.68	151.18	132.77	133.10	N 31° 57' 0" E
29	133" E"	43.68	151.18	132.77	133.10	N 31° 57' 0" E
30	133" E"	43.68	151.18	132.77	133.10	N 31° 57' 0" E

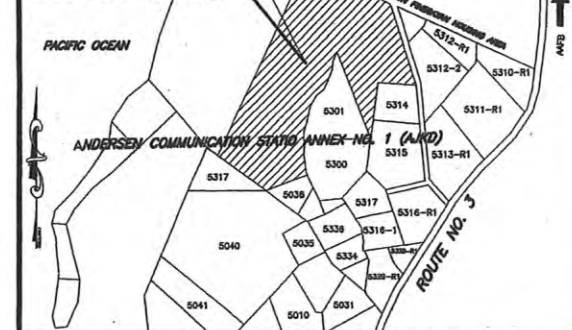
ANDERSEN COMMUNICATION
ANNEX NO.1 (AJKD)
DOC# 660299

SHEET 3 of 5

Helene Torres 07-02-08
HELENE TORRES DATE
ADMINISTRATOR, DOC# 756869
ESTATE OF JOSE MARTINEZ TORRES(DECEASED)
Evelyn V. O'Keefe 07-02-08
EVELYN V. O'KEEFE DATE
ADMINISTRATOR, DOC# 756869
ESTATE OF JOSE MARTINEZ TORRES(DECEASED)

NAVJAGS WESTPAC SOUTH FINERAYAN EXCESS PARCEL

PROJECT LOCATION
LOT 10184
(FORMERLY LOT AL002)



VICINITY MAP
(Not to Scale)

NOTES:

1. Survey was based on found corners as shown.
2. All distances are in meters, unless otherwise noted.
3. Bearing and distances in parenthesis are record data, all others are 1993 grid.
4. Subject lot is within the Groundwater Protection Zone (GPZ).
5. Subject lot have no zone designated.
6. Total area 959,265 $\pm$ S.M. includes reserved parcels and easements within subject lots, reserved parcels and easements within subject lot are not returned land.

REFERENCES:

1. DWG. NO. LM. 223 FY-05, PARCELLING SURVEY MAP OF LOT 5301, PLS # 19, DOC. NO. 757409.
 2. DWG. NO. RE-95-02, REAL ESTATE REQUIREMENTS, ANDERSEN COMMUNICATION ANNEX NO. 1, (AUK) PREPARED BY PERRY & ASSOCIATES, PLS # 33, DOC. NO. 660299.
 3. MA DWG. NO. 9055, U.S. NAVAL GOVERNMENT OF GUAM, M.I., PROPERTY MAP.
 4. MA DWG. NO. 11009, NAVAL RADIO STATION (R) FINEGANGY AREA 16, DOC. NO. 28745.
- B. QUITCLAIM DEED TO ESTATE OF JOSE MARTINEZ TORRES DOC. 744340.

SYMBOLS:

- △ GGN STATION
 ● # 4 REBAR FOUND WITH PLASTIC CAP MARKED RLS # 19, DOC. NO. 757409.
 ○ # 4 REBAR SET WITH PLASTIC CAP MARKED RLS # 19
 WPP S CPP ☐ BURIED CABLE
 SEWER MANHOLE ----- PROPERTY LINE AS PER

CERTIFICATION

I, FRANK L.G. CASTRO, hereby certify that this map was prepared by me or under my direct supervision that it is based upon a field survey made in AUGUST 01, 2007

That I am responsible for the accuracy of all data and information shown hereon, I also certify that all the monuments are of the character and occupy the positions indicated on this map.

FRANK L.G. CASTRO, PLS NO.19 DATE 6/29/00

A circular seal for a Professional Land Surveyor. The outer ring contains the text "FRANK L.G. CASTRO" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom, separated by small stars. The center of the seal contains the text "CERTIFICATE NO. 19" above a stylized signature, which is above the text "ISLAND OF GUAM".

FRANK L.G. CASTRO, PLS NO.19 DATE EXP: SEPT. 30, 2008

Approval Pursuant to Title 21, Guam Code Annotated, Chapter 62, Subdivision Law.

Carlos R. Untalan 07-10-08
CARLOS R. UNTALAN, ACTING, GUAM CHIEF PLANNER DATE

This map has been examined for conformance with Title 21, Guam Code Annotated, Chapter 60, Article 5, Uniform Triangulation System and Regulations thereunder on this 19th day of November, 2008.

PL 185

REVISION	BRIEF DESCRIPTION	BY	DATE	APPROVED BY	DATE

FLGC

FRANK L.G. CASTRO
PROFESSIONAL LAND SURVEYOR NO. 19
ISLAND OF GUAM
P.O. BOX 1119, AGANA, GUAM 96932 TEL. NO. 649-4540/4541

SURVEY DATA	DATE
RESEARCHED BY: FLOC	AUG. 2007
FIELD BY: FLOC-CREW	--00--
FIELD BOOK: FD-005	--00--
COMPUTED BY: FLOC	--00--
DRAWN BY: JAY	--00--

SUBDIVISION SURVEY MAP
O F
LOT 10184
(FORMERLY LOT ALOO2)
NAMEPLACE UKUDO
MUNICIPALITY OF DEDEDO

CHECKED BY: FLOC	-00-	L.S. 11,	SEC. 1, 2, 3 & 4
LAND MANAGEMENT NO.		LOT NO. NAVAL COMMUNICATION STATION SITE	
109FY2008		CERTIFICATE OF TITLE NO. 3598	

REGISTERED ON: JUNE 30, 1950	
SURVEYOR'S DRAWING NO. FC07-022	IN THE NAME OF: NAVAL GOVERNMENT OF GUAM

SURVEYOR'S PROJECT NO. FLGC-07022	PREPARED FOR, SATISFACTORY TO & APPROVED BY: SEE PLAN
--------------------------------------	--

SCALE : SEE PLAN	SEE PLAN
SHEET NO. 1 OF 5	

5-13317 1/2

CHECKED BY:

Paul P. Saitano 7-9-08
MARVIN Q. AGUILAR
Planner, D.L.M. DATE

Jimmy I. Camacho 11-17-08
JIMMY I. CAMACHO
Engineering Technician II, D.L.M. DATE

SPECIAL NOTES:
1. THE PRIMARY PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE RETURNED ANCESTRAL PROPERTY TO THE ORIGINAL LANDOWNERS OR HEIRS OF THE ESTATE.
2. THE FURTHER DIVISION OF RETURNED PARCELS SHALL BE CONTINGENT ON THE CONDITION THAT A PUBLIC ACCESS AND UTILITIES RIGHT WAY OR OTHER LEGAL EASEMENT(S) EXISTS TO SERVE THE RETURNED LAND.
3. THE OWNER OF THE RETURNED LAND IS RESPONSIBLE IN NEGOTIATING FOR REQUIRED EASEMENT(S).

PREPARED FOR AND SATISFACTORY TO:

Helene Torres 07-02-08
HELENE TORRES
ADMINISTRATOR, DOC# 756869
ESTATE OF JOSE MARTINEZ TORRES (DECEASED) DATE
 Evelyn V. O'Keefe 07-02-08
EVELYN V. O'KEEFE
ADMINISTRATOR, DOC# 756869
ESTATE OF JOSE MARTINEZ TORRES (DECEASED) DATE

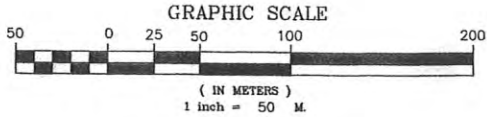
CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
(A)	27°48'30"	163.404	78.308	40.451	78.532	N 66°13'51" W
(B)	32°15'40"	193.884	109.168	56.074	107.732	S 68°27'20" E
(C)	133°22'53"	15.240	35.478	35.371	27.992	N 23°18'06" W
(D)	34°43'58"	126.151	76.473	39.452	75.307	N 26°01'22" E
(E)	73°13'45"	9.144	11.687	6.795	10.907	N 45°16'15" E
(F)	17°28'36"	137.160	41.837	21.082	41.675	S 69°22'34" E
(G)	09°10'42"	126.151	20.208	10.126	20.187	N 04°04'02" E
(H)	82°24'27"	45.720	65.758	40.030	60.235	S 40°40'54" W
(I)	116°49'09"	9.144	18.644	14.889	15.578	N 39°42'19" W
(J)	24°41'04"	95.671	41.217	20.933	40.899	N 31°02'49" E
(K)	24°41'04"	95.671	41.217	20.933	40.899	S 31°02'49" E
(L)	19°51'05"	9.144	3.168	1.600	3.152	S 88°11'20" E
(M)	82°24'27"	15.240	21.919	13.343	20.078	N 40°40'55" E
(N)	15°11'20"	350.528	92.923	48.736	92.651	N 89°28'48" E
(O)	15°11'20"	381.006	101.003	50.799	100.708	S 89°28'48" W
(P)	15°46'00"	389.461	107.172	53.927	106.834	N 75°02'32" W
(Q)	15°46'00"	358.981	98.784	49.706	98.473	S 75°02'32" E
(R)	17°32'54"	429.082	131.418	66.227	130.905	S 58°23'05" E
(S)	17°32'54"	459.562	140.753	70.932	140.203	N 58°23'05" W
(T)	85°39'02"	24.783	37.048	22.970	33.694	S 87°33'51" W
(U)	37°05'24"	55.263	35.774	18.539	35.153	S 68°09'20" E
(V)	02°50'54"	193.685	9.629	4.815	9.628	S 33°24'42" E

ANDERSEN COMMUNICATION ANNEX NO. 1 (AJKD)
DOC# 660299

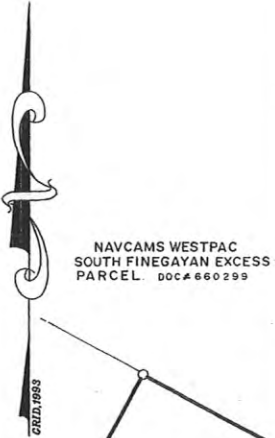
LOT 10184-12R/W
A=20,141 ± SQ.M.
(W/IN PARCEL G-3, 100' WIDE BEACH ROAD EASEMENT)
(NOT RETURNED TO LAND OWNER)

PARCEL G-3
(100' WIDE BEACH ROAD EASEMENT)
DOC. NO. 660299

LOT 10184-6
A=309,624 ± SQ.M.
(RETURNED TO LAND OWNER)



MATCH LINE - SEE SHEET 5 OF 5



MATCH LINE - SEE SHEET 3 OF 5

SEE INDEX MAP

VICINITY MAP
(Not to Scale)

NOTES:

REFERENCES:

SYMBOLS:

SEE INDEX MAP

CERTIFICATION

FRANK L.G. CASTRO hereby certify that this map was prepared by me or under my direct supervision that it is based upon a field survey made in AUGUST 01, 2007 in conformance with all applicable laws and regulations. That I am responsible for the accuracy of all data and information shown hereon, I also certify that all the monuments are of the character and occupy the positions indicated on this map.



Frank L.G. Castro
FRANK L.G. CASTRO, PLS NO. 19 DATE 07-10-08 EXP: SEPT. 30, 2008

Approval Pursuant to Title 21, Guam Code Annotated, Chapter 62, Subdivision Law.

Carlos R. Untalan 07-10-08
CARLOS R. UNTALAN, ACTING, GUAM CHIEF PLANNER DATE

This map has been examined for conformance with Title 21, Guam Code Annotated, Chapter 62, Article 5, Uniform Triangulation System and Regulations thereunder on this 14th day of November, 2008.

Paul L. Santos
PAUL L. SANTOS, PLS # 68, GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

REVISION	BRIEF DESCRIPTION	BY	DATE	APPROVED BY	DATE

FLGC FRANK L.G. CASTRO
PROFESSIONAL LAND SURVEYOR NO. 19
ISLAND OF GUAM
P.O. BOX 1119, AGANA, GUAM 96932 TEL. NO. 649-4540/4541

SURVEY DATA		DATE	SUBDIVISION SURVEY MAP	
RESEARCHED BY: FLGC		AUG. 2007	OF	
FIELD BY: FLGC-CREW	-DO-		LOT 10184	
FIELD BOOK: FC-005	-DO-		(FORMERLY LOT 101002)	
COMPUTED BY: FLGC	-DO-		NAMEPLACE UKUDO	
DRAWN BY: JAV	-DO-		MUNICIPALITY OF DEDEDO	
CHECKED BY: FLGC	-DO-		L.S. 11, SEC. 1, 2, 3 & 4	
LAND MANAGEMENT NO.	109 FY 2008		LOT NO. NAVAL COMMUNICATION STATION SITE	
SURVEYOR'S DRAWING NO.	FC07-022		CERTIFICATE OF TITLE NO. 3598	
SURVEYOR'S PROJECT NO.	FLGC-07022		REGISTERED ON: JUNE 30, 1950	
SCALE: SEE PLAN			IN THE NAME OF:	
SHEET NO. 2 OF 5			NAVAL GOVERNMENT OF GUAM	
			PREPARED FOR, SATISFACTORY TO & APPROVED BY:	
			SEE PLAN	

782273

5-19317 2/4-

MATCH LINE - SEE SHEET 5 OF 5

MATCH LINE - SEE SHEET 3 OF 5

SEE INDEX MAP

VICINITY MAP
(Not to Scale)

NOTES:

REFERENCES:

SYMBOLS:

SEE INDEX MAP

CERTIFICATION

I, **FRANK L.G. CASTRO**, hereby certify that this map was prepared by me or under my direct supervision that it is based upon a field survey made in **AUGUST 01, 2007** in conformance with all applicable laws and regulations. That I am responsible for the accuracy of all data and information shown hereon, I also certify that all the monuments are of the character and occupy the positions indicated on this map.

FRANK L.G. CASTRO, PLS NO. 19 DATE **07-02-08**

EXP: SEPT. 30, 2008

Approval Pursuant to Title 21, Guam Code Annotated, Chapter 62, Subdivision Law.

CARLOS R. UNTALAN, ACTING, GUAM CHIEF PLANNER DATE **07-10-08**

This map has been examined for conformance with Title 21, Guam Code Annotated, Chapter 60, Article 5, Uniform Triangulation System and Regulations thereunder on this **10th** day of **November**, 2008.

PAUL L. SANTOS, PLS # 68, GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE,

REVISION	BRIEF DESCRIPTION	BY	DATE	APPROVED BY	DATE

FLGC **FRANK L.G. CASTRO**
PROFESSIONAL LAND SURVEYOR NO. 19
ISLAND OF GUAM
P.O. BOX 1119, AGANA, GUAM 96932 TEL. NO. 649-4540/4541

SURVEY DATA	DATE
RESEARCHED BY: FLGC	AUG. 2007
FIELD BY: FLGC-CREW	-00-
FIELD BOOK: FC-005	-00-
COMPUTED BY: FLGC	-00-
DRAWN BY: JAW	-00-
CHECKED BY: FLGC	-00-

SUBDIVISION SURVEY MAP
OF
LOT 10184
(FORMERLY LOT AL002)
NAMEPLACE UKUDO
MUNICIPALITY OF DEDEDO

LAND MANAGEMENT NO. **109 FY 2008**
LOT NO. NAVAL COMMUNICATION STATION SITE
CERTIFICATE OF TITLE NO. 3598
REGISTERED ON: JUNE 30, 1950

SURVEYOR'S DRAWING NO. **FC07-022**
IN THE NAME OF:
NAVAL GOVERNMENT OF GUAM

SURVEYOR'S PROJECT NO. **FLGC-07022**
PREPARED FOR, SATISFACTORY TO & APPROVED BY:
SEE PLAN

SCALE: SEE PLAN
SHEET NO. 4 OF 5



SEE INDEX MAP

VICINITY MAP
(Not to Scale)

NOTES:

REFERENCES:

SYMBOLS:

CERTIFICATION

FRANK L.G. CASTRO, PLS NO.19 DATE 6/29/08

Approval Pursuant to Title 21, Guam Code Annotated, Chapter 62, Subdivision Law.

Carlos R. Untalan 07-10-08
CARLOS R. UNTALAN, ACTING, GUAM CHIEF PLANNER DATE

This map has been examined for conformance with Title 21, Guam Code Annotated, Chapter 60, Article 5, Uniform Trigonulation System and Regulations thereunder on this 20th day of November, 2008.

PL 18A

 PAUL L. SANTOS, PLS # 68, GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

REVISION	BRIEF DESCRIPTION	BY	DATE	APPROVED BY	DATE

FLGC **FRANK L.G. CASTRO**
PROFESSIONAL LAND SURVEYOR NO. 19
ISLAND OF GUAM
P.O. BOX 1119, AGANA, GUAM 96932 TEL. NO. 649-4540/4541

SURVEY DATA	DATE
RESEARCHED BY: FLGC	AUG. 2007
FIELD BY: FLGC-CREW	--D--
FIELD BOOK: FC-005	--D--
COMPUTED BY: FLGC	--D--
DRAWN BY: JAW	--D--
CHECKED BY: FLGC	--D--

SUBDIVISION SURVEY MAP
 O F
LOT 10184
 (FORMERLY LOT ALOO2)
 NAMEPLACE UKUDO
 MUNICIPALITY OF DEDEDO

I. S. 11 SFC 1, 2, 3 & 4

LAND MANAGEMENT NO.	LOT NO. NAVAL COMMUNICATION STATION SITE
109FY2008	CERTIFICATE OF TITLE NO. 3598
	REGISTERED ON: JUNE 30, 1950

SURVEYOR'S DRAWING NO. FC07-022	IN THE NAME OF: NAVAL GOVERNMENT OF GUAM
---	--

SURVEYOR'S PROJECT NO. FLGC-07022	PREPARED FOR, SATISFACTORY TO & APPROVED BY:
---	--

SCALE : SEE PLAN

6.0 PROOF OF PROPERTY OWNERSHIP

937132

GOVERNMENT OF GUAM - Department of Land Management Office of the Recorder			
File for Record is Instrument Number		937132	
On the Year 20	19	Month 7	Day 3 Time 324
Recording Fee 255.50		Receipt No. 22456	
Deputy Recorder <i>[Signature]</i>			

DEED

This Deed is dated June 28, 2019, and is by, CORE TECH INTERNATIONAL CORPORATION, whose address is 388 South Marine Corps Drive, Ste 400, Tamuning, Guam 96913 (the "Grantors"), to CORE TECH DEVELOPMENT, LLC, whose mailing address is 388 South Marine Corps Drive, Tamuning, Ste 400, Guam 96913 (the "Grantee").

WITNESSETH:

Whereas, the Grantor and Grantee are both owned and controlled by the Core Tech Trust, hence, this transfer of properties constitute an intercompany transfer;

Whereas, the management, Directors, and owners are the same and agree that this intercompany transfer is in the best interest of the entities involved;

Therefore, this intercompany transfer is made on the terms and conditions set forth below.

IN AND FOR \$0.00 consideration (Intercompany Transfer), the Grantor hereby GRANTS, TRANSFERS, SELLS and CONVEYS to the Grantee, the following described property (the "Property"), in Dededo, Guam, which are set forth in detail in **Exhibit A** attached hereto:

	<u>Square Meters</u>
1. Lot no. 10184-1	48,620
2. Lot no. 10184-2	25,653
3. Lot no. 10184-3	1,589
4. Lot no. 10184-4	167,262
5. Lot no. 10184-5	91,656

6. Lot no. 10184-6	309,624
7. Lot no. 10184-7	39,184
8. Lot no. 10184-8	25,263
9. Lot no. 10184-9 R/W	1,583
10. Lot no. 10184-10 R/W	1,184
11. Lot no. 10184-11 R/W	4,489
12. Lot no. 10184-12 R/W	20,141
13. Lot no. 10184-13 R/W	4,158
14. Lot no. 10184-14 R/W	510
15. Lot no. 10184-15 R/W	20,043
16. Lot no. 10184-16 R/W	9,481
17. Lot no. 10184-17	5,438
18. Lot no. 10184-R17	183,388
19. Lot no. 5039-1	3,379
20. Lot no. 5039-2R/W	7,768
21. Lot no. 5039-3	58,859
22. Lot no. 5039-4 R/W	922
23. Lot no. 5039-R4	12,885

TOGETHER with any and all buildings, improvements, ways, streets, alleys, passages, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the Grantors, at law or in equity, in and to the same.

THE GRANTEE SHALL HAVE AND HOLD the same, in fee simple, and subject to all claims and encumbrances of record at Land Management, Government of Guam, affecting the property.

THE GRANTOR warrants it has valid fee simple title and has the right to convey the same and no other approvals or signatures are required.

Water and power: Grantee for itself and its successors and assigns, hereby acknowledges and confirms that power and water are immediately available on the property or within 100 feet of the property described above.

IN WITNESS WHEREOF, the Grantor and the Grantee have executed this Deed as of this 20th day of June, 2019.

937132

GRANTORS:

Core Tech International Corporation

GRANTEE:

Core Tech Development, LLC

By: _____

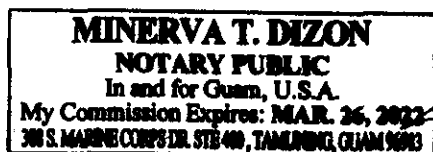
Ho Sang Eun
its Chairman

By: _____

Ho Sang Eun
its Manager

Territory of Guam)
) ss:
City of Hagatna)

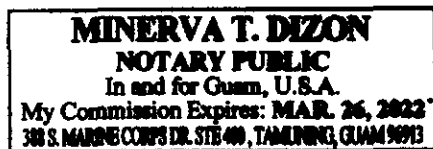
On this 28th day of June, 2019, before me, the undersigned notary, personally appeared Ho Sang Eun, the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as the Chairman of Core Tech International Corporation, and he signed it voluntarily for its stated purpose.



Notary Public

Territory of Guam)
) ss:
City of Hagatna)

On this 28th day of June, 2019, before me, the undersigned notary, personally appeared Ho Sang Eun, the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as the Manager of Core Tech Development, LLC, and he signed it voluntarily for its stated purpose.



Notary Public

937132

EXHIBIT A

(Legal Descriptions)



Parcel I:

Lot Number 10184-1, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 48,620 +/- square meters



Parcel II:

이동한 시업 개명?된

Lot Number 10184-2, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 25,653 +/- square meters

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937132

Parcel III:

Lot Number 10184-3, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 1,589 +/- square meters

Parcel IV:

Lot Number 10184-4, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 167,262 +/- square meters

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Parcel V:

Lot Number 10184-5, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 91,656 +/- square meters

Parcel VI:

Lot Number 10184-6, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 309,624 +/- square meters

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937132

Parcel VII:

Lot Number 10184-7, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 39,184 +/- square meters

Parcel VIII:

Lot Number 10184-8, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 25,263 +/- square meters

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937132

Parcel IX:

Lot Number 10184-9R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 1,583 +/- square meters

Parcel X:

Lot Number 10184-10R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 1,184 +/- square meters

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937132

Parcel XI:

Lot Number 10184-11R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 4,489 +/- square meters

Parcel XII:

Lot Number 10184-12R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 20,141 +/- square meters

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Parcel XIII:

Lot Number 10184-13R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 4,158 +/- square meters

Parcel XIV:

Lot Number 10184-14R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 510 +/- square meters

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937132

Parcel XV:

Lot Number 10184-15R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 20,043 +/- square meters

Parcel XVI:

Lot Number 10184-16R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 9,481 +/- square meters

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Parcel XVII:

Lot Number 10184-17, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 5,438 +/- square meters

Parcel XVIII:

Lot Number 10184-R17, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 183,388 +/- square meters

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Parcel LXX:

Lot Number 5039-1, (subdivision of Lot Number 5039), Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-034, as L.M. Check Number 162 FY 2009, as described in that Subdivision Survey Map, dated January 19, 2010 and recorded January 20, 2010, at the Records Division, Department of Land Management, Government of Guam, under Document Number 801070.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 3,379 +/- square meters

Parcel XX:

Lot Number 5039-2R/W, (100' Wide Parcel G-2 Reserved Easement - AJKP), (subdivision of Lot Number 5039), Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-034, as L.M. Check Number 162 FY 2009, as described in that Subdivision Survey Map, dated January 19, 2010 and recorded January 20, 2010, at the Records Division, Department of Land Management, Government of Guam, under Document Number 801070.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 7,768 +/- square meters

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Parcel XXI:

Lot Number 5039-3, (subdivision of Lot Number 5039), Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-034, as L.M. Check Number 162 FY 2009, as described in that Subdivision Survey Map, dated January 19, 2010 and recorded January 20, 2010, at the Records Division, Department of Land Management, Government of Guam, under Document Number 801070.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 58,859 +/- square meters

Parcel XXII:

Lot Number 5039-4R/W, (20' Wide Parcel L-3 Reserved Easement - AJKP), (subdivision of Lot Number 5039), Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-034, as L.M. Check Number 162 FY 2009, as described in that Subdivision Survey Map, dated January 19, 2010 and recorded January 20, 2010, at the Records Division, Department of Land Management, Government of Guam, under Document Number 801070.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 922 +/- square meters

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Parcel XXIII:

Lot Number 5039-R4, (subdivision of Lot Number 5039), Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-034, as L.M. Check Number 162 FY 2009, as described in that Subdivision Survey Map, dated January 19, 2010 and recorded January 20, 2010, at the Records Division, Department of Land Management, Government of Guam, under Document Number 801070.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 12,885 +/- square meters

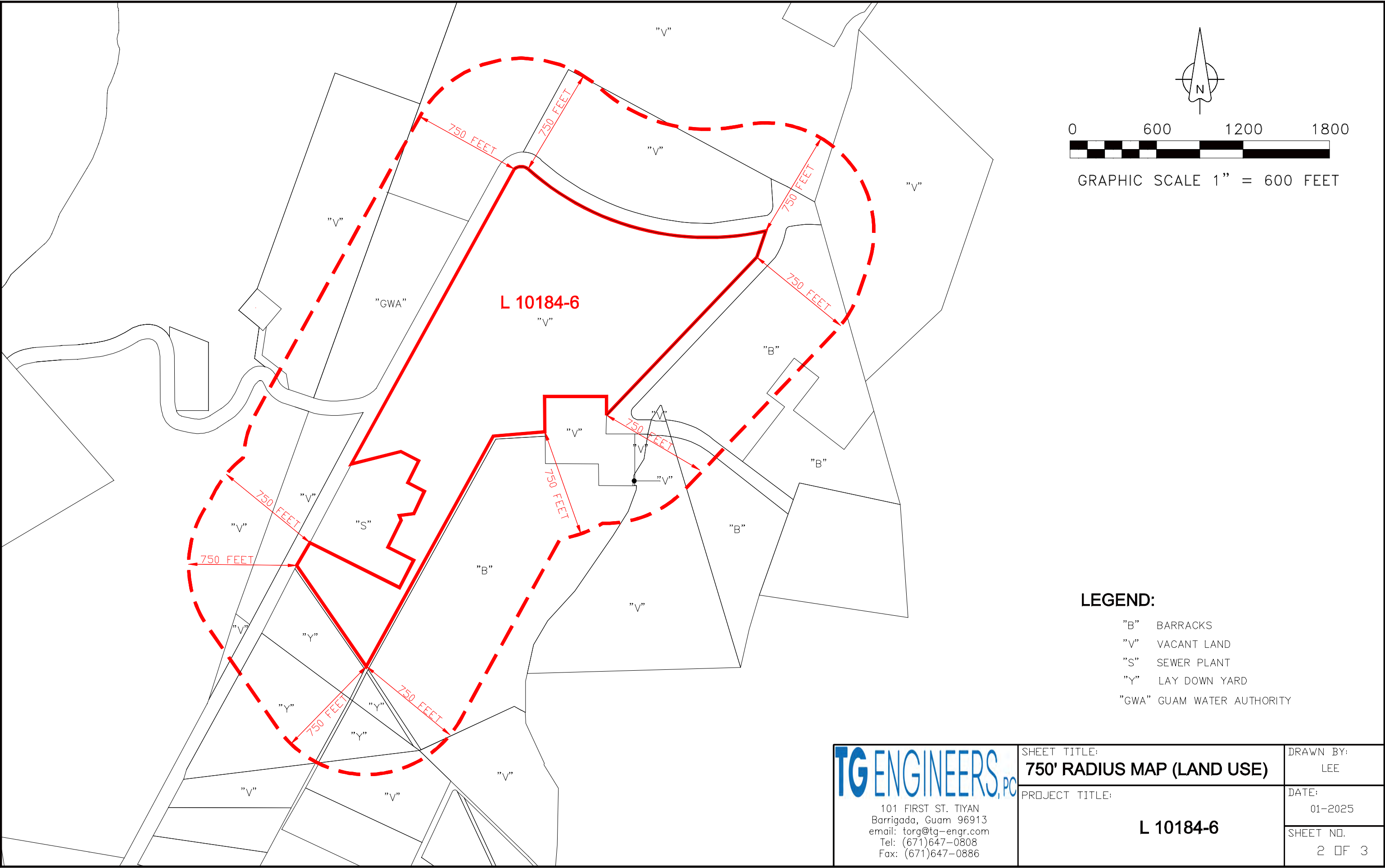
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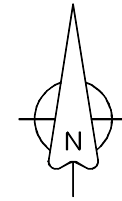
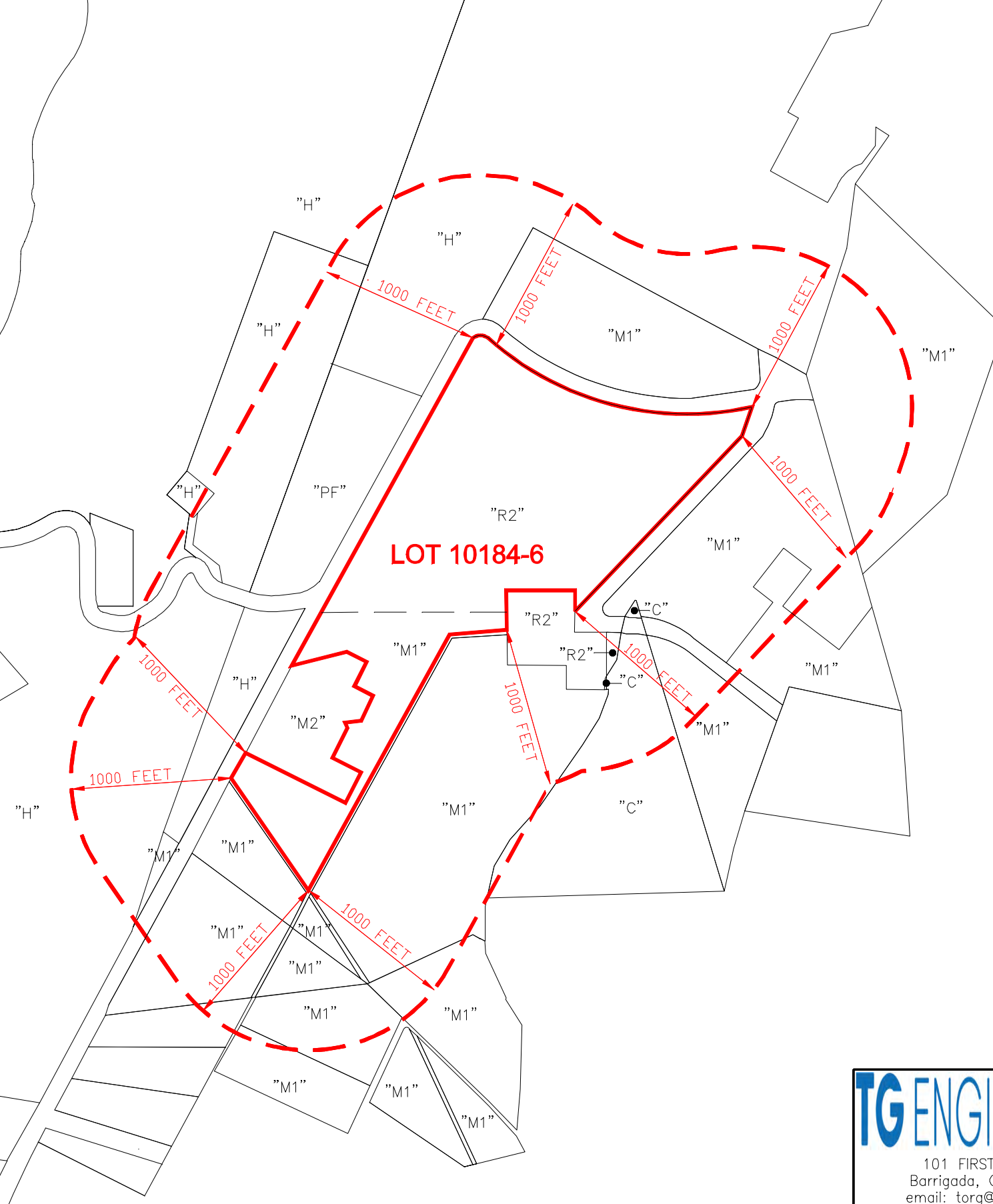
[END OF DOCUMENT]
이 문서는 기밀 문서입니다

7.0 RADIUS MAPS

[illegible]



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.



0 800 1600 2400

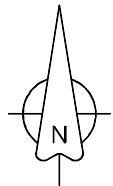
GRAPHIC SCALE 1" = 800 FEET

LEGEND:

"H"	HOTEL
"C"	COMMERCIAL
"R2"	MULTI FAMILY DWELLING
"PF"	PUBLIC FACILITY
"M1"	LIGHT INDUSTRIAL
"M2"	HEAVY INDUSTRIAL

 101 FIRST ST. TIYAN Barrigada, Guam 96913 email: torg@tg-engr.com Tel: (671)647-0808 Fax: (671)647-0886	SHEET TITLE: 1000' RADIUS MAP (ZONING)	DRAWN BY: LEE
	PROJECT TITLE: LOT 10184-6	DATE: 01-2025
		SHEET NO. 3 OF 3

8.0 LOCATION AND VICINITY MAPS



GRAPHIC SCALE 1" = 1,000 FEET

TG ENGINEERS, PC

101 FIRST ST. TIYAN
Barrigada, Guam 96913
email: torg@tg-engr.com
Tel: (671)647-0808
Fax: (671)647-0886

SHEET TITLE:

LOCATION MAP

PROJECT TITLE:

LOT 10184-6

DRAWN BY:

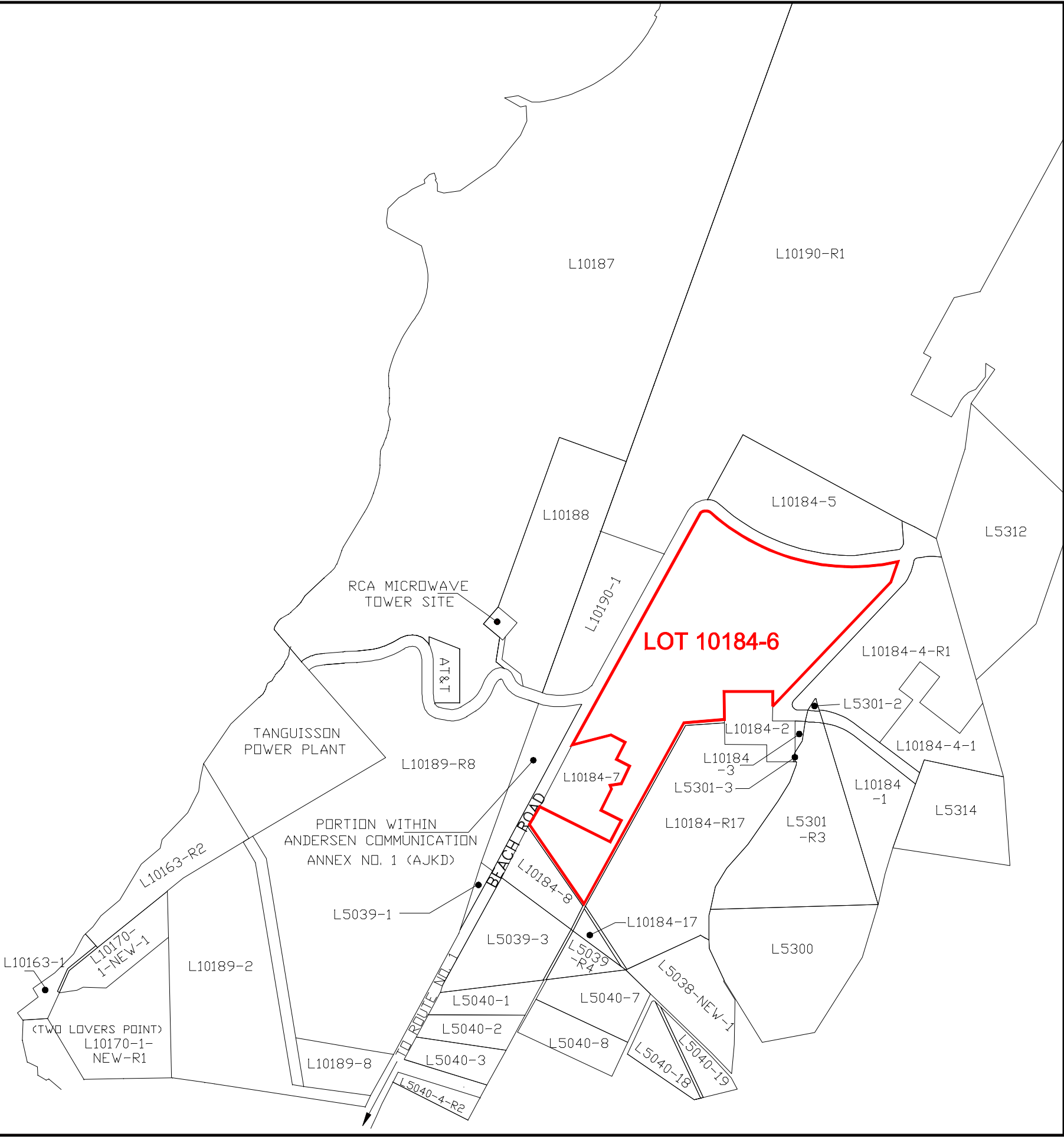
LEE

DATE:

1-2025

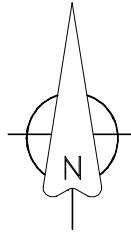
SHEET NO.

1 OF 1

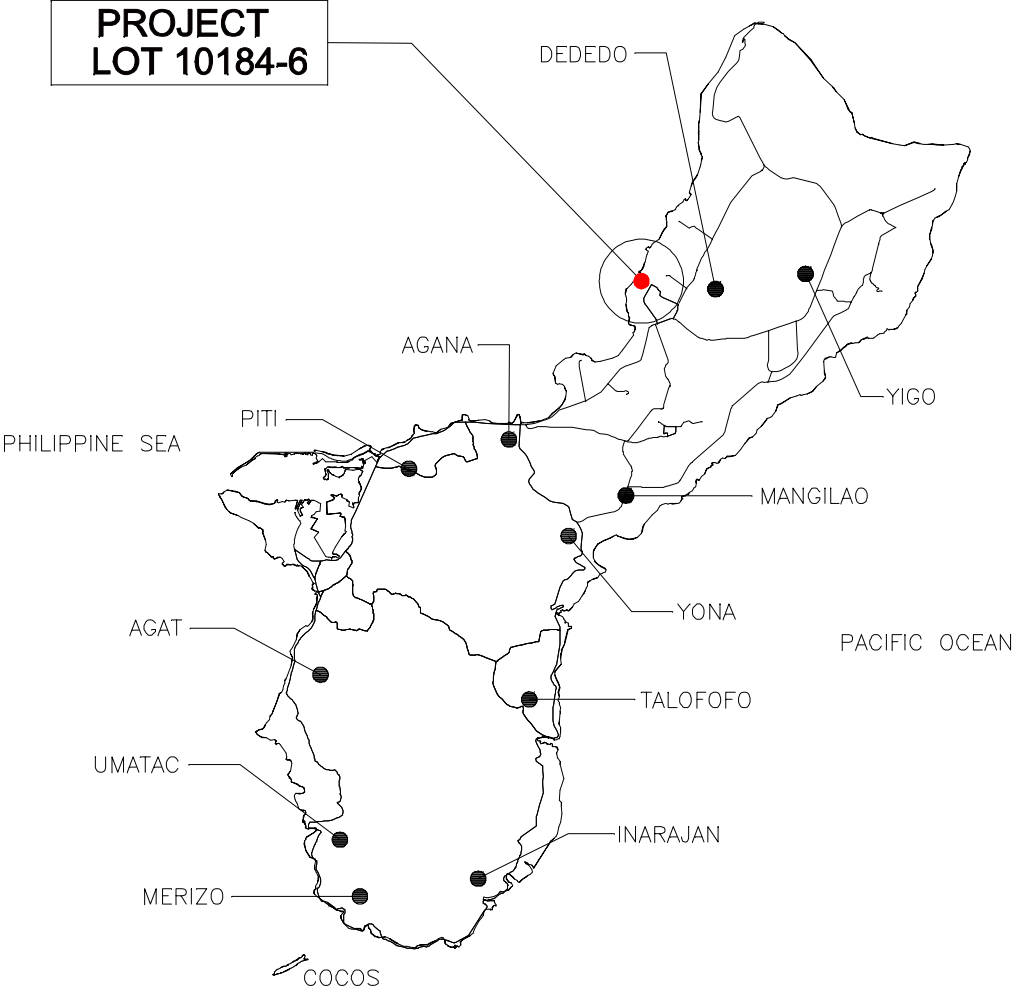


VICINITY MAP

(NOT TO SCALE)



PROJECT
LOT 10184-6



TG ENGINEERS, PC
101 FIRST ST. TIYAN
Barrigada, Guam 96913
email: torg@tg-engr.com
Tel: (671)647-0808
Fax: (671)647-0886

SHEET TITLE: VICINITY MAP	DRAWN BY: LEE
	DATE: 1-2025
PROJECT TITLE: LOT 10184-6	SHEET NO. 1 OF 1

9.0

A. Figure9a Zoning Boundary

B. Figure 9b Overall Site Plan

10.0 EIA SHORT FORM

**GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)
ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)**

Clear Form

October 1999

GEPA has developed this EIA form for use by developers proposing projects or land use activities which may pose only insignificant environmental impacts. This form is provided as an alternative to the EIA standard format provided to satisfy the requirements of Executive Order 96-26. If potential environmental impacts and issues are assessed or determined to be significant either by the applicant or GEPA, a more detailed EIA may be required including a thorough presentation and discussion of alternatives as required by the *Guidelines for the Preparation of Environmental Impact Assessments and Statements* (GEPA October 1999).

This EIA format constitutes the minimum necessary assessment and disclosure of potential impacts for a project. This form may also be used as a preliminary scoping guide or checklist in consultation with the Agency.

Case No: N/A

Project Title: Request for Change of Zone: Lot 10184-6, municipality of Dededo

1. Name, address and business telephone of applicant: _____

TG Engineers, PC

c/o Tore Gudmundsen, PE 671-647-0808

101 1st Street, Tiyan, Barrigada, GU. 96913

2. Name, title and telephone number of representative: _____

Same as above.

3. Name, title and telephone number of EIA document preparer _____

Marvin Aguilar, Senior Planner

671-647-0808

4. Location of the proposed project: (include tract, block, lot, municipality and a location map) Lot 10184-6, municipality of Dededo, GU

5. Describe the general nature or type of proposed project: _____

To rezone Lot 10184-6 from a split zone of "M-1" and "R-2" to a full "M-1".

To support a photovoltaic facility with the parcel to be used for the installation of PV panels.

k. Archaeological feature(s) or historical sites: N/A

Property has been subject to mass clearing and grading by the military.

7. Will the project result in any of the following environmental or infrastructure impacts?

a. Production of toxic or hazardous waste: No. All pre-construction activities will follow GEPA requirements.

b. Dislocation of existing businesses, residents or public areas: _____

No existing business will be displaced.

c. Production of air contaminants (temporary or permanent): _____

Temporary construction dust will occur and will be controlled and managed in accordance
GEPA requirements.

8. Will the project require an increase in the requirements for any of the following public services (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/developer proposes contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water: No impact to drinking water is anticipated. The contractor will follow GEPA-Clean Drinking Water Act.

No sewer disposal system will be installed on this parcel.

b. Sewage disposal (public system) : _____

c. Vehicle traffic: no increase in traffic is anticipated.

DECLARATION BY APPLICANT

Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environmental impacts. I/we hereby declare a “finding of no significant impact”.



Applicant (signature)

January 27, 2025

Date

Providing false or misleading information in this assessment may constitute grounds for permit and EIA suspension or disapproval until such time as the applicant or document preparer makes all appropriate amendments or corrections as required by Guam EPA. Statements made in this form are binding for the purpose of environmental protection and the preparer and/or applicant is responsible for the timely implementation of protection and mitigation measures identified. Failure to fulfill stated avoidance, minimization or mitigation measures may also constitute grounds for Agency enforcement actions to the full extent of all applicable environmental regulations and statutes.

GEPA-EPR001 (12/12/96)

APPENDICES

APPENDIX A DOS AMANTES ZONING MAP

Department of Land Management, Planning Division

Adopted By the Guam Land Use Commission on February 28, 2009.

Jay L. Lather
Chairman, Guam Land Use Commission

Approved by the Governor of Guam on 4th day of December, 2009.

Felix P. Camacho
Governor of Guam

Approved by the Committee on Rules of the Guam Legislature on 4th day of January, 2010.

Senator Rory J. Respicio
Chairman, Committee on Rules

OFFICIAL ZONING MAP

COVERING THE MUNICIPALITY OF DEDEDO
"DOS AMANTES" PLANNING AREA
NAME PLACE OF "UKUDU"

Island of Guam, Government of Guam
Department of Land Management Office of the Recorder
File for Record is Instrument No. 817995
On the Year 11 Month 02 Day 19 Time 1:05
DE-OFFICIO
Recording Fee
Deputy Recorder

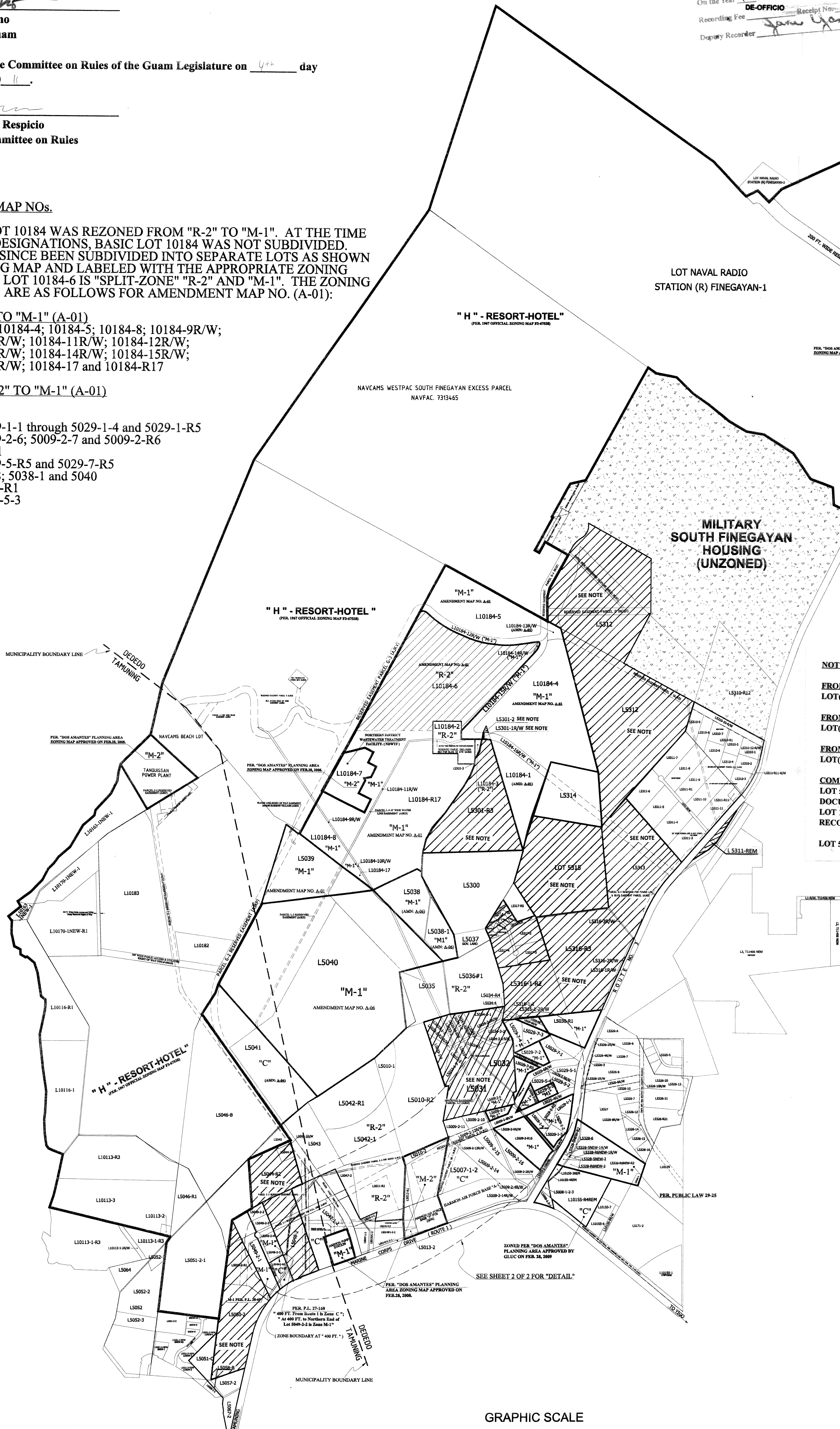
AMENDMENT MAP NOS.

A-01 - BASIC LOT 10184 WAS REZONED FROM "R-2" TO "M-1". AT THE TIME OF THE ZONE DESIGNATIONS, BASIC LOT 10184 WAS NOT SUBDIVIDED. LOT 10184 HAS SINCE BEEN SUBDIVIDED INTO SEPARATE LOTS AS SHOWN ON THIS ZONING MAP AND LABELED WITH THE APPROPRIATE ZONING DESIGNATION. LOT 10184-6 IS "SPLIT-ZONE" "R-2" AND "M-1". THE ZONING DESIGNATIONS ARE AS FOLLOWS FOR AMENDMENT MAP NO. (A-01):

FROM "R-2" TO "M-1" (A-01)
LOT(s) 10184-1; 10184-4; 10184-5; 10184-8; 10184-9R/W;
10184-10R/W; 10184-11R/W; 10184-12R/W;
10184-13R/W; 10184-14R/W; 10184-15R/W;
10184-16R/W; 10184-17 and 10184-R17

SPLIT ZONE "R-2" TO "M-1" (A-01)
LOT 10184-6

A-02 - LOTS 5029-1-1 through 5029-1-4 and 5029-1-R5
A-03 - LOTS 5009-2-6; 5009-2-7 and 5009-2-R6
A-04 - LOT 5041
A-05 - LOTS 5029-5-R5 and 5029-7-R5
A-06 - LOTS 5038; 5038-1 and 5040
A-07 - LOT 5030-R1
A-08 - LOT 5029-5-3



NOTE: ZONING AMENDMENTS AS PER PUBLIC LAW 30-211
FROM "R2" TO "C":
LOT(s): 5033; 5034; 5044; 5301; 5317-2; 5317-3; 5317-4 and 5317-5.
FROM "R2" TO "M1":
LOT(s): 5031; 5032; 5312 and 5315.
FROM "C" TO "M1":
LOT(s): 5048-2; 5313 and 5316.
COMMERCIAL ZONE "C":
LOT 5311-REM AS PER MAP (LM480FY70), RECORDED UNDER DOCUMENT NO. 107738 HAS SINCE BEEN CONSOLIDATED INTO LOT 10120-21NEW-8 and LOT 10120-21NEW-9 AS PER MAP (LM254FY2005) RECORDED UNDER DOCUMENT NO. 741343.
LOT 5050 ZONE DESIGNATION IS DELETED.

REVIEWED BY:
PAUL L. SANTOS, P.L.S. 68 DATE 11/10/09
GUAM CHIEF SURVEYOR / CHIEF OF CADASTRE
CARLOS R. UNTALAN, DATE 11/10/09
GUAM CHIEF PLANNER

THIS MAP WAS PRODUCED AND PREPARED BY THE SURVEY DIVISION BASED ON TECHNICAL AND GRAPHICAL DATA AVAILABLE AT THE DEPARTMENT OF LAND MANAGEMENT.

BY: THOMAS J. TORRES, ENGINEERING TECHNICIAN II
JIMMY I. CAMACHO, ENGINEERING TECHNICIAN II

ZONING DESIGNATIONS, BOUNDARIES, AND AMENDMENT MAP NOS. WERE RESEARCHED AND SUBMITTED BY CARLOS R. UNTALAN, GUAM CHIEF PLANNER

LEGEND:

- R-2 MULTI-FAMILY DWELLING
- C COMMERCIAL
- H RESORT-HOTEL
- M-1 LIGHT-INDUSTRIAL
- M-2 HEAVY-INDUSTRIAL
- UNZONED
- SPLIT ZONES
- MUNICIPALITY BOUNDARY
- AMN AMENDMENT MAP NO.

Prepared By The Department of Land Management

Survey and Planning Divisions for the Guam Land Use Commission (GLUC)

F3 67S52

SHEET 1 OF 2

DISCLAIMER: This map is for zoning and planning purposes only. Not for use in litigation or for mapping requiring survey level accuracy. Though efforts have been made to obtain and accurately display data the Department does not assume any liability for any inaccuracies in the map.

Department of Land Management, Planning Division

Adopted By the Guam Land Use Commission on February 28, 2009.

Jay L. Lather

Chairman, Guam Land Use Commission

Approved by the Governor of Guam on 4th day of December, 2009.

Felix P. Camacho

Governor of Guam

Approved by the Committee on Rules of the Guam Legislature on 4th day of January, 2011.

Senator Rory J. Respicio

Chairman, Committee on Rules

OFFICIAL ZONING MAP (DETAIL SHEET)

COVERING THE MUNICIPALITY OF DEDEDO
"DOS AMANTES" PLANNING AREA
NAME PLACE OF "UKUDU"

Island of Guam, Government of Guam
Department of Land Management Office of the Recorder
File for Record is Instrument No. 817995
On the Year 11 Month 02 Day 18 Time 1:05
Recording Fee DE-OFFICIO Receipt No.
Deputy Recorder



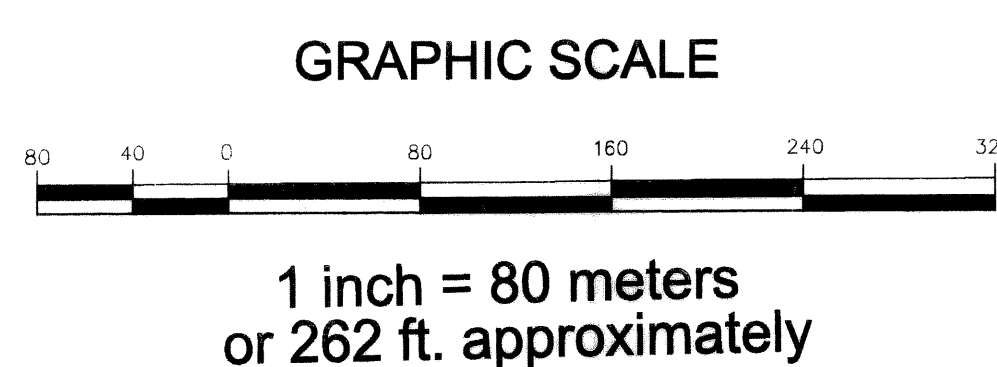
ZONED PER "DOS AMANTES"
PLANNING AREA APPROVED BY
GLUC ON FEB. 28, 2009

PER. "DOS AMANTES" PLANNING
AREA ZONING MAP APPROVED ON
FEB.28, 2008.

PER. P.L. 27-160
" 400 FT. From Route 1 is Zone C ";
" At 400 FT. to Northern End of
Lot 5049-2-2 is Zone M-1"
(ZONE BOUNDARY AT " 400 FT. ")

AMENDMENT MAP NOS.

- A-02 - LOTs 5029-1-1 through 5029-1-4 and 5029-1-R5
- A-03 - LOTs 5009-2-6; 5009-2-7 and 5009-2-R6
- A-04 - LOT 5041
- A-05 - LOTs 5029-5-R5 and 5029-7-R5
- A-06 - LOTs 5038; 5038-1 and 5040
- A-07 - LOT 5030-R1
- A-08 - LOT 5029-5-3



NOTE: ZONING AMENDMENTS AS PER PUBLIC LAW 30-211

FROM "R2" TO "C":
LOT(s): 5033; 5034; 5044; 5301; 5317-2; 5317-3; 5317-4 and 5317-5.

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LOT 10120-21NEW-8 and LOT 10120-21NEW-9 AS PER MAP (LM254FY2005)
RECORDED UNDER DOCUMENT NO. 741343.

LOT 5050 ZONE DESIGNATION IS DELETED.

LEGEND:

- R-2 MULTI-FAMILY DWELLING
- C COMMERCIAL
- H RESORT-HOTEL
- M-1 LIGHT-INDUSTRIAL
- M-2 HEAVY-INDUSTRIAL
- UNZONED
- SPLIT ZONES
- MUNICIPALITY BOUNDARY
- AMN AMENDMENT MAP NO.

Prepared By The Department of Land Management
Survey and Planning Divisions for the Guam Land Use Commission (GLUC)

F3 67S52
SHEET 2 OF 2

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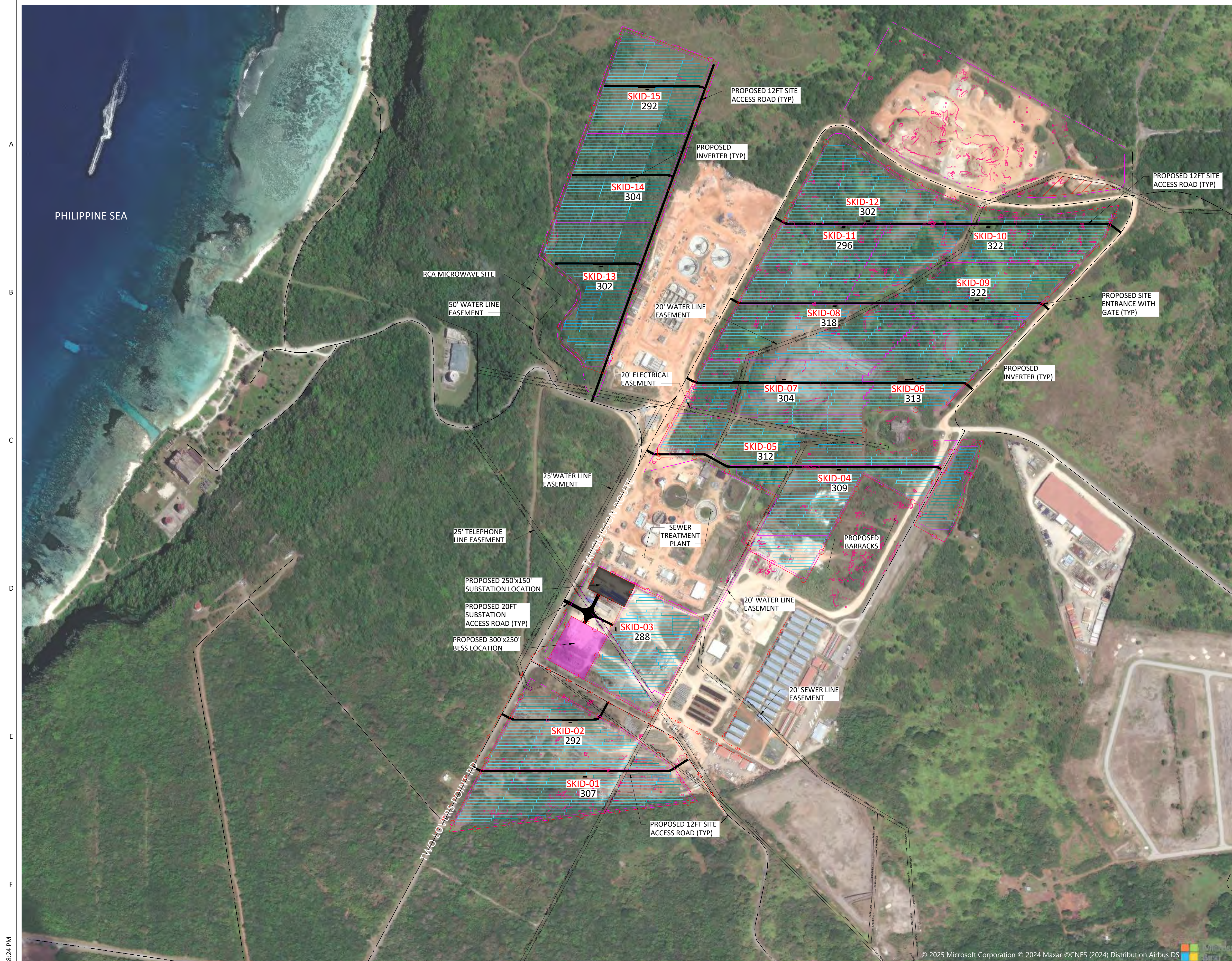
APPENDIX B

SITE PLAN



APPENDIX C

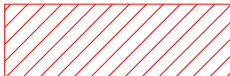
SOLAR PV SITE PLAN



PV SYSTEM SPECIFICATIONS	
CUSTOMER	USA
CLIENT	GPA
SITE LOCATION	Dededo, Guam
SYSTEM STC DC RATING (MW)	73.1
SYSTEM AC RATING AT POI (MW)	60.0
DC/AC RATIO	1.22
MODULE MANUFACTURER	JA Solar
MODULE MODEL	JAM72S30-570/LR
MODULE STC DC RATING (W)	570
MODULE COUNT	128,324
MODULE PER STRING	28
STRING COUNT	4,583
INVERTER MANUFACTURER	SMA
INVERTER MODEL	SC 4400 UP-US
INVERTER NAMEPLATE (kVA)	4,400
QUANTITY OF INVERTERS	15
PCS TRANSFORMER RATING (kVA @ 50°)	3,960
QUANTITY OF TRANSFORMERS	15
DC SYSTEM VOLTAGE (V)	1,500
SYSTEM VOLTAGE (kV)	34.5
AC COLLECTION SYSTEM	TBD
DC COLLECTION SYSTEM	TBD
RACKING MANUFACTURER	Gamechange
RACKING SYSTEM	FIXED
TILT ANGLE	10
AZIMUTH	Custom Azimuth
GCR	0.827
PITCH (FEET)	18.813
4 STRING RACKS	855
3 STRING RACKS	245
2 STRING RACKS	214

BESS SYSTEM SPECIFICATIONS	
RATED DISCHARGE TIME	4 HOURS
C-RATE	0.25C
RATED POWER (UNITY PF) AT POI	30.00 MW
BOL USABLE CAPACITY AT POI	129.41 MWH
BOL DC USABLE ENERGY	139.15 MWH
BESS MANUFACTURER	CATL
BESS MODEL	ENERC+
BESS NAMEPLATE POWER AND ENERGY	1018 KW / 4073 KWH
ENERC+ QUANTITY	36
PCS MODEL	MVPS 4200-S2-US
PCS INVERTER MODEL	SCS 3600 UP-XT-US
PCS QUANTITY	9

LEGEND

	PROPERTY LINE		SUBSTATION FOOTPRINT
	FENCE LINE		BESS FOOTPRINT
	EXISTING ROAD		PV MODULES (4 STRING RACK)
	INVERTER SKID		PV MODULES (3 STRING RACK)
	OVERHEAD POWER		PV MODULES (2 STRING RACK)
	UTILITY EASEMENT		PROPOSED SITE ENTRANCE
	SLOPES >15%		NON-BUILDABLE AREA
	PROPOSED ROADS		
	ARRAY BOUNDARY		

**NOT TO BE USED
FOR CONSTRUCTION**

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS
DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY
OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

[illegible]

ADDENDUM TO ZONE CHANGE APPLICATION NO. 2025-029

UPDATED EIA-SHORT FORM

Prepared for:
GUAM LAND USE COMMISSION
c/o
Executive Director of the GLUC
Department of Land Management
Government of Guam
P.O. Box 2950
Hagatna, Guam 96932

Prepared by:

TG ENGINEERS, PC

101 First Street, Tiyan
Barrigada, GU 96913

March 18, 2026

Celine Cruz
Guam Chief Planner
Division of Land Planning, Department of Land Management
Government of Guam
P.O. Box 2950,
Hagåtña, Guam 96932

RE: ADDENDUM TO ZONE CHANGE APPLICATION NO. 2025-029

Hafa Adai Chief:

Per your instructions, we submit this addendum for the aforementioned zone change application, limited to a complete copy of the application's Short Form Environmental Impact Assessment for the rezoning request for Lot 10184-6.

We remain available should you need further information.

Si Yu'os Ma'ase,



Marvin Q. Aguilar
Senior Planner and Project Manager
TG Engineers, PC

**GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)
ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)**

October 1999

GEPA has developed this EIA form for use by developers proposing projects or land use activities which may pose only insignificant environmental impacts. This form is provided as an alternative to the EIA standard format provided to satisfy the requirements of Executive Order 96-26. If potential environmental impacts and issues are assessed or determined to be significant either by the applicant or GEPA, a more detailed EIA may be required including a thorough presentation and discussion of alternatives as required by the *Guidelines for the Preparation of Environmental Impact Assessments and Statements* (GEPA October 1999).

This EIA format constitutes the minimum necessary assessment and disclosure of potential impacts for a project. This form may also be used as a preliminary scoping guide or checklist in consultation with the Agency.

Case No: N/A

Project Title: Request for Change of Zone: Lot 10184-6, municipality of Dededo

1. Name, address and business telephone of applicant: TG Engineers, PC
c/o Tor Gudmundsen, PE 671-647-08080
101 1st Street, Tiyan, Barrigada GU 96913

2. Name, title and telephone number of representative: _____
Same as above.

3. Name, title and telephone number of EIA document preparer _____
Marvin Aguilar, Senior Planner
671-647-08080

4. Location of the proposed project: (include tract, block, lot, municipality and a location map) _____
Lot 10184-6, municipality of Dededo

5. Describe the general nature or type of proposed project: _____
To rezone Lot 10184-6 from a split zone of "M-1" and "R-2" to a full "M-1" zone.

Short Form, page 3.

j. Flood hazard area: Critical flood hazard areas are located outside of the property on east Okkudu (Route 3).

k. Archaeological feature(s) or historical sites:
No archaeological features or historical sites were discovered during preliminary assessments.

7. Will the project result in any of the following environmental or infrastructure impacts?

a. Production of toxic or hazardous waste:
The act of rezoning the property will not result in production of toxic or hazardous waste. If re-zone the property will be utilized for 100% solar panel array placement.

b. Dislocation of existing businesses, residents or public areas:
The rezoning will not dislocate business, residents, or public areas. The property is surrounded by existing industrial type activities.

c. Production of air contaminants (temporary or permanent):
The act of rezoning the property will not result in production of air contaminants. If re-zone the property will be utilized for 100% solar panel array placement.

8. Will the project require an increase in the requirements for any of the following public services (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/developer proposes contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water: The proposed solar farm will not require additional public services such as drinking water. The facility will require low maintenance and staffing.

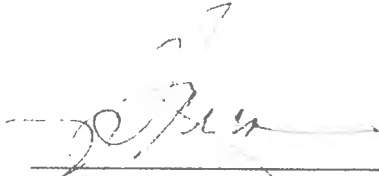
Short Form, page 5.

13. Does the project include any special or unique features that are not covered above? No.

If preliminary construction drawing, site plans, or related documents are available please provide such as attachments. For more information and assistance you may call GEPA Environmental Planning & Review Division at 475-1662/3

DECLARATION BY APPLICANT

Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environmental impacts. I/we hereby declare a "finding of no significant impact".


Applicant (signature)

January 27, 2025
Date

Providing false or misleading information in this assessment may constitute grounds for permit and EIA suspension or disapproval until such time as the applicant or document preparer makes all appropriate amendments or corrections as required by Guam EPA. Statements made in this form are binding for the purpose of environmental protection and the preparer and/or applicant is responsible for the timely implementation of protection and mitigation measures identified. Failure to fulfill stated avoidance, minimization or mitigation measures may also constitute grounds for Agency enforcement actions to the full extent of all applicable environmental regulations and statutes.

GEPA-EPR001 (12/12/96)



DIKALAMINTON MINANGHAN LAND
GUBETNAMENTON GUAHAN



DIKALAMINTON MINANGHAN LAND
GUBETNAMENTON GUAHAN

ROSHUA F. TENORIO

Mayor of the Municipality of Dededo

ROSHUA F. TENORIO

September 5, 2025

Honorable Peter John Benavente
Municipality of Dededo Mayor

Hafa Adai Mayor Benavente,

The following application has been filed with the Guam Land Use Commission (GLUC):

Application No. 2025-29, the Applicant, Core Tech Development, LLC, represented by TG Engineers, PC, is requesting a Zone Change from a split zone of "R2/ M1" (Multiple Dwelling/ Light Industrial) to a full "M1" (Light Industrial) zone for the proposed installation and operation of a photovoltaic solar and battery system energy storage facility on Lot 10184-6 in the Municipality of Dededo.

Pursuant to P.L. 33-209, Section 61106(b) [Requirements Before Municipal Public Hearings], attached herewith are the Application Review Committee (ARC) position statements for your perusal.

For any **Zone Change** request that may have an adverse impact on the public's interest, the GLUC is mandated by law to conduct a public hearing in the Municipality where the subject lot is located. Accordingly, we have scheduled with your office a public hearing to be held at the **Dededo Senior Citizen Center on Thursday, September 18, 2025, at 6:00 p.m.**

Si Yu'os Ma ase,

CELINE L. CRUZ
Guam Chief Planner

Attachments: Application No. 2025-29
ARC Position Statements

X *Permit* *9/15/25*

ATTACHMENT 3

DEPARTMENT OF LAND MANAGEMENT - LAND PLANNING DIVISION
GUAM LAND USE COMMISSION (GLUC) / GUAM SEASHORE PROTECTION COMMISSION (GSPC)
PUBLIC HEARING ATTENDANCE SHEET

PLACE: Dededo Senior Citizen Center

DATE: September 18, 2025

TIME: 6:00 p.m.

APPLICATION TYPE: Zone Change

APPLICATION NO: 2025-29

DESCRIPTION: Requesting a Zone Change from a split zone of "R2/M1" (Multiple Dwelling/ Light Industrial) to a full "M1" (Light Industrial) zone for the proposed installation and operation of a photovoltaic solar & battery system energy storage facility.

APPLICANT/REP: Core Tech Development, LLC/ TG Engineers, PC **LOT NO(s):** 10184-6

PRINT NAME	MAILING ADDRESS/LOT #	TELEPHONE
1. Sonny Gogue	DLM	
2. Bobbie Cruz	GWA	
3. Peter J. Bernante	D.M.O.	
4. Jacob Miller	GWA	
5. Frank P. Arifino	DLM	
6. James Garrido	D.M.O.	
7. John Illi Rosales		
8. Marvin Aguilar	TG Engineers P.C. (Presenter)	
9. Vince Mangal	120 Mangal St. Dededo	
10. Gale Vergara	DLM	
11. Theresa Guevara	DLM	
12. Chae Chae	DLM	11



DIPATTAMENTON MINANEHAN TÁNO'
(Department of Land Management)
GUBETNAMENTON GUÁHAN
(Government of Guam)



LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
Director

JOSHUA F. TENORIO
SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
Deputy Director

March 18, 2026

Memorandum

To: Chairperson, Guam Land Use Commission

From: Guam Chief Planner

SUBJECT: Application No. 2025-29, Zone Change

1. PURPOSE

A. Application Summary: The applicant, Core Tech Development, LLC, represented by TG Engineers, PC, is requesting a Zone Change from "R2" (Multiple Dwelling) and M1 (Light industrial) Zone to a full "M1" Zone, for the proposed installation and operation of Photovoltaic Panels for a PV Solar and Battery System Energy Storage (BSS) on Lot 10184-6, in the municipality of Dededo.

B. Legal Authority: Title 21, GCA (Real Property), Chapter 61 (Zoning Law), Sections 61630–61637 (Changes of Zones), and applicable subsections.

2. FACTS

A. Location: The subject lot is located along Two Lovers Point Road, approximately 1.5 miles inland from Route 1 (Marine Corps Drive).

B. Lot Area: Lot area subject to zone change: 58.7 acres or 237,650 square meters.

C. Present Zoning: "R2" (Multiple Dwelling) and M1 (Light Industrial) Zone.

D. Field Description: The subject lot is vacant and overgrown with trees and vegetation, and the topography is generally flat.

E. Surrounding Land Uses: Neighboring land uses include the Northern Wastewater Treatment Facility and Core Tech's Ukudu Workforce Village and Concrete Batch Plant.

F. Master Plan: Residential and Industrial (North and Central Guam Land Use Plan).

Street Address:
30 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

Website:
<http://dlm.guam.gov>

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383



Continuation of Memorandum

RE: Staff Report – Zone Change - Application No. 2025-29

Page 2 of 5

G. Community Design Plan: Federal Lands – Not Designated

H. Previous Commission Action: February 28, 2009 Adoption of the “Dos Amantes” Official Zoning Map. Also, this lot was one of several lots covered under Core Tech’s Ukudu Workforce Village Master Plan which has evolved over the years.

3. APPLICATION CHRONOLOGY

A. Date Application Accepted: April 17, 2025

B. Date of ARC Review: May 1, 2025

C. Date of Public Hearing: September 18, 2025

A public hearing was held at the Dededo Senior Center on September 18, 2025. In attendance were the applicant’s representative; the Mayor of Dededo, Mr. Peter Benavente; a member of the Dededo Municipal Planning Council; Department of Land Management Planning staff; Guam Waterworks Authority (GWA) staff; and two concerned citizens.

Mr. Marvin Aguilar of TG Engineers, representing Core Tech Development, LLC, presented the request for the proposed zone change and provided an overview of the project details and anticipated zoning impacts. GWA staff submitted testimony for the record objecting to the proposed zone change, citing disputed property ownership and related concerns. (see Public Hearing Results as attachment)

4. DISCUSSION and STAFF ANALYSIS:

A zone change must address Public Necessity, Public Convenience, and General Welfare criteria. In response, the applicant provides the following discussion:

PUBLIC NECESSITY, CONVENIENCE and GENERAL WELFARE FACTORS

Pursuant to Title 21GCA, Chapter 61, §61630, the Commission must assess a change of zone request wherein public necessity, convenience, and general welfare will justify such action. We submit justification in support of a change from a split “M1” and “R2” (Multi-Family Dwelling) zone to a full “M1” (Light-Industrial) zone for Lot 10184-6. The applicant presents the following:

The end state of this request is to align the property with Public Law 33-198, which scripted GPA’s renewable portfolio standards and required 25% of the island’s total power consumption capacity to be dependent on alternative energy sources by the year 2035. Public Law 35-46 amended the standards and increased GPA’s renewable portfolio for reliance and dependency on alternative energy sources for the island to 100% by the year 2045. The Law serves as a response to anticipated increases and fluctuation of costs associated with operating fossil-fuel-dependent power generators. In foresight, Guam Power

Continuation of Memorandum

RE: Staff Report – Zone Change - Application No. 2025-29

Page 3 of 5

Authority (GPA) has directed its attention to alternative energy production to reduce such dependency and pass projected savings to GPA customers and end-users.

This request for a change of zone for the subject lot is strictly intended to support the installation and use of photovoltaic panels and distributed inverters (See Section 9b and Appendix C).

With Lot 10184-6 dedicated to support panels and inverters, the demand on water will be negligible, where the need for water reserved for periodic maintenance cleaning of panels and inverters. Likewise, the zone change for Lot 10184-6 will have no impact on wastewater infrastructure.

Free-standing photovoltaic panels and related infrastructure may be considered temporary and easily removed to accommodate other low-impacting land uses. This in turn is a positive attribute of the development scheme as it offers a level of flexibility on land development in the event a need arises to remove the solar farm. The act of changing the zone of the subject parcel aligns not only with the GPA's initiatives, but also with the Guam Energy Office's mandate and mission "to promote energy conservation and energy efficiency, promote deployment of renewable energy technologies, and provide energy saving solutions to reduce fossil fuel dependency leading to a sustainable energy future for the island."

The request for a change of zone further aligns with the Guam Strategic Energy Plan with respect to balancing sound economics with ecological integrity, the request is consistent with key principles of the Plan, which is to:

- ❖ Enhance the general quality of life through energy strategies that will benefit Guam.
- ❖ Promote ecologically friendly propositions that create a healthy environment.
- ❖ Promote environmental stewardship through energy conservation and energy efficient practice.
- ❖ Support opportunities for local economic vitality.
- ❖ Emphasize alternative power sources; and,
- ❖ Support options that will reduce market volatility, stabilize rates, and increase reliability.

This request aligns with the government of Guam initiatives to promote an environmental-friendly approach to reduce and replace dependency on fossil fuel and operational cost of running fossil fuel generators.

The end state of the request will allow the property owner to engage in constructing and operating a solar farm that in turn will be an expression of both direct and indirect benefits for the people of Guam far into the 21st century.

ANALYSIS: The following is our analysis of the requested change of zone for Lot 10184-6 from a split R2/M1 designation to a full M1 (Light Industrial) designation. The stated purpose is to support the installation and operation of photovoltaic panels and distributed inverters as part of CTD's larger renewable energy development awarded by the Guam Power Authority (GPA). The Commission has recently reviewed and approved several adjacent and nearby parcels under the same development initiative.

The applicant demonstrates strong consistency with Guam's renewable energy mandates under Public Law 33-198 and Public Law 35-46, which require GPA to transition to 100% renewable energy

Continuation of Memorandum

RE: Staff Report – Zone Change - Application No. 2025-29

Page 4 of 5

by 2045. The proposed use directly supports GPA's contracted renewable energy production and contributes to island wide energy resilience, reduced fossil-fuel dependency, and long-term rate stability. These outcomes align with the general welfare component of §61630.

Lot 10184-6 is part of a broader, phased development plan involving multiple parcels previously reviewed and approved by the Commission for similar zoning actions. These approvals were granted to support CTD's awarded contract with GPA. The subject parcel is functionally and operationally integrated into this larger system, and its rezoning is necessary to maintain continuity and efficiency of the overall renewable energy project. This context strengthens the argument for public necessity.

The proposed solar use is low-intensity and will not impose significant demands on public infrastructure. Water use is limited to periodic cleaning, and no wastewater generation is anticipated. Traffic impacts are minimal once construction is complete. These factors support the finding that the request does not adversely affect public convenience.

The existing split R2/M1 zoning is a legacy condition originating from the interim Dos Amantes Planning Area Plan and GLUC Resolution No. 2008-01. The applicant seeks to unify the parcel under a single zoning designation. Staff finds that eliminating split-zone inconsistencies generally improves regulatory clarity and supports coherent site planning.

The adjacent and extended parcels are zoned M1 and M2 and the Northern Wastewater Treatment Facility lies immediately east of the R2 portion. These conditions indicate that the area functions as an industrial and utility-oriented district. Retaining an R2 designation in this context is inconsistent with surrounding uses and incompatible with adjacent heavy utility infrastructure.

The Commission has already approved multiple parcels in the immediate area for M1 zoning to support CTD's renewable energy project. Rezoning Lot 10184-6 to M1 maintains a contiguous and consistent zoning pattern, avoids fragmentation, and supports the operational layout of the solar facility.

Based on the analysis above, staff finds that the proposed zone change advances Guam's statutory renewable energy goals, supports an already-approved, island-wide public benefit project, and eliminates an outdated and incompatible split-zone condition. Further, the requested zone change aligns with surrounding industrial and utility land uses and does not impose adverse impacts on public infrastructure.

Staff concludes that the request satisfies the criteria under 21 GCA §61630 and supports a finding of public necessity, convenience, and general welfare, subject to the recommended conditions below. The Application Review Committee provided mixed comments regarding the requested zone change; however, each agency identified conditions of approval should the Commission elect to grant the request. These conditions collectively ensure that the project remains consistent with the mandates and protective responsibilities of the respective reviewing agencies. The Dededo Municipal Planning Council has expressed its support for the proposal, as documented in Resolution No. 2026-01. Staff also notes that the Guam Waterworks Authority (GWA) submitted an objection during the municipal public hearing. GWA's concerns include:

1. Disputed property ownership affecting portions of the subject lot;
2. Discrepancies in survey maps and boundary delineations requiring resolution; and

Continuation of Memorandum

RE: Staff Report – Zone Change - Application No. 2025-29

Page 5 of 5

3. The need to protect existing GWA infrastructure and easements, including ensuring continued access and maintenance rights.

These issues fall within GWA's statutory responsibilities and must be addressed by the applicant prior to any land-disturbing activities. Staff recommends that the Commission incorporate conditions requiring verification of ownership, updated survey documentation, and protection of all existing utility easements.

Staff further notes that the action before the Commission is strictly limited to a zoning determination. The decision to change the zoning designation does not affect, prejudice, or interfere with any pending litigation involving the property, nor does it confer advantage to any party to such litigation. The Commission's review is confined solely to sound land-use considerations within its statutory authority.

Based on the findings and analysis presented, and subject to the resolution of GWA's identified concerns, the Department of Land Management Planning Staff recommends that the Guam Land Use Commission favorably consider the proposed zone change.

5. RECOMMENDATION: Planning staff recommends approval, subject to the following condition:

The applicants shall adhere to all ARC recommendations, conditions, and requirements as noted in their Official Position Statements.



CELINE L. CRUZ
Guam Chief Planner

ATTACHMENTS: 2025-29 Public Hearing Results
Guam Waterworks Authority Testimony for Application 2025-29
Dededo MPC Resolution No. 2026-02
Summary of Position Statements
Project site photo

Public Hearing Minutes

Zone Change Application Number 2025-29

Core Tech Development, LLC

September 18, 2025, 6:00PM

Frank Taitano: The hearing is for a zone change application. The application number is 2025-29. And the applicant is Core Tech Development, LLC who is requesting a zone change from split zone of R2 multiple dwelling zone and M1 light industrial zone, rezoning to a full M1 light industrial zone for a proposed solar farm on lot 10184-6 here in the municipality of Dededo. The representative on behalf of the applicant is TG Engineers. We have Mr. Marvin Aguilar who is going to go over the proposed project. And when he's finished, we'll go ahead and open up for questions

Marvin Aguilar: I'm with T.G. Engineers and we've been asked to work on this request for a rezone in property that was a split zone by the Guam Land Use Commission back in 2006 or 2007 when ancestral lands were returned and owners or their heirs were allowed to choose their zoning. The property is split zone at this time, M1 and R2. And we're requesting to bring it to a full M1 light industrial.

At this time the purpose of this request is to allow for the installation and operation of a more expanded PVDES, which is a battery energy storage system that complements a series of photo-opaque panels.

This approach right now, or this intent, is to address Public Law 35-46, along with other companies that are involved in the solar power industry. They're trying to address it. This has been worked with the Guam Power Authority with respect to obtaining their power purchase agreement.

Public Law 35-46 basically states that by 2045, that's in about 20 years, or actually 19 years, we're going to be reliant on alternative power sources. What that means is our reliance on fossil fuel energy or energy produced by fossil fuels or oils that we bring in, our dependency is going to be reduced and we're going to be relying on more cleaner and more viable energy sources.

That in itself will mean savings on the rate payer. Today, Mr. John Benavente spoke of using alternative energy and kind of focused on with energy, PV solar energy, focusing on that and he was saying that if we were to go 100%, at least what I picked up, we would be dropping kilowatt needs from 25 cents to about 15 cents. So that's a pretty good savings by 2037. By the time we get up to 2045, we could see that savings drop by half.

In relation to dollar bills, I pay between \$400 to \$500 a month on our bill because my wife likes to run the air con 24/7. That has the potential theoretically to drop to about \$200 a month. This property is located directly across the wastewater treatment facility. I call it Wastewater Treatment Facility 2. These blue buildings here is their temporary workforce housing facility.

I'll show you about later in the next few slides, kind of is within this corridor road. It actually comes down here and wraps itself around this wastewater treatment facility. So it's quite large. It's pretty big. But the split zone occurs between this printing press building that was abandoned by the military and it goes from here to about somewhere where this three-way road occurs. I'll show you a map right now. This is the actual subdivision map. You can see that this is the wastewater treatment facility, this boundary, and this lot is all the way down. These two lots that were rezoned earlier, it comes down, wraps itself around the wastewater treatment. Here's a photo of the estimated base on the master plan that was used to that was used right here located in red with R2 and all these areas that's hatched and the remaining green one. Again, I draw your attention to the fact that the wastewater treatment facility is kind of wrapped in.

The zone change supports compatibility with the surrounding designations. So the subject contains R2 designation is essentially surrounded by light and heavy industrial activities. When I talk about heavy industrial activities, the new wastewater treatment plant is actually rezoned to PF, public facility, but it is a public sewer facility.

Concerned citizen: Is the wastewater treatment facility new?

Marvin Aguilar: There is the old and the new one. This is the old system that we're all familiar with and this is the upgrade. They're both in operation so they complement each other.

Well, we know that that's the facility that was just activated about a year and a half, two years ago. Oh. This is the one that we are both growing on. And this in itself has been updated. As I noted earlier, the M1 portion of the subject lot 10184-6, it wraps around the north, south, and east boundary of the north wastewater treatment facility.

At this time right now, the dynamics, the design of the PV setup for this entire program, it kind of shifts here and then as of last month. This was the design that we're going to utilize on the one lot here. We're going to utilize this lot right here that wasn't part of it at the time. We're utilizing this portions down here and of course right up here.

So this green, blue-green lines going across, or blue lines going across, they represent what we call PV arrays, photovoltaic arrays. Their arrays consist of between 10 to 15 and upwards of 25 panels per one set.

Well they're all connected like Christmas tree lights. So having the easement, the access for connectivity is very important. So in this case it doesn't show that we're actually including this but I think it looks like plants are going to include a portion right here just to maximize land space to increase the PV absorption. At this time we're looking at four different lots.

At this time, by rezoning this property for that particular use, there will be no dependency on water, power, or wastewater infrastructure. It's a property that's been previously cleared by the military with some minor earthwork needed to support the placement and operations of these PV panels.

And essentially it promotes and enhances the quality of life through reducing the dependency on fossil fuel, promote environmental stewardess. So we're attempting to obtain power and energy through a clean source. We're not burning oils, we're not using winds where you have a 300 foot, you know, a series of 300 foot towers, flag poles up there with windmills on them.

So it's one of the best bets in terms of the type of alternative power, the alternative energy source that's available. That being said, I'll open this discussion to questions. Go ahead and we can have a focal point. Hey Marvin, I got a question. Yes, John. Obviously the one that's blue, top right corner, that genre is what you're talking about.

Concerned Citizen: You get the panels in place. What's the transport from there to wherever it goes as far as the garage?

Marvin Aguilar: The whole idea is to be able to take all this power, follow the public easement and they're going to work it all the way up to the power plant.

Concerned Citizen: So they're sending that power to the power plant?

Marvin Aguilar: Yes

Concerned Citizen: So being that it's going to change from M1/R2 to M1, would that have any effect on our property as far as when we plan to decide or build in the future like residential homes and stuff like that?

Marvin Aguilar: It should not.

Bobbi Cruz and Jacob Miller with GWA: We would just like to give our testimony on behalf of Guam Waterworks. As the adjacent landowner, the Guam Waterworks, GWA, cannot endorse or support Core Tech's zone change application for the reasons stated. Number one, disputed property ownership.

Number two, discrepancies in survey maps and boundaries. And number three, protection of existing GWA infrastructure and easements. (See attached GWA Testimony).

Frank Taitano: I just want to make sure that, you know, any reference to the legal issues that GWA raised, you know, boundaries and all that, we can't discuss that. And I don't think GWA is willing to discuss that too because none of us in here are lawyers. But the present Assistant AG stated in his memo to the Department, it is not our position to determine the status of an application.

DLM is bound by our administrative mandate to process these applications to the Commission. Now all of this information to include GWA's position on this matter will be included in the packets for the Commission. The main part here is we can't discuss anything in reference to the ongoing legal process right now.

Okay, if there's no other questions or comments, thank you everyone for coming. It's now 6:38 and I would like to adjourn this public meeting.

GUAM WATERWORKS AUTHORITY
Gloria B. Nelson Public Service Building | 688 Route 15, Mangilao, Guam 96913
P.O. Box 3010, Hagatña, Guam 96932
Tel. No. (671) 300-6846/47 Fax No. (671) 648-3290

September 18, 2025

Chairperson, GLUC or Executive Secretary, GLUC
c/o Department of Land Management
Land Planning Division
P.O. Box 2950
Hagatna, Guam 96932



Subject: Guam Waterworks Authority Testimony on **Application No. 2025-29** by Applicant, Core Tech Development, LLC for zone change from a split zone of "R2/M1" (Multiple Dwelling/Light Industrial) to full "M-1" (Light Industrial) for Lot 10184-6 in the Municipality of Dededo.

Hafa Adai GLUC,

As the adjacent landowner, the Guam Waterworks Authority (GWA) cannot endorse, or support Core Tech's zone change application for the reasons stated below:

1. **Disputed Property Ownership:** GWA does not acknowledge or accept the property ownership documentation as submitted. Lot 10184-6, listed as being owned by Core Tech, is the subject of an active lawsuit in the Guam Superior Court in CV1198-18 *Government of Guam, Michael J. Borja, in his official capacity as Director of Land Management and Guam Waterworks Authority v. Core Tech International Corporation and Younex Enterprises Corporation*.

This case, filed and initiated by the Government of Guam, Department of Land Management, challenges the validity of certificates of title that were erroneously issued and concern the lots included in Core Tech's Application No. 2025-29. As a co-plaintiff in the suit, GWA has also petitioned the Superior Court to quiet title in a portion of Lot 10184-6 and in Lot 10184-7.

2. **Discrepancies in Survey Maps and Boundaries:** GWA disputes the metes and bounds described in the survey maps submitted for Lot 10184-7 which Core Tech claims to own. These boundaries, as presented, do not align with government of Guam and GWA land records. Attached for GLUC's records as **Attachment A** is Instrument No. 312262, which is a general-purpose lease executed between the United States and the government of Guam for the initial construction, installation, maintenance, operation, repair and replacement of a Wastewater Treatment Plant.

Attachment A attaches a map as *Exhibit A* that specifically identifies Parcels 3 & 4 on an Austin, Smith & Associates, Inc. drawing and specifically identifies said parcels' boundaries in bearings, distance and coordinates. The map at *Exhibit A* is for Lots 10193 and 10194 (formerly Parcels 3 and 4) and includes Lots 10184-7 and a portion of Lot

RECEIVED

19/10/25

DLM / Planning Division

TO: Paul
2.7.25

GWA Position Statement

Application: 2025-29

Applicant: Core Tech Development, LLC

Page 2 of 2

10184-6 where a portion GWA's Northern District Wastewater Treatment Plant sits today. A 2017 land registration survey map of Lot 10193 and Lot 10194, included as **Attachment B**, re-drawn to show these precise boundaries in Lots 10184-6 and Lot 10184-7 is also attached.

To the extent that all other maps (radius maps, location maps, etc.) reflect the erroneous boundaries, GWA disputes the validity of such maps for the purposes of the subject application. Consequently, any other maps derived from or based on Core Tech's survey maps, including radius maps and location maps, should be considered invalid for the purposes of this application until the ongoing litigation before the Superior Court of Guam mentioned under Item no. 1 above is fully adjudicated.

3. **Protection of Existing GWA Infrastructure and Easements.** The subject lots also contain active sewer and water infrastructure, including a 42-inch sewer main within an existing sewer line easement and a 16-inch water main without a reserved easement. Core Tech must ensure that GWA's access to all existing utility lines are maintained, that no construction impedes current or future access, and that appropriate utility easements are established as required. All coordination related to infrastructure impacts, modifications, or utility relocations must be done in coordination with GWA and must be at the developer's expense.

For the foregoing reasons, and chiefly for the reasons stated regarding the dispute of Core Tech's ownership, GWA cannot consent to or support Core Tech's application while the matter regarding the disputed property ownership remains unresolved before the Guam Superior Court.

I can be reached at (671) 300-6846 or at mcbordallo@guamwaterworks.org for any questions or clarification, or you may contact Bobbie Cruz, GWA Right of Way Supervisor at (671) 300-6071 or at bobbiec@guamwaterworks.org for more information.

Sincerely,



MIGUEL C. BORDALLO, P.E.
General Manager

N6274280RP00020

GENERAL PURPOSE LEASE

PART I

LEASE between the GOVERNMENT OF GUAM, an unincorporated Territory of the United States of America (hereinafter called "Lessee") and the UNITED STATES OF AMERICA (hereinafter called the "Government"), consisting of this PART I, the General Provisions of PART II, attached hereto and made a part hereof, and such Special Provisions as are incorporated by Article 5 of this PART I.

1. LEASED PROPERTY: Under the terms and conditions of this lease, the Government hereby leases to the Lessee that portion of Andersen Air Force Base Communications Annex No. 1 (Wettengel Receiver) Installation AJKO, Guam, which portion is hereinafter called the "Leased Property"; containing an area of 600,844.7 square feet, more or less, delineated and marked "Parcel No. 3" and "Parcel No. 4" on Austin, Smith, and Associates, Incorporated Drawing, Sheet 6 of 8, EXCEPT the existing 20-foot wide waterline easement in "Parcel No. 3" as shown on Austin, Smith and Associates, Incorporated Drawing, Sheet 6 of 8, marked "Exhibit A," attached hereto and made a part hereof, together with access to the site over existing Government roads from Route 3.

2. TERM: The term of this lease shall be for a period of TWENTY-FIVE (25) YEARS, and shall begin on 10 February 1980 and end on 9 February 2005, unless sooner terminated in

ORIGINAL

• 312262

accordance with the provisions of Article D or E of
PART II hereof.

Lessee may extend the term of this lease for one (1) additional period of TWENTY-FIVE (25) YEARS by delivery to the Local Government Representative of written notice of its intention to extend no later than ninety (90) days prior to the expiration of the then current term; PROVIDED, no extension shall be granted which creates a total term in excess of FIFTY (50) YEARS.

3. RENT: Lessee shall pay the Government as rent for use of the Land the sum of One Dollar (\$1.00) for the term, receipt of which is hereby acknowledged, in conformity with the provisions of Article V of PART II hereof.

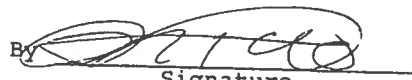
4. USE: The Land shall be used by the Lessee for the construction, installation, maintenance, operation, repair and replacement of a Wastewater Treatment Plant and sewer lines and related purposes extending over, across, in, under, and upon the Leased Property.

5. SPECIAL PROVISION: The following specified additional provision is hereby incorporated into this lease and shall be controlling in the event of any conflict with the General Provisions of PART II of this lease:

This lease is subject to the construction of the proposed Northern Integrated Sewage System Treatment Plant designed to serve the Department of Defense as well as U.S. Government agencies in the Northern District of the Island of Guam.

6. LOCAL GOVERNMENT REPRESENTATIVE: The Force Civil Engineer (Real Estate), Commander U.S. Naval Forces, Marianas, or his successor, is hereby designated as the Local Government Representative and shall, under the direction of the Department of the Air Force, represented by the Commander, Andersen Air Force Base, Guam, have complete charge of the administration of this lease and shall exercise full supervision and general direction thereof insofar as the interests of the Government are affected.

7. GOVERNMENT OF GUAM

By  _____
Signature Witness
PAUL M. CALVO
Governor of Guam

Title Date

8. EXECUTION FOR AND ON BEHALF OF THE GOVERNMENT
THE UNITED STATES OF AMERICA

By  2/27/80

Director, Real Estate Division
Pacific Division
Naval Facilities Engineering Command
Date
BY AUTHORITY OF THE
DEPARTMENT OF THE AIR FORCE

APPROVED AS TO FORM:

KENNETH E. NORTH
Attorney General of Guam

Date: _____

N6274280RP00020

GENERAL PURPOSE LEASE

PART II

GENERAL PROVISIONS

A. GENERAL MAINTENANCE OBLIGATION

Lessee, at its own expense, shall so protect, preserve, maintain and repair the Leased Property, that the same will at all times be kept in at least as good condition as when received hereunder.

B. REPRESENTATIONS

Lessee has examined, knows and accepts the condition and state of repair of the Leased Property and the Station of which it forms a part, and acknowledges that the Government has made no representation concerning such condition and state of repair, nor any agreement or promise to alter, improve, adapt, repair or keep in repair the same, or any item thereof, which has not been fully set forth in this Lease which contains all the agreements made and entered into between the Lessee and the Government.

C. SUBJECTION TO EXISTING AND FUTURE EASEMENTS AND RIGHTS OF WAY

This lease is subject to all outstanding easements and rights of way for location of any type of facility over, across, in, under and upon the Leased Property, or any portion thereof, and to the right of the Government to grant such additional easements and rights of way over, across,

in, under and upon the Leased Property as it shall determine to be in the public interest; Provided, that any such additional easement or right of way shall be conditioned on the assumption by the Grantee thereof of liability to Lessee for such damages as Lessee shall suffer for property destroyed or property rendered unusable on account of Grantee's exercise of its rights thereunder. There is hereby reserved to the holders of such easements and rights of way as are presently outstanding or which may hereafter be granted, to any workers officially engaged in the construction, installation, maintenance, operation, repair, or replacement of facilities located thereon, and to any Federal, State or local official engaged in the official inspection thereof, such reasonable rights of ingress and egress over the Leased Property as shall be necessary for the performance of their duties with regard to such facilities.

D. TERMINATION BY GOVERNMENT

This lease may be terminated by the Government at any time prior to the expiration of the term thereof:

(1) During a National Emergency declared by the President or the Congress.

(2) Upon failure on the part of the Lessee to comply with any of the terms and conditions of this lease.

(3) Upon abandonment of the rights granted herein, or nonuse of such rights for a period of two consecutive years.

E. TERMINATION BY LESSEE

Lessee shall have the right to terminate this lease upon thirty (30) days written notice to the Local Government

Representative in the event of damage to or destruction of all of the improvements on the Leased Property or such a substantial portion thereof as to render the Leased Property incapable of use for the purposes for which it is leased hereunder; Provided, (1) the Local Government Representative either has not authorized or directed the repair, rebuilding or replacement of the improvements or has made no provision for payment for such repair, rebuilding or replacement by application of insurance proceeds or otherwise, and (2) that such damage or destruction was not occasioned by the fault or negligence of Lessee or any of its officers, agents, servants, employees, subtenants, licensees or invitees, or by any failure or refusal on the part of Lessee to fully perform its obligations under this Lease.

F. SURRENDER

Upon the expiration of this lease or its prior termination, Lessee shall quietly and peacefully remove itself and its property from the Leased Property and surrender the possession thereof to the Government; Provided, in the event the Government shall terminate this Lease upon less than thirty (30) days notice, Lessee shall be allowed a reasonable period of time, as determined by the Local Government Representative, but in no event to exceed thirty (30) days from receipt of notice of termination, in which to remove all of its property from and terminate its operations on the Leased Property. During such period prior to surrender, all obligations assumed by Lessee under this lease shall remain in full force and effect.

G. INSTALLATION OF IMPROVEMENTS - RESTORATION AND REMOVAL

Lessee shall have the right hereunder to make and install such permanent improvements as are required to effectuate the purposes of this lease as set forth in Article 4, PART I, which shall include but not be limited to, permanent buildings, sidewalks, roadways, utility lines and the like. All work shall be done without cost or expense to the Lessor in accordance with plans previously approved by the Commander, Andersen Air Force Base, Guam, except that initial construction funds may be provided by the Lessor as the Air Force pro rata share as a connection charge. All work in connection with construction, installation, maintenance, operation, repair and replacement of sewage facilities to provide greater than primary treatment of sewage from Air Force facilities shall be done without cost or expense to the Lessor except that initial construction funds may be provided by the Lessor as the Air Force pro rata share as a connection charge subject to the provisions of Department of the Air Force Contract F64133-75-C-0012.

Any and all such improvements which have been made or installed by the Lessee hereunder, shall remain the property of the Lessee and together with the Land hereunder shall be maintained by the Lessee in a condition and state of repair satisfactory to the Government.

Prior to the expiration of the term of this lease, or within a reasonable time after termination under General Provision D of this lease, where sufficient advance notice thereof has not been given, Lessee may remove, or be requested by the Lessor to remove, all but not part of the improvements

on the Land, in which event, Lessee at its own expense, shall restore the surface area of the Land to the same or as good condition as that which existed prior to the beginning of the term of this Lease. Such restoration shall be effected to the satisfaction of the Commander, Andersen Air Force Base, Guam.

H. INDEMNIFICATION BY LESSEE-GOVERNMENT NON-LIABILITY

Lessee covenants that it will indemnify and save and hold harmless the Government, its officers, agents and employees for and from any and all liability or claims for loss of or damage to any property owned by or in the custody of Lessee, its officers, agents, servants, employees, subtenants, licensees, or invitees, or for the death of or injury to any of the same which may arise out of or be attributable to the condition, state of repair or Lessee's use and occupancy of the Leased Property, or the furnishing of any utilities or services, or any interruption therein or failure thereof, whether or not the same shall be occasioned by the negligence or lack of diligence of Lessee, its officers, agents, servants or employees.

I. UTILITIES AND SERVICES

In the event that the Government shall furnish Lessee with any utilities and services maintained by the Government which Lessee may require in connection with its use of the Leased Property, Lessee shall pay the Government the charges therefor in addition to the cash rent required under this

lease. Such charges and the method of payment thereof shall be determined by the appropriate supplier of such service, in accordance with applicable laws and regulations, on such basis as the appropriate supplier of such service may establish, which may include a requirement for the installation of adequate connecting or metering equipment at the sole cost and expense of Lessee. It is expressly agreed and understood that the Government in no way warrants the continued maintenance or adequacy of any utilities or services furnished by it to Lessee.

J. LIENS

Lessee shall promptly discharge or cause to be discharged any valid lien, right in rem, claim or demand of any kind, except one in favor of the Government which at any time may arise or exist with respect to the Leased Property or materials or equipment furnished therefor, or any part hereof, and if the same shall not be promptly discharged by Lessee, the Government may discharge, or cause to be discharged, the same at the expense of Lessee.

K. ACCESS

The Government shall have access to the Leased Property at all reasonable times for any purpose not inconsistent with the quiet use and enjoyment thereof by Lessee, including but not limited to, the purpose of inspection.

L. STATE AND LOCAL TAXES

In the event that as a result of any future Act of Congress, subjecting Government-owned property to taxation, any taxes, assessments or similar charges are imposed by state or local authorities upon the Leased Property (other than upon Lessee's possessory interest therein), Lessee shall pay the same when due and payable.

M. DISPUTES

(a) Except as otherwise provided in this lease, any dispute concerning a question of fact arising under this lease which is not disposed of by agreement shall be decided by the Chief of Staff, Headquarters, U.S. Air Force, who shall reduce his decision to writing and mail or otherwise furnish a copy thereof to the Lessee. The decision of the Chief of Staff, Headquarters, U.S. Air Force, shall be final and conclusive unless, within 30 days from the date of receipt of such copy, the Lessee mails or otherwise furnishes to the Chief of Staff, Headquarters, U.S. Air Force, a written appeal addressed to the Secretary of the Air Force. The decision of the Secretary or his duly authorized representative for the determination of such appeals shall be final and conclusive. This provision shall not be pleaded in any suit involving a question of fact arising under this lease as limiting judicial review of any such decision to cases where fraud by such official or his representative or board is alleged: Provided, however, that any such decision shall be final and conclusive unless the same is fraudulent

or capricious or arbitrary or so grossly erroneous as necessarily to imply bad faith or is not supported by substantial evidence. In connection with any appeal proceeding under this clause, the Lessee shall be afforded an opportunity to be heard and to offer evidence in support of his appeal. Pending final decision of a dispute hereunder, the Lessee shall proceed diligently with the performance of the lease and in accordance with the decision of the Chief of Staff, Headquarters, U.S. Air Force.

(b) This "Disputes" clause does not preclude consideration of questions of law in connection with decisions provided for in paragraph (a) above. Nothing in this lease, however, shall be construed as making final the decision of any administrative official, representative, or board on a question of law.

N. COVENANT AGAINST CONTINGENT FEES

Lessee warrants that no person or agency has been employed or retained to solicit or secure this lease upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, excepting bona fide employees or bona fide established commercial agencies maintained by Lessee for the purpose of securing business. For breach or violation of this warranty, the Government shall have the right to annul this lease without liability or in its discretion to require Lessee to pay, in addition to the rental or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

O. OFFICIALS NOT TO BENEFIT

No Member or Delegate to Congress, or Resident Commissioner, shall be admitted to any share or part of this lease, or to any benefit to arise therefrom, but this provision shall not be construed to extend to this lease if made with a corporation for its general benefit.

P. FAILURE OF GOVERNMENT TO INSIST ON COMPLIANCE

The failure of the Government to insist, in any one or more instances, upon performance of any of the terms, covenants or conditions of this lease shall not be construed as a waiver or relinquishment of the Government's right to the future performance of any such terms, covenants or conditions and Lessee's obligations in respect to such future performance shall continue in full force and effect.

Q. ASSIGNMENT OR SUBLETTING

Lessee shall not transfer or assign this lease or any interest therein nor sublet or otherwise make available to third party or parties any portion of the Leased Property or rights therein without the prior written consent of the Government. Under any assignment made, with or without consent, the assignee shall be deemed to have assumed all of the obligations of Lessee hereunder, but no assignment shall relieve the assignor of any of Lessee's obligations hereunder except for an extension of the lease term beginning after such assignment, and then only if the Government shall have consented thereto.

R. LABOR PROVISION

(1) Equal Opportunity

During the term of this lease the Lessee agrees as follows:

(a) The Lessee will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Lessee will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Lessee agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Government setting forth the provisions of this nondiscrimination clause.

(b) The Lessee will, in all solicitations or advertisements for employees placed by or on behalf of the Lessee, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

(c) The Lessee will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a

notice to be provided by the government, advising the labor union or worker's representative of the Lessee's commitments under this Equal Opportunity Clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(d) The Lessee will comply with all provisions of Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375 of October 13, 1967, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(e) The Lessee will furnish all information and reports required by Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375 of October 13, 1967, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the Government and the Secretary of Labor for purposes of investigating to ascertain compliance with such rules, regulations, and orders.

(f) In the event of the Lessee's noncompliance with the Equal Opportunity clause of this lease or with any of such rules, regulations, or orders, this lease may be canceled, terminated or suspended in whole or in part and the Lessee may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375 of October 13, 1967, and such other

sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375 of October 13, 1967, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(g) The Lessee will include the provisions of paragraphs (a) through (g) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375 of October 13, 1967, so that such provisions will be binding upon each sublessee or vendor. The Lessee will take such action with respect to any sublessee or purchase order as the Government may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the Lessee becomes involved in, or is threatened with, litigation with sublessee or vendor as a result of such direction by the Government, the Lessee may request the United States to enter into such litigation to protect the interests of the United States.

(2) Convict Labor

In connection with the performance of work required by this lease, Lessee agrees not to employ any person undergoing a sentence of imprisonment at hard labor.

(3) Contract Work Hours Standards Act (40 U.S. Code 327-330)

This lease, to the extent that it is a contract of a character specified in the Contract Work Hours Standards Act

(40 U.S.C. 327-330) and is not covered by the Walsh-Healy Public Contracts Act (41 U.S.C. 35-45), is subject to the following provisions and exceptions of said Contract Work Hours Standards Act and to all other provisions and exceptions of said law:

(a) The Lessee shall not require or permit any laborer or mechanic in any workweek in which he is employed on any work under this contract to work in excess of 8 hours in any calendar day or in excess of 40 hours in such workweek on work subject to the provisions of the Contract Work Hours Standards Act unless such laborer or mechanic receives compensation at a rate not less than one and one-half times his basic rate of pay for all such hours worked in excess of 8 hours in any calendar day or in excess of 40 hours in such workweek, whichever is the greater number of overtime hours. The "basic rate of pay," as used in this clause, shall be the amount paid per hour, exclusive of the Lessee's contribution or cost for fringe benefits and any cash payment made in lieu of providing fringe benefits, or the basic hourly rate contained in the wage determination, whichever is greater.

(b) In the event of any violation of the provisions of paragraph (a), the Lessee shall be liable to any affected employee for any amounts due, and to the United States for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic employed in violation of the provisions of paragraph (a) in the sum of \$10 for each calendar day on which such employee

was required or permitted to be employed on such work in excess of 8 hours or in excess of the standard workweek of 40 hours without payment of the overtime wages required by paragraph (a).

S. GOVERNMENT RULES AND REGULATIONS

Lessee shall comply with such rules and regulations regarding Station security, ingress, egress, safety, and sanitation, as may be prescribed, from time to time, by the Local Government Representative, or by the Commanding Officer of the Station.

T. USE IN PERFORMANCE OF GOVERNMENT CONTRACTS

Lessee shall notify the Local Government Representative promptly whenever the use of the Leased Property in the performance of Government contracts changes so as to utilize 75 percent or more of the total capacity thereof, and conversely whenever such use changes so as to utilize less than 75 percent of such capacity.

U. NOTICES

No notice, order, direction, determination, requirement, consent, or approval under this lease shall be of any effect unless in writing. All notices required under this lease shall be addressed to Lessee, or to the Local Government Representative, as may be appropriate at the addresses thereof specified in this lease or at such other addresses as may from time to time be agreed upon by the parties hereto.

V. PAYMENTS

Any and all payments to the Government required under this lease shall be made by check or postal money order made payable to the Department of the Air Force and delivered to the Local Government Representative.

W. ADMINISTRATION

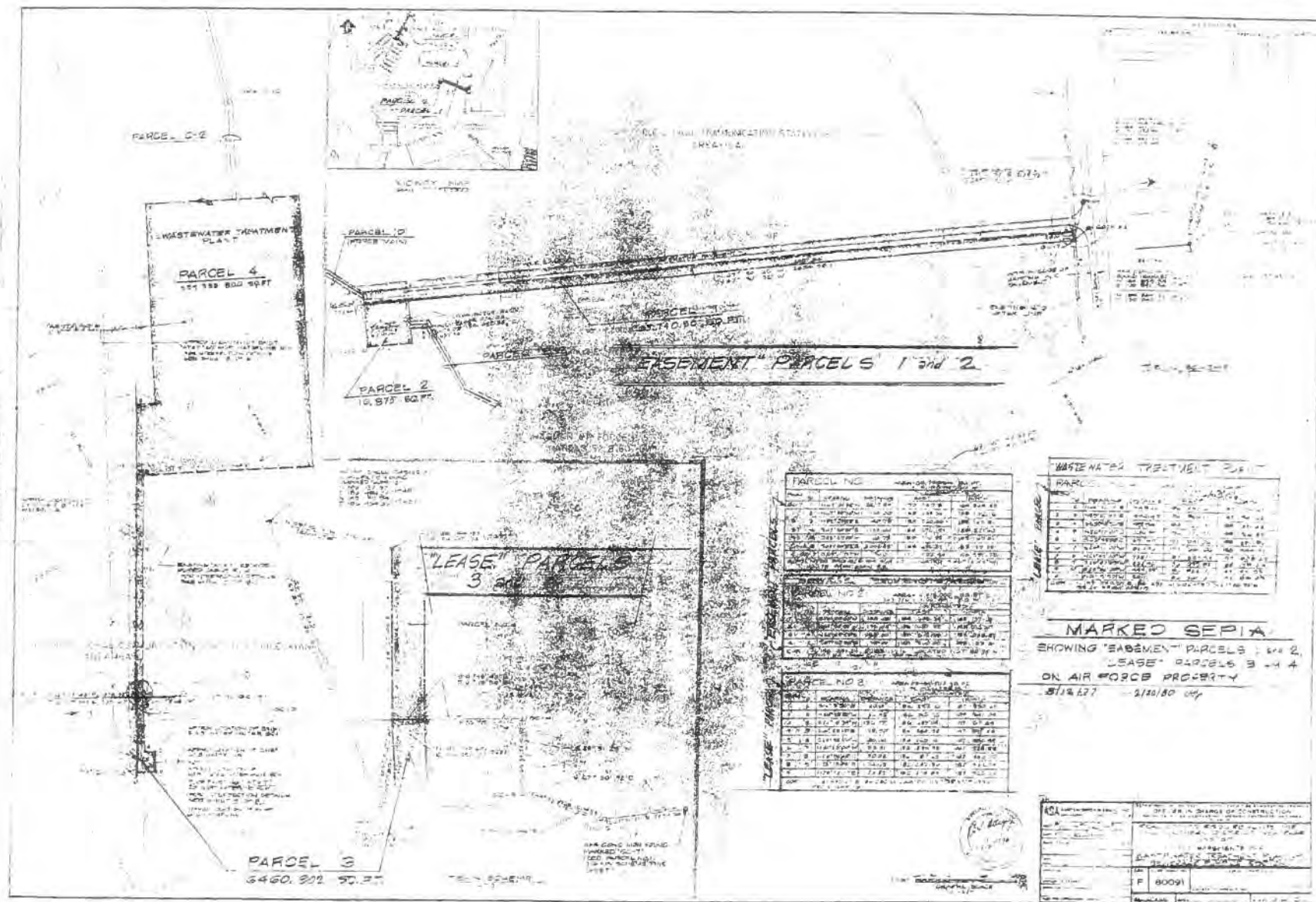
The Local Government Representative specified in Article 6 of PART I of this lease shall, under the direction of the Chief of Staff, Headquarters, U.S. Air Force, have complete charge of the administration of this lease, and shall exercise full supervision and general direction thereof insofar as the interests of the Government are affected.

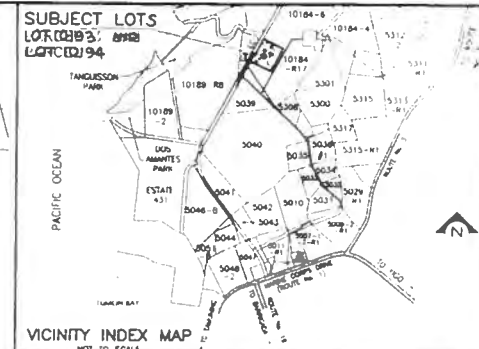
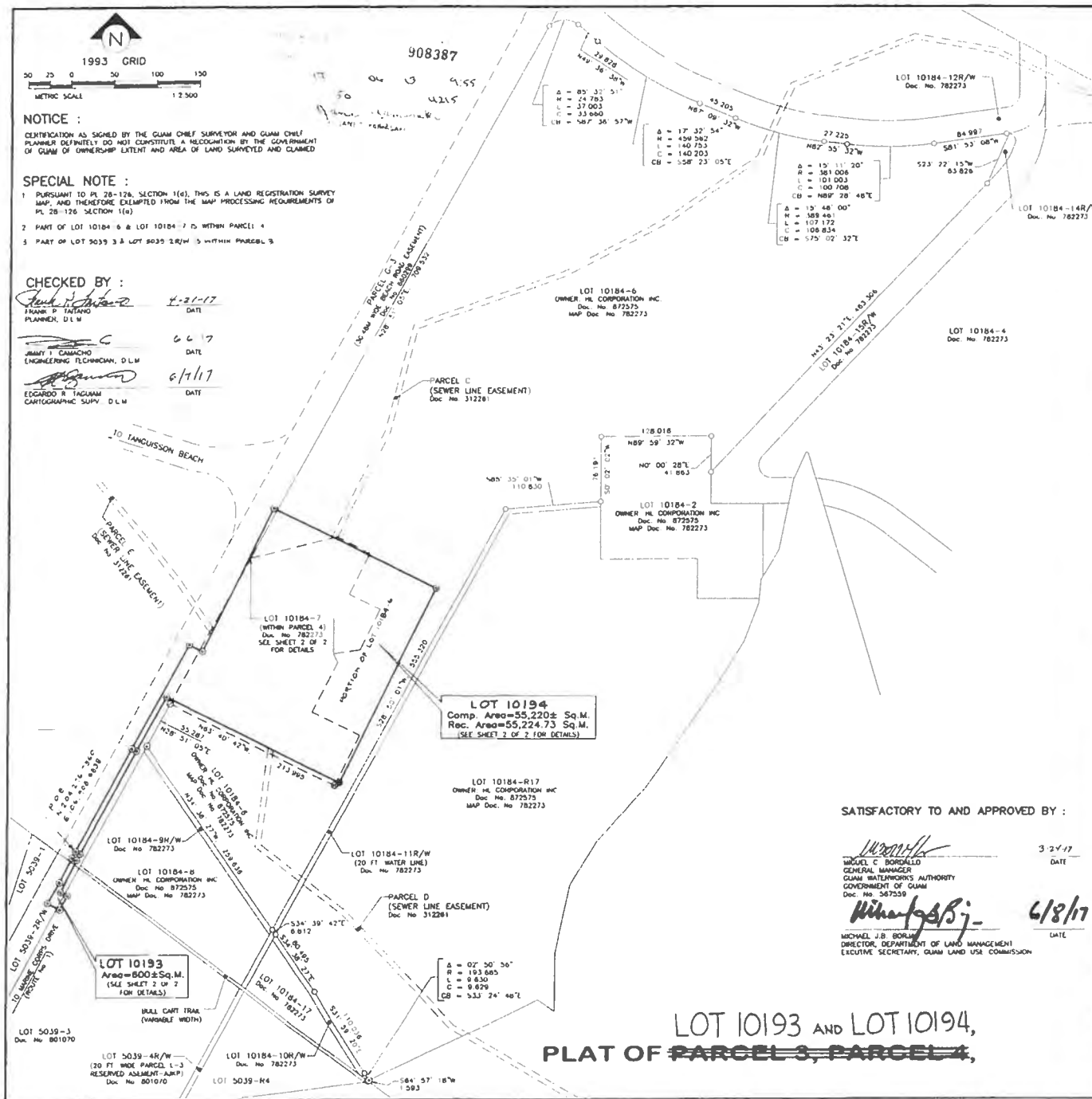
TERRITORY OF GUAM, DEPT. OF LAND MANAGEMENT
OFFICE OF THE RECORDER
INSTRUMENT NUMBER 312262

This instrument was filed for record on 23
day of May 19 80, at 12:05 AM
and duly recorded in Book _____ at Page _____

Recording Fee _____ Voucher No. _____

[Signature]
Recorder





- NOTES:**
1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
 2. ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
 3. BEARINGS AND DISTANCES WITHIN THE PARENTHESES ARE RECORD DATA, ALL OTHERS ARE THIS GRID.
 4. SUBJECT LOT IS WITHIN THE NORTHERN WATER RECHARGE AREA.
 5. SUBJECT LOT IS ZONED "M-2" HEAVY INDUSTRIAL PER OFFICIAL ZONING MAP # 3 6/7/50.
 6. AS-BUILT SHOWN EXISTS AS OF APPROVAL OF THIS MAP.
 7. ELEVATION OF CONTOUR LINES AS SHOWN ARE IN FILE AS PER TOPOGRAPHIC SURVEY PERFORMED BY DURAS, CAMACHO AND ASSOCIATES INC. AND VERTICAL CONTROL WAS BASED FROM CGM No. 0040 WITH AN ELEVATION OF 300.85 FEET AND CONTINUOUS INTERVAL 1 FOOT.

- REFERENCES:**
1. DMC No. DCN-5-15-35, RETRACEMENT SURVEY MAP OF LOT 10194-7 (NORTHERN DISTRICT SEWERAGE SYSTEM) AND PARCEL 3 AND PARCEL 4 (GOVERNMENT OF GUAM LEASE Doc. No. 312382), PREPARED BY PLS No. 83, L.M. No. 285-P/2015, Doc. No. 889-42.
 2. LEASE AGREEMENT, Doc. No. 312382 (GENERAL PURPOSE AGREEMENT).
 3. DMC No. F007-022, SUBDIVISION SURVEY OF LOT 10194 (FORMERLY LOT 10194-1) PREPARED BY PLS No. 18, L.M. No. 108-1/2008, Doc. No. 782273.
 4. DMC No. RE-95-02, RETRACEMENT SURVEY MAP OF ANDERSEN COMMUNICATION ANNEX No. (AHO) PREPARED BY PLS No. 33, Doc. No. 640294.
 5. GRANT DEED, Doc. No. 567559.
 6. DMC No. PCOT-034, SUBDIVISION OF LOT 5039 PREPARED BY PLS No. 9, L.M. No. 183-P/3009, Doc. No. 801076.

CERTIFICATE OF GUAM CHIEF SURVEYOR
 THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH TITLE 21, GUAM CODE ANNOTATED CHAPTER 30, ARTICLE 3, UNIFORM TRIANGULATION SYSTEM AND REGULATIONS THEREUNDER ON THIS 14 DAY OF JULY 2017.
 [Signature]
 GUAM CHIEF SURVEYOR / CHIEF OF CADASTRE

CERTIFICATE OF GUAM CHIEF PLANNER
 APPROVAL PURSUANT TO TITLE 21, GUAM CODE ANNOTATED, CHAPTER 32, SUBDIVISION LAW

NOT REQUIRED
 GUAM CHIEF PLANNER DATE

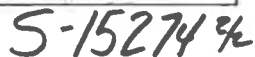
CERTIFICATE OF SURVEYOR
 I, Hector C. Camacho, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION THAT IT IS BASED ON A FIELD SURVEY MADE ON DECEMBER 8, 2016 IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I FURTHER CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED ON THIS MAP.
 [Signature]
 HECTOR C. CAMACHO, PLS No. 65 DATE 1/24/17

DCA
 DURAS-CAMACHO
 ENGINEERING (CIVIL/STRUCTURAL)
 CONSTRUCTION MANAGEMENT/PLANNING
 ENVIRONMENTAL SERVICES/SURVEYING
 DEVELOPMENT CONSULTATION
 GEOSPATIAL INFORMATION SYSTEMS
 P.O. Box #808 (Tutuila, American Samoa)

LAND REGISTRATION SURVEY MAP OF LOT 10193 AND LOT 10194 (FORMERLY PARCEL 3 and PARCEL 4) (NORTHERN DISTRICT SEWERAGE SYSTEM)

SURVEY DATA		DATE	LOT DATA
FIELD	MPG/WRS & CREW	2-08-2018	BASIC LOT PARCEL 3 AND PARCEL 4
BOOK	DCN-2018		CERT OF TITLE No. Doc No. 567559
COMPUTED	CB	DEC 2016	REGISTERED ON UNREGISTERED
DRAWN	CB	DEC 2016	IN THE NAME OF
RESEARCHED	FD	DEC 2016	GOVERNMENT OF GUAM
CHECKED	NCI	DEC 2016	
SATISFACTORY TO & APPROVED BY			
OWNER		DATE	
Doc. No.			
DMC No. DCN-5-18-75		SHT 1 OF 2	SCALE 1:1000 L.M. CHECK No. 084 1/1/2017

Doc. No. 38GL-26-2792.*



MUNICIPALITY OF DEDEDO

PETER JOHN SALAS BENAVENTE
MAYOR

ANN S. SAN AGUSTIN LEON GUERRERO
VICE MAYOR



RESOLUTION NO. 2025-29

Introduced by
Mayor Peter John S. Benavente, Chairperson
Vice Mayor Ann S.A. Leon Guerrero, Co-Chairperson

Members:
Jose Arthur Chan, Jr. Ace Jo Sebastian Cruz Mirrao Manalo
Robert Paulino Eugenio L. Goaza



Relative to the approval GLUC Zone Change Application No. 2025-29, the Applicant, Core Tech Development, LLC, represented by TG Engineers, PC, is requesting for a Zone Change from a split zone of "R2/M1" (Multiple Dwelling/Light Industrial) to a full "I01" (Light Industrial) zone for the proposed installation and operation of a photovoltaic solar and battery system energy storage facility on Lot 10184-S in the Municipality of Dededo.

BE IT RESOLVED BY THE DEDEDO MUNICIPAL PLANNING COUNCIL

WHEREAS, in accordance with applicable procedures, the Dededo Municipal Planning Council conducted two duly noticed public hearings on October 8, 2025, at 5:00 p.m. and 5:30 p.m. respectively, to receive public input, testimony and relevant information regarding the proposed zone change application; and

WHEREAS, the Dededo Municipal Planning Council convened its regular meeting on October 8, 2025, at 6:00 p.m. following the public hearings, during which Council members discussed the application and determined that further review and council advisement were necessary due to issues concerning Guam Waterworks Authority (GWA) infrastructure and service considerations affecting the subject property; and

WHEREAS, upon motion duly made and seconded, the Dededo Municipal Planning Council voted to table the application to a subsequent meeting in order to obtain additional information and allow further evaluation; and

WHEREAS, variable meetings were scheduled for November 12, 2025, and December 11, 2025, to continue discussions on the application; however, a quorum was not met on both dates, and therefore no official action could be taken; and

WHEREAS, the meeting was thereafter rescheduled to February 12, 2026, at which time a quorum was present, and the Dededo Municipal Planning Council resumed discussions of GLUC Zone Change Application No. 2025-29; and

WHEREAS, after careful review of the application, consideration of public testimony, evaluation of relevant infrastructure and planning factors, and deliberation among Council members, the Dededo Municipal Planning Council determined that the requested zone change is consistent with the intended land use and supports appropriate development within the Municipality of Dededo; and

WHEREAS, on February 12, 2026, with a quorum present, a motion was duly made, seconded, and carried to approve GLUC Zone Change Application No. 2025-29

NOW, THEREFORE, BE IT RESOLVED, that this approval reflects the Council's consideration of public hearings, infrastructure concerns, and compliance with applicable planning principles and municipal interests; and

FURTHER RESOLVED, that the Co-Chairperson of the Dededo Municipal Planning Council certify to and the secretary attest the adoption hereof and that certified copies of this Resolution shall be transmitted to the Guam Land Use Commission, Core Tech Development, LLC, represented by TG Engineers, PC, and all relevant agencies

DULY RECORDED AND REGULARLY ADOPTED BY THE DEDEDO MUNICIPAL PLANNING COUNCIL ON THIS
12th DAY OF FEBRUARY 2026

with the Vice Mayor, Co-Chairperson presiding in place of the Mayor, Chairperson on the day of voting


ANN S.A. LEON GUERRERO
Vice Mayor, Co-Chairperson


AMBRÍA MARIÉ SANTOS
Secretary, DMPC



DIPATTAMENTON MINANEHAN TANO'
(Department of Land Management)
GUBETNAMENTON GUAHAN
(Government of Guam)



Street Address:
90 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
DIRECTOR

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

JOSHUA F. TENORIO
SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

March 18, 2026

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members

FROM: Chairperson, Application Review Committee (ARC)

SUBJECT: Summary of Position Statements by ARC Members
Zone Change, Application No. 2025-29 Core Tech Development, LLC

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to the Planning Division, Department of Land Management.

DEPARTMENT OF LAND MANAGEMENT (DLM):

Planning staff recommends approval of the Zone Change with the following conditions:
The applicants shall adhere to all ARC recommendations, conditions, and requirements as noted in their Official Position Statements.

DEPARTMENT OF PUBLIC WORKS (DPW):

DPW does not object to the request provided the following conditions are met:

1. Provide preventive measures for use of photovoltaic panels and be reasonably resistant to wind, typhoon, earthquake, natural disaster, or any physical threats.
2. Must ensure that the project does not contribute any negative impact within the neighboring area.
3. To provide access for incoming and outgoing vehicles.

GUAM WATERWORKS AUTHORITY (GWA):

GWA is not in favor of the zone change with issues and comments noted in their official position statement.

GUAM POWER AUTHORITY (GPA):

GPA has no objection to the request, subject to the requirements cited in the position statement.

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):

The agency has reviewed the application and approval is subject to conditions noted in their official position statement in addition to compliance with all other relevant environmental laws and regulations administered by GEPA.

Website:
<http://dlim.guam.gov>

E-mail Address:
dlimdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383



SUBJECT: Summary of Position Statements by ARC Members
RE: Zone Change, Application No. 2025-29
Page 2 of 2

DEPARTMENT OF PARKS AND RECREATION (DPR):

The agency has no objections to the zone change application.

BUREAU OF STATISTICS AND PLANS (BSP):

The Bureau recommends approval based on noted conditions in the staff report. If conditions are not met by the applicant nor included in the GLUC's Notice of Action, this position statement is to be interpreted as a recommendation for disapproval.

DEPARTMENT OF AGRICULTURE (DOAG):

The Department provided its Agricultural Impact Statement as well as its conditional approval contingent upon the applicant's compliance of the conditions outlined in the position statement.

GUAM ECONOMIC DEVELOPMENT AUTHORITY (GEDA):

Ex-Officio, non-voting member, not required to submit a Position Statement.

GUAM FIRE DEPARTMENT (GFD):

Ex-Officio, non-voting member, not required to submit a Position Statement.

DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES (DPH&SS):

Ex-Officio, non-voting member, not required to submit a Position Statement.

GUAM PUBLIC SCHOOL SYSTEM (GPSS):

Ex-Officio, non-voting member, not required to submit a Position Statement.

DEPARTMENT OF CHAMORRO AFFAIRS (DCA):

Ex-Officio, non-voting member, not required to submit a Position Statement.



Celine L. Cruz

Attachments: ARC Position statements
Cc: Executive Secretary, GLUC



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

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



VINCENT P. ARRIOLA
Director
LINDA J. IBANEZ
Deputy Director
ERNEST G. CANDELETA
Deputy Director

MEMORANDUM

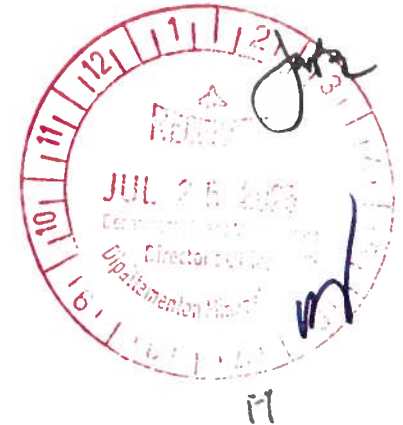
TO: Anita B. Enriquez, PhD
Chairman, Guam Land Use Commission

FROM: Director

APPLICANT: Core Tech Development, LLC

APPLICATION NO.: H2025-29

SUBJECT: Zone Change ("R-2" to "M-1"), Dededo, Guam
Portion Lot No.: 10184-6



The applicant would like to re-zone the portion lot 10184-6 from "R-2" to "M-1", approximately 58.7 +/- acres or 237.650 +/- square meters in the village of Ukudu, Municipality of Dededo. The existing lot is a split zone, and the applicant's intent is to designate the lot to a full "M-1" (Light Industrial Zone) to dedicate the lot and support the installation for use of photovoltaic panels and distributed inverters.

The Department of Public Works has completed the review of the subject application and has no objection to the request provided the following conditions are met:

- Provide preventive measures for use of photovoltaic panels and be reasonably resistant to wind, typhoon, earthquake, natural disaster or any physical threats.
- Must ensure that the project does not contribute any negative impact within the neighboring area.
- To provide public access for incoming and outgoing vehicles.

NOTE: For public access coordinate with Division of Highways (rights of way section).

Should you have any questions, please contact the Division of Capital Improvement Projects, (CIP) at (671) 646-3224 or (671) 646-3131.

VINCENT P. ARRIOLA

25 JUL 2025

RECEIVED

7-25-25 Cg

DLM / Planning Division

GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building | 638 Route 15, Mangilao, Guam 96913
P.O. Box 3010, Hagatna, Guam 96932
Tel. No. (671) 300-6348/47 Fax No. (671) 648-3290

MEMORANDUM

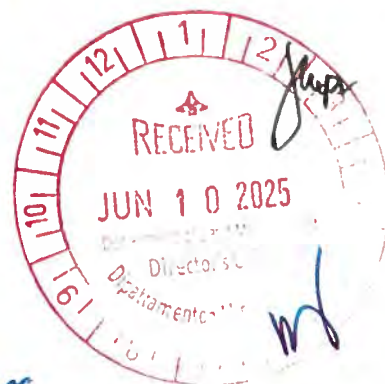
June 9, 2025

TO: Joseph Borja, Director, Department of Land Management

CC: Mayor Peter John Benevente, Municipality of Dededo
(peterjohn.benevente@mcog.guam.gov)

FROM: Miguel C. Bordallo, P.E., General Manager *[Signature]*

SUBJECT: Position Statement on Zone Change Application 2025-29
for Lot 10184-6 in the Municipality of Dededo



APPLICANT: Core Tech Development, LLC

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a Zone Change from M-1 & R-2 to full M-1 for the proposed installation of Photovoltaic panels

This memorandum shall serve as GWA's position statement for the Core Tech Development, LLC application. GWA is not in favor of the subject Zone Change Application

The following issues/comments support GWA's position with regard to this application:

1. GWA does not acknowledge nor accept the Property Ownership documentation provided in the subject application. Several of the lots purported to be owned by the applicant are in fact the subject of dispute in an active lawsuit filed by the Government of Guam, Department of Land Management regarding the erroneously issued certificates of title for several of the lots listed in the application.
2. GWA disputes the metes and bounds shown in the survey maps submitted in the application, particularly the metes and bounds of Lot 10184-7, which the applicant claims to own as purported in the Property Ownership documents submitted in this application. To the extent that all other maps (radius maps, location maps, etc.) reflect the erroneous boundaries, GWA disputes the validity of such maps for the purposes of the subject application.
3. There is an active 42-inch sewer main that runs through an existing easement through the subject lot, from north of the lot to the south where it ultimately connects to the sewer pump station at the Northern District Wastewater Treatment Plant (NDWWTP). The application and proposed development must affirmatively maintain GWA's access to the sewer main and existing easement and state that no proposed construction under the rezoned lots will impede such access.

Handwritten notes:
To: Frank
DMM
6-18-25

RECEIVED
By Cristina at 12:55 pm, Jun 10, 2025

GWA Position Statement

Application: 2025-29

Applicant: Core Tech Development, LLC

June 9, 2025

Page 2

4. There is an active 16-inch water main that runs through a portion of the subject lot around the northern area of adjacent Lot 10184-2. This water line was transferred to GWA by the previous landowner without establishing an easement through the stated portion. Due to the utility line not being properly reserved, GWA requests a 10-foot wide utility easement of the subject portion of the water main.
5. Future construction shall not occur over water and sewer easements. Any proposed changes to existing infrastructure shall: (a) be coordinated with GWA; (b) ensure continuity of utility service for customers near, upstream, or downstream of construction, both during and after construction; (c) establish new utility rights of way/easements, as appropriate; and (d) be at the developer's expense.
6. The developer shall register maps and documents for new public rights of way or easements with the Department of Land Management (DLM).
7. GWA must have 24-hour access to utility rights of way/easements. If the proposed development will be gated: (a) GWA must approve the access method; (b) the developer shall register the appropriate documentation (such as a utility grant of right of way) with DLM; and (c) gates shall be provided where connections to offsite GWA utilities are located, in order to allow maintenance and repairs of utilities crossing the fence line without damaging the fence.

This memorandum shall remain valid for 365 calendar days from the date of this response. Please contact Jacob Miller, P.E., GWA Permits and New Area Development Supervisor (#671-300-6039 or jpmiller@guamwaterworks.org) for water and sewer system standards or additional information.



GUAM ENVIRONMENTAL PROTECTION AGENCY • AHTENSAN PRUTEKSION TINATA GUAHAN
LOURDES A. LEON GUERRERO • GOVERNOR OF GUAM • JOSHUA F. TENORIO • DEPUTY GOVERNOR OF GUAM
MICHELE C. R. LASTIMOSA • ADMINISTRATOR

AUG 25 2025

Dr. Anita B. Enriquez
Chairman, Guam Land Use Commission
c/o Department of Land Management
590 S. Marine Corps Drive
ITC Bldg. Ste. 733
Tamuning, Guam 96913

Ref: **Application No. 2025-29**, the Applicant, Core Tech Development LLC represented by TG Engineers, PC; requests a Zone Change from split-zone "M-1" & "R-2" (Light Industrial/Multi-family Dwelling) zone to a full "M-1" (Light Industrial) zone, for the proposed installation and operation of a PV Solar and Battery System Energy Storage solar farm, on Lot 10184-6, in the Municipality of Dededo.

Hafa adai Dr. Enriquez:

Buenas yam Saluda. The staff of this Agency has reviewed the application for the proposed **zone change** and approval of this application is subject to until such time that the following conditions are met:

A. EPP, Stormwater and Erosion Control

1. The proposed development must meet all requirements of the Guam Soil Erosion and Sediment Control Regulations (22 GAR Chapter 10), and must provide both pre- and post-construction stormwater controls meeting the requirements of the 2006 CNMI and Guam Stormwater Management Manual, as implemented by Executive Order No. 2012-02.
2. The proposed development having an area of fifty eight point seven (58.7) acres need pre-development activities such as clearing, grubbing, grading and stockpiling (CGGS) that a permit for that needs to be secured from Guam EPA prior to actual mobilization and construction. It appears during site inspection that the area was already roughly cleared by a previous Contractor. In order for the activities to continue, the developer must see to it that an unexpired and active CGGS permit must be secured from Guam EPA.
3. This development needs an Environmental Protection Plan (EPP) prepared and stamp by a professional engineer pursuant to 22GAR §10104 (c) (5) (D) where the focal point and

integral part of the EPP is the Erosion Control Plan (ECP). The EPP must include, among others, vegetation, wildlife, fugitive dust control, solid and hazardous waste management



Re: Application Number 2025-29

Page 2 of 2

and disposal procedures, work site maintenance and typhoon recovery plan.

B. Drainage System

1. There is no specific plan nor having been mentioned in the submitted package that the project will use a certain type of drainage disposal method. The developer must submit during the building permit process for review by Guam EPA for the applicability of the drainage system selected in the design to make sure that the requirements of the drainage manual mentioned herein are adhered to.

C. Water & Wastewater Demand

1. The water demand is minimal according to the submitted application package and there is no plan to build a maintenance crew building with a restroom in the facility.

In addition to the above concerns, the applicant is reminded that any development proposed for the subject location must comply with all other, relevant environmental laws and regulations administered by Guam Environmental Protection Agency.

If you have any questions, please feel free to contact my staff at Water Resources Management Program or Water Division Acting Chief Engineer Mr. Johnny Abedania at Tel # (671) 588-4796 or (671) 588-4786, respectively.

Dangkolu na si Yu'us ma'ase'.

Senseramente,


MICHELLE C.R. LASTIMOZA
Administrator

cc: Mr. Joseph M. Borja
Executive Secretary
Department of Land Management

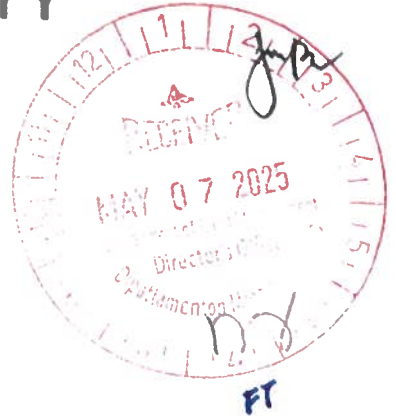




GUAM POWER AUTHORITY

ATURIDÁT ILEKTRESEDÁT GUAHAN
P.O. BOX 2977 • AGANA, GUAM U.S.A. 96932 2977

May 02, 2025



MEMORANDUM

To: Chairman, Guam Land Use Commission
Executive Secretary, Guam Land Use Commission

From: General Manager

Subject: L10184-6, Municipality of Dededo, (Core Tech Development, LLC) Zone Change Application from current use "M-1" and "R-2" (Light-Industrial and Multi-Family Residential) to Full "M-1" (Light-Industrial) zone. To install and operate a PV Solar and Battery System Energy Storage (BSS) solar farm. Application No. 2025-29

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

- Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
 - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
 - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
 - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
 - Developer Owner shall provide necessary electric utility easements to GPA prior to final connection.
 - Provide scheduling and magnitude of project power demand requirements for new loads.
 - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
 - GPA reserves its rights to the following utility easements as shown on Instrument No. 660299, and 782273.
- Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.
- A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.
- All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments

GPA has no objection to the request subject to the conditions cited above.

JOHN M. BENAVENTE, P.E.

ASG app

mo
VQ

To: Frank
GPM
5.13.25

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**

Applicant: **Core Tech Development, LLC**

Location: **LI0184-6, Municipality of Dededo,**

Type of Application: **Zone Change**

GIUC GSPC **Application No. 2021-21**

Brief Project Description: **Zone Change Application from current use "M-1 and R-2"**

(Light-Industrial and Multi-Family Residential) to

Full "M-1" (Light-Industrial) zone. To install and operate a

PV Solar and Battery System Energy Storage (BSS) solar farm.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:

Yes ☐

No ☒

2. If the answer to #1 above is YES, then:

I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:

Yes ☐

No ☒

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE**, itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.

UNO

mo

JOHN M. BENAVENTE, P.E.
General Manager

5/7/2025

Date

Comments:

Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment maybe required to determine the effect of this facility on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.



Louise A. Leon Guerrero
Governor
Joshua F. Tenorio
Deputy Governor

Department of Parks and Recreation
Dipartamenton Plasey yan Dibueision

Government of Guam
Director's Office Parks and Recreation Division
400 Chalan Kungkay, Agaña Heights, Guam 96910
(671) 475-6288, TDD/voice (671) 477-0007
Guam Historic Resources Division
400 Chalan Kungkay, Agaña Heights, Guam 96910
(671) 475-6204/6355, TDD/voice (671) 477-0532



Angel R. Sablan
Director
Warren Pelletier
Public Manager

May 9, 2023

In reply refer to
RC 2023-0284

Memorandum

To: Director, Department of Land Management
From: Director, Department of Parks and Recreation

Subject: ZC Application No. 2023-29, Applicant Core Tech Development, LLC
propose to rezone Lot 10184-6, from "M-1 and R2" Zone to a full "M-1" Light
Industrial Zone in order to install and operate a PV Solar and Battery System
Energy Solar (BSS) solar farm in the Municipality of Dededo



FT

We reviewed the subject zone change application by applicant Core Tech Development, LLC
propose to rezone Lot 10184-6, from "M-1 and R2" Zone to a full "M-1" Light Industrial Zone
in order to install and operate a PV Solar and Battery System Energy Solar (BSS) solar farm in
the Municipality of Dededo. The subject lot has an overall size of 38.7 acres.

Our office has concluded our review and will have **No Objection** with the Approval of this Zone
Change Application.

Should you have any questions, please contact Mr. Logan Myers, Archaeologist at (671) 475-
6340 or by email: logan.myers@dpr.guam.gov

Sincerely,

Angel R. Sablan
Director

Patrick U. Lujan
State Historic Preservation Officer

TV: Frank
allmm
5-17-23

RECEIVED
By Cristina at 3:58 pm, May 14, 2023



BUREAU OF STATISTICS AND PLANS

Sagan Planu Siha Yan Enfortomasion



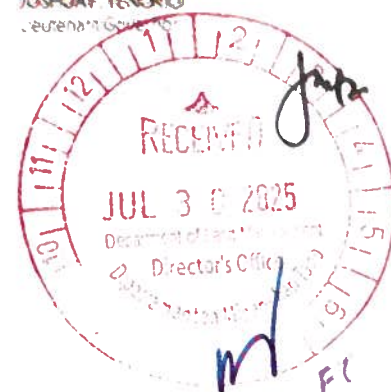
July 25, 2025

Memorandum

To: Director, Department of Land Management
Attn: Division of Planning

From: Director, Bureau of Statistics and Plans

Subject: Application No. 2025-29 Zone Change
Location: Lot 10184-6
Municipality: Dededo
Applicant: Core Tech Development, LLC
Proposed Use: M1



RECEIVED

7-28-25

DLM / Planning Division

Buenas yan Hafa Adai! I am pleased to inform you that the Bureau of Statistics and Plans (Bureau) has completed its review of the above-mentioned application pursuant to its authorities under 5 GCA Ch.1 Article 2 Comprehensive Planning¹ and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies² pursuant to Executive Order 78-37. Moreover, in accordance with Executive Order 96-26, the Bureau hereby submits its position statement based on its professional and technical analysis of effects to statutory authorities under the Bureau's purview.

Application Overview

The applicant, Core Tech Development, LLC, is requesting a zone change from a split-zone "M1" Light Industrial & "R2" Multi-family Dwelling to a full M1 to allow for the proposed installation and operation of a PV Solar and Battery System Energy Storage solar farm, on Lot 10184-6, in the Municipality of Dededo. The subject lot contains a total of 237,650 square meters or approximately 58.7 acres. Power, water, and sewer is directly available to the property.

Planning Considerations and Constraints

A. Surrounding Zone and Land Use Characterization

¹ 5 GCA, CH 1 Article 2, § 1200 *et seq.* (1990). Note: In past publications, this article was entitled "Centralized Planning"; however, this manifest error has been corrected and the article reads "Comprehensive Planning" pursuant to P.L. 20-147 (Mar. 21, 1990).

² Guam Land-Use Policies, Executive Order 78-37 (1978). <https://bsp.guam.gov/wp-bsp-content/uploads/2017/01/E.O.-78-37-Guam-Land-Use-Policies.pdf>

BUREAU OF STATISTICS & PLANS - GOVERNMENT OF GUAM

Mail: P.O. Box 2950 Hagåtña, Guam 96932 Tel: (671) 472-4201/3 Fax: (671) 477-1812 Web: www.BSP.Guam.Gov

*TD: Paul
8.4.2*

2 | Application No. 2025-29 Zone Change - Core Tech Development, LLC

The subject lot, Lot 10184-6, is located along Tanguisson Route, adjacent to the Northern Wastewater Treatment Facility. Land use within the immediate surrounding area comprises a mix of vacant and undeveloped land, with zoning primarily "M1" Light Industrial, "C" Commercial, "R2" Multi-family Residential and "H" Hotel Resort. Other nearby M1 and C zone areas include the Core Tech Development Inc. Temporary Workforce Housing Facility, Cement Plant, and Heavy Equipment Laying Yard. The proximity to the GWA facility imposes stringent limitations on land use, particularly concerning wastewater management, odor control, and potential contamination risks.

The subject lot is located in a "Residential" designated area, as defined by the North and Central Guam Land Use Plan³ (PL 30-244), an element of the Guam Comprehensive Development Plan. The "Residential" land use category allows for a variety of housing types, from single-family homes to multi-family buildings, while generally discouraging nonresidential uses—except for compatible public facilities, schools, and institutions. Limited neighborhood-scale commercial or retail may be permitted if a special design review ensures it aligns with the surrounding residential character.

While utility-scale energy facilities are generally not envisioned within the residential-designated land use area, the proposed installation and operation of a PV Solar and Battery Energy Storage System (BESS) may be considered conditionally compatible if carefully sited and designed to minimize adverse impacts on the surrounding neighborhood.

B. Geographical Landscape Assessment Based on Watershed

The subject lot is in the Northern Watershed and above the Northern Guam Lens Aquifer. According to the National Oceanic and Atmospheric Administration's Coastal Change Analysis Program (CCAP) land cover data, the surface area of this watershed has changed by 12.11% from 2005 to 2015.⁴

Regarding development impacts, as of 2015 land cover data, 30.6% of the watershed was developed, and 15.78% comprised impervious surfaces.⁵ An area is at greater risk of flooding the more an area is developed and levels of impervious surfaces are high. Areas with impervious surface rates will likely experience negative impacts on water quality. Impervious surfaces significantly reduce the water quantity and quality in a watershed. Impervious surface degrades the watershed quality by greatly reducing the stream flow and increasing the stream temperature. They carry huge pollutant loads downstream, causing due harm to aquatic life. Severe degradation can be expected when rates reach 25%. Runoff effects include channeling and loss of beach profile along untreated storm drain outfalls, sediment plumes, algae blooms, noxious odors due to poor water quality, and coral mortality.

Land cover within the subject lot comprises bare land with some light vegetation. The proposed project will likely increase the extent of impervious surfaces due to the placement of solar panels, battery units, access roads, and associated infrastructure. This change in land cover may reduce

³ ICF International. 2009. North and Central Guam Land Use Plan. September. (ICF International #00824.08.) Seattle, WA. Prepared for Bureau of Statistics and Plans—Government of Guam.

⁴ National Oceanic and Atmospheric Administration. Office for Coastal Management. "C-CAP Land Cover Atlas." Coastal Change Analysis Program (C-CAP) High-Resolution Land Cover. Charleston, SC: NOAA Office for Coastal Management. Accessed July 2025 at <https://coast.noaa.gov/ccapatlas/>

⁵ Ibid.

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natural infiltration, increase surface runoff, and contribute to localized erosion if not properly managed. The alteration could potentially impact downstream water quality and hydrology by introducing pollutants and sediment through stormwater runoff. To mitigate these effects, the project should incorporate stormwater management practices such as permeable surfaces, vegetated buffers, and erosion control measures to maintain watershed function and support sustainable land use.

Effects Test and Conditions

Technical analysis of the proposed project was conducted to determine foreseeable effects and compatibility to standards within the following Guam Land-Use Policies:

Sustainable Community Development: Policy LU-5 works to “promote environmental sustainability through a variety of measures. Examples of possible measures include green building design, green spaces in urban areas, green infrastructure, greenway and conservation lands networks, transit-oriented and transit-ready development, improved networks for walking and wheeling, site design to promote renewable energy use, and other measures.”⁶

Determination of Effects: Yes

While the project aligns with goals to reduce carbon emissions and promote site design for renewable energy use, its siting within a residential-designated land use area and over the Northern Guam Lens Aquifer raises concerns regarding stormwater runoff and watershed health due to increased impervious surfaces.

Condition: The applicant should consider incorporating green infrastructure strategies such as permeable access roads, stormwater retention features, vegetated buffers, and minimal land disturbance to preserve infiltration capacity and protect water quality. Additionally, sustainable siting and construction practices—such as minimizing grading, conserving any existing vegetation, and using low-impact development techniques—would enhance the project’s environmental performance and demonstrate meaningful application of sustainability principles within the land use planning framework.

Air-quality Policy: All activities and uses shall comply with all local air pollution regulations and all appropriate federal air quality standards in order to ensure the maintenance of Guam’s relatively high air quality.⁷

Determination of Effects: Yes

The requested rezoning will allow for construction activities that have the potential to adversely impact air quality.

Condition: Incorporate Best Management Practices (BMPs) in accordance with the Guam Air Pollution Control Standards and Regulations during any future construction to minimize dust and

⁶ ICF International. 2009. North and Central Guam Land Use Plan. September. (ICF International #00824.08.) Seattle, WA. Prepared for Bureau of Statistics and Plans—Government of Guam: 2-5

⁷ Government of Guam. 1978. Executive Order 78-37. November. 2. <https://bsp.guam.gov/wp-bsp-content/uploads/2017/01/E.O.-78-37-Guam-Land-Use-Policies.pdf>

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air pollution such as fugitive particulate matter emissions from ground-disturbing activity and from the operation of vehicles and heavy equipment.

Water Quality Policy: Safe drinking water shall be assured and aquatic recreation sites shall be protected through the regulation of uses and discharges that pose a pollution threat to Guam's waters, particularly in estuarine, reef and aquifer areas.⁸

Policy NS-17 "Protect groundwater recharge areas and stream conservation areas from urban and saltwater contamination using the following approaches:

- e. Use of green street design principles, which emphasize low maintenance, stormwater management, aquifer recharge, beautification, and neighborhood collaboration and pride;
- f. Limit building and parking footprints and use alternative surface/paving designs to reduce thermal pollution, promote groundwater recharge, and preserve space for landscaping;
- g. Use of percolation ponds and other low maintenance systems on large-scale development sites overlying recharge areas. Require that large scale and regional stormwater management plans and designs do not result in the transfer or movement of water from immediate area recharge to sub-basins. There should be no new nonpoint or point source pollution discharges as part of this redevelopment."⁹

Determination of Effects: Yes

As stated earlier, increased impervious surface and decreased vegetative cover resulting from future development will contribute to the cumulative negative impact to the water quality within the Watershed.

Condition: The applicant must comply with CNMI and Guam Stormwater Management Manual¹⁰ Standards and implement Island Best Management Practices specifications. Concepts, design and performance standards can be found in the GCMP publications 1) Island Stormwater Practice Design Specifications Manual¹¹ and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID¹².

⁸ Ibid.

⁹ ICF International. 2009. North and Central Guam Land Use Plan. September. (ICF International #00824.08.) Seattle, WA. Prepared for Bureau of Statistics and Plans—Government of Guam: 5-5

¹⁰ Horsley Witten Group. CNMI and Guam Stormwater Management Manual. Prepared for Commonwealth of the Northern Mariana Islands and the Territory of Guam. (2006) Volume 1: <https://bsp.guam.gov/wp-bsp-content/uploads/2020/07/StormwaterManual-Volume1-Final.pdf> Volume 2: <https://bsp.guam.gov/wp-bsp-content/uploads/2020/07/StormwaterManual-Volume2-Final.pdf>

¹¹ Center for Watershed Protection & Horsley Witten Group, Inc.. Island Stormwater Practice Design Specifications. A Supplement to the 2006 CNMI & Guam Stormwater Design Manual. Prepared for NOAA Coral Reef Conservation Program, Guam Coastal Management Program, and Guam Environmental Protection Agency. (2010): https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/island_swm_specs_supplement_cnmi_guam_design.pdf

¹² Center for Watershed Protection & Horsley Witten Group, Inc.. Stormwater Management in Pacific and Caribbean Islands: A Practitioners Guide to Implementing LID. Prepared for NOAA Coral Reef Conservation Program. (2014): https://www.ncei.noaa.gov/data/oceans/coris/library/NOAA/CRCP/project/1906/Feb2014_IslandBMPGuide_wAppendix.pdf

5 | Application No. 2025-29 Zone Change - Core Tech Development, LLC

Visual Quality Policy: Preservation and enhancement of, and respect for the island's scenic resources shall be encouraged through increased enforcement of and compliance with sign, litter, zoning, subdivision, building and land-use related laws; visually objectionable uses shall be located to the maximum extent practicable, so as not to degrade significant views from scenic overlooks, highways, and trails.¹³

Determination of Effects: Yes

Given the site's proximity to iconic scenic locations such as Two Lovers' Point and Tanguisson Beach, the proposed solar farm will introduce industrial elements into a landscape valued for its natural beauty, which may detract from the visual experience of both residents and tourists—particularly. The visibility of the project from public roadways and recreational viewpoints may result in a degradation of the island's scenic character if not properly mitigated.

Condition: The applicants should incorporate greenscaping around the exterior perimeter for the purpose of creating greater aesthetic compatibility with the surrounding scenic areas. The applicant should set back the fence line, if necessary, to allow for a green/vegetative corridor to be established along the exterior of the frontage perimeter that is visible from the highway.

Determination

Pursuant to Executive Order 96-26, Appendix A § 700 (g), the Bureau hereby recommends approval of the zone change application based on the above-mentioned conditions. If these conditions are not met by the applicant or not included in the Guam Land Use Commission's Notice of Action, this position statement is to be interpreted as a recommendation for disapproval.

Should you have any questions regarding this matter, please do not hesitate to contact Mr. James Pangelinan, Planner, at james.e.pangelinan@bsp.guam.gov or Mr. Edwin Reyes, Coastal Program Administrator, at edwin.reyes@bsp.guam.gov. Si Yu'os Ma'åse'.



LOLA E. LEON GUERRERO
Director

¹³ Government of Guam. 1978. Executive Order 78-37. November. 4. <https://bsp.guam.gov/wp-bsp-content/uploads/2017/01/E.O.-78-37-Guam-Land-Use-Policies.pdf>



Lourdes A. Leon Guerrero
Governor
Joshua F. Tenorio
Lt. Governor

Department of Agriculture Dipattamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña
Director
Roy Gamboa
Deputy Director

To: Anita B. Enriquez, Chairwomen
Guam Land Use Commission

Attn: Joseph M. Borja, Executive Secretary
Guam Land Use Commission

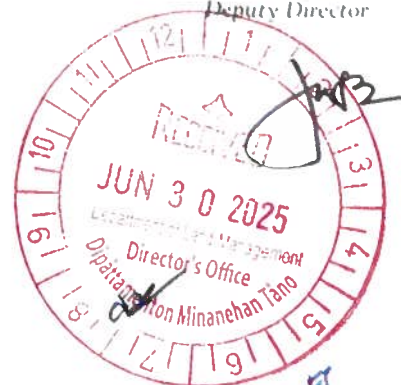
From: Chelsa Muña, Director

Chelsa D. Muna

Digital Signature: Chelsa D. Muna
Date: 2025-05-08 10:11:42Z +12:00

Date: May 08, 2025

Subject: **Agriculture Impact Statement for Application 2025-29. Core Tech Development, LLC for "Zone Change" Application on Lot 10184-6, Municipality of Dededo – Rezoning from "R-2" (Multi-Family Residential) & "M-1" (Light-Industrial) Zone to "M-1" (Light-Industrial) Zone.**



The Department of Agriculture (DoAg) has reviewed **Application 2025-29**, requesting to **rezone Lot 10184-6 from Multi-Family Residential (R-2) & Light-Industrial (M-1) to Light-Industrial (M-1) zone**, located along Tanguisson Route, Dededo, Guam. The purpose for the rezone is to install photovoltaic panels (solar farm) in the future.

The following are conditions from the various divisions within DoAg that must be met prior to any development activity:

1. Division of Aquatic and Wildlife Resources (DAWR):

- a. If the property is greater than one (1) acre in size, a biological survey is required prior to any ground disturbance or development activity. This survey must be conducted by a qualified biologist and submitted to the Department of Agriculture for review. The purpose of the survey is to identify any protected species or sensitive habitats present on the lot and to guide appropriate avoidance or mitigation measures.
- b. Conservation measures must be developed to address the presence of protected species, including but not limited to the Mariana Fruit Bat, Yellow Bittern, Micronesian Starling, Guam Tree Snail, federally listed native orchids, and other flora and fauna species of concern that may occur on-site. These measures must focus on avoidance and/or minimization of impacts to these species and must be clearly outlined in the biological survey report submitted to the Department of Agriculture.
- c. Eco-friendly development practices must be incorporated in the plans to minimize impacts to the environment and natural resources. Examples of eco-friendly development include but are not limited to: planting native plants for landscaping, shielding light posts, permeable pavers for parking, screened stormwater drains, rain gardens, water catchments, anti-bird strike windows, and green roofs.

Director's Office 300-7965 | Agricultural Dev. Services 300-7973 | Animal Health 300-7993-6
Aquatic & Wildlife Resources (DAWR) 735-0291 | Forestry & Soil Reso
Plant Nursery 300-7971 | Biosecurity Division 475-1427 | Pest Hnd
Website: doag.guam.gov

RECEIVED
By Cristina at 4:00 pm, Jun 30, 2025

REPORT THREATS TO GUAM'S NATURAL RESOURCES 864-TOKA (8652)

- d. Landowner and the contractor conducting the Biological Survey must consult with DAWR to discuss the methodology and findings of the survey and determine conservation measures that best address impacts to the natural resources.
- e. Mitigation measures must be proposed to address potential impacts to native waterbirds such as the Mariana Common Moorhen, which may perceive solar panels as open water due to reflective glare.
- f. A hazardous waste management plan must be submitted with the development proposal. This plan must identify potential sources of hazardous waste and outline containment, disposal, and spill response procedures to prevent contamination of surrounding habitats.

2. Biosecurity Division:

- a. A biosecurity plan must be developed and submitted to the DoAg for approval prior to the start of any work. This plan must outline avoidance measures to prevent the introduction and spread of Little Fire Ants (LFA) and other noxious or invasive species that may pose a risk to nearby residents and the surrounding environment. Development activities may not proceed until DoAg has reviewed and approved this plan.
- b. Landowner and the contractor must consult with the Biosecurity Division.

3. Forestry and Soil Resource Division:

- a. A stormwater plan must be submitted to DoAg for review prior to development. The plan should assess mitigation measures for runoff, flooding, and erosion. Percolation rates in stormwater collection and drainage areas must be sufficient to prevent attraction of migratory bird species such as moorhens. If the landowner intends to create habitat for these species, consultation with DoAg is required.
- b. The Biological Survey must identify vegetation on-site. Upon review, DoAg will notify the landowner of any culturally valued, protected, or rare plant species that may require seed collection for nursery inventory. These may be used in conservation or reforestation projects.

4. Agricultural Development Services:

- a. If clearing is to occur, six to eight inches of topsoil must be preserved and designated for agricultural use. This nutrient-rich layer supports native plant seedlings, seasonal crops, and fruit trees. The preserved soil must be reused or donated to benefit community-based agricultural efforts. For more information on donation options, contact DoAg at agriculture@doag.guam.gov.
- b. If vegetation will be cleared, the material must be mulched on-site and made available to the community. Mulch helps reduce erosion, conserve water, suppress weeds, and protect landscaped areas. To prevent the spread of invasive species such as the Coconut

Rhinoceros Beetle, all mulch piles must be covered with a protective net or barrier until they are removed or treated.

The Department of Agriculture grants **conditional approval** for the requested zone change from R-2 and M-1 to M-1, contingent upon the landowner's full compliance with the conditions outlined above. The department remains available to discuss the proposed development in greater detail. DoAg reserves the right to withdraw or revise its position on the application should the landowner fail to fulfill these conditions prior to the Guam Land Use Commission's final decision. For questions or concerns, please contact permits@doag.guam.gov.

NOTICE TO REZONE

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) FOR A
ZONE CHANGE

APPLICATION DESCRIPTION: APPLICATION NO 2025-29

OWNER: CORETECH INTERNATIONAL CORP.

DEVELOPER: CORE TECH DEVELOPMENT, LLC.

LOT, MUNICIPALITY: LOT 10184-6, MUNICIPALITY OF DEDEDO

PROPOSED ZONE CHANGE: FROM "M-1" (LIGHT-INDUSTRIAL) & "R-2" (MULTI-FAMILY DWELLING) TO
"M-1" (LIGHT-INDUSTRIAL) ZONE

PUBLIC HEARING: DATE: FEBRUARY 12, 2026 — TIME: 6:00 PM

GLUC MEETING: MARCH 26, 2026 — TIME: 1:30 PM

PLACE: DEDEDO SENIOR CITIZENS' CENTER
3RD FLOOR, DLM CONFERENCE ROOM, ITC BLDG

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.



DISTRICT COURT OF GUAM

520 W Soledad Ave FL 4
Hagåtña, GU 96910

VACANCY ANNOUNCEMENT

Announcement No.: 26-0001

Position: Case Administrator

Location: Hagåtña, Guam

Type of Appointment: Full-time, Permanent, Excepted Service

Opening Date: Monday, March 9, 2026

Closing Date: Open until filled (priority given to applications received by Friday, March 20, 2026, at 3:00 p.m., ChST)

Area of Consideration: Open to all qualified individuals. More than one position may be filled from this vacancy announcement.

The full announcement is posted on the District Court of Guam website, at <http://www.gud.uscourts.gov/employment>. The District Court of Guam reserves the right to amend or withdraw this announcement without written notice to all applicants.

The District Court of Guam is an Equal Opportunity Employer.



GUAM LAND USE COMMISSION
Department of Land Management
ITC Building, Third Floor, Tamuning, GU 96913
P.O. Box 2950, Hagåtña, Guam 96932
Tel: 671-649-5263 Ext. 300 • Fax: 671-649-5383



AGENDA

A regular Guam Land Use Commission meeting will be held on Thursday, March 26, 2026, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at the Guam Department of Land Management Channel.

- I. Notation of Attendance/Roll Call
- II. Approval of Minutes - February 26, 2026
- III. Old or Unfinished Business [None]
- IV. New Business
 - A. Application No. 2025-29, Core Tech Development, LLC, requests a Zone Change from a split zone of "R2/M1" zone to a full "M1" zone for the proposed installation and operation of a photovoltaic solar and battery system energy storage facility, Lot 10184-6, Dededo.
- V. Administrative & Miscellaneous Matters
 - B. Application No. 2014-04A-4, Hafa Adai Investments Inc., submits its thirteenth (13th) annual status report for Sigua Highlands.
 - C. Application No. 2026-14, ADEX Aerospace Guam LLC, requests to cancel the Notice of Action and its conditions, recorded under Document No. 1016603 for a technical amendment to the Leo Palace Resort Master Plan, on a portion of Lot 177-4-1-NEW, Tract 2511, Yona.
- VI. Adjournment

Funding Source provided by the Applicant.

Persons requiring special accommodations, please call Cristina Gutierrez 671-649-5263, ext. 375

Douglas B. Moylan
Attorney General of Guam
Office of the Attorney General
Family Division
590 S. Marine Corps Drive, ITC Bldg., Ste. 706
Tamuning, Guam 96913 • USA
(671) 475-2595 • (671) 475-3343 (fax)
familydivision@agguam.org
Attorneys for the People of Guam

IN THE SUPERIOR COURT OF GUAM

In the Interest of:
R.A.M.R. (DOB: 05/05/2025),
Minor.
Juvenile Case No. JPO166-25
Summons

To: **UNKNOWN FATHER**
Unknown Address

You are hereby summoned to appear via Zoom, before the **HONORABLE LINDA L. INGLES**, at the Judiciary of Guam, Superior Court of Guam, 120 West O'Brien Drive, Hagåtña, Guam, for a court hearing on:

THURSDAY, APRIL 16, 2026 AT 2:00 P.M.
Zoom meeting ID: 716-711-9213 / Password: 76504

"YOUR PARENTAL AND CUSTODIAL DUTIES AND RIGHTS CONCERNING THE CHILD WHO IS THE SUBJECT OF THE ATTACHED PETITION MAY BE TERMINATED BY AWARD OF PERMANENT CUSTODY IF YOU FAIL TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS."

YOU MAY BE HELD IN CONTEMPT IF YOU FAIL TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS.

Dated: FEB 11, 2026

CLERK, SUPERIOR COURT OF GUAM
BY: */s/ Alexis D. Tenorio*
Deputy Clerk

LAW OFFICE OF CYNTHIA V. ECUBE, ESQ.
A Professional Corporation
259 Martyr Street, Suite 100,
Hagåtña, GU 96910
Telephone No.: (671) 472-8889
Telecopier No.: (671) 472-8890
Email address: info@ecubelaw.com

Attorney for Petitioner
CYNTHIA V. ECUBE

IN THE SUPERIOR COURT OF GUAM

HAGÁTÑA, GUAM

IN THE MATTER OF THE ESTATE OF
JESUS R. DUENAS AND AGUEDA D. DUENAS,
Deceased.

PROBATE CASE NO. **PRO209-25**
NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by the undersigned Administratrix of the Estate of **JESUS R. DUENAS AND AGUEDA D. DUENAS, Deceased**, to the creditors of, and all persons having claims against the said Estate or against said Decedents, that within two (2) months after the first publication of this Notice, they either file them with the necessary vouchers to the **LAW OFFICE OF CYNTHIA V. ECUBE, ESQ., A Professional Corporation**, 259 Martyr Street, Suite 100, Hagåtña, Guam 96910, the same being the place for the transaction of the said estate.

DATED **03-06-2026.**

/s/ CYNTHIA V. ECUBE
Administratrix

Estate of Jesus R. Duenas and Agueda D. Duenas

THRIVE WITH US.

Coast360 Federal Credit Union employees represent a talented and diverse workforce, all sharing a common goal – to meet and manage members' needs and to provide them with the resources for financial health now and always. We are committed to working together, respecting each other and every member we serve.

We invite interested candidates to apply for the latest opportunity to be part of our team:

Chief Financial Officer

Coast360 Federal Credit Union, a member-driven financial institution serving Guam's families and businesses, seeks an experienced Chief Financial Officer (CFO) to lead our financial strategy and operations. Reporting to the Chief Executive Officer (CEO), the CFO will drive sustainable growth, ensure regulatory compliance and champion our mission of financial empowerment. This is an exciting opportunity to shape the future of a thriving credit union in our island community.

KEY RESPONSIBILITIES:

- Develop and execute financial strategies aligned with the credit union's strategic goals, including budgeting, forecasting, and long-term planning.
- Oversee finance, accounting, treasury, investments, facilities and risk management to maintain fiscal safety and soundness in accordance with Generally Accepted Accounting Principles (GAAP) and National Credit Union Administration (NCUA) Rules and Regulations.
- Lead financial reporting, audits, asset-liability management and analysis to support data-driven decisions.
- Collaborate with Board of Directors, CEO and executive leadership to develop the credit union's strategic plan and member service initiatives.
- Foster a culture of interdependence, innovation and efficiency guided by the credit union's core values and objective of coaching for a high-performing team.

QUALIFICATIONS:

- Bachelor's Degree in Accounting, Finance or related field from an accredited college or university; CPA preferred, plus:
 - Five (5) years of executive level management ideally in credit unions, banking, or financial services with oversight of financial affairs, OR
 - Five (5) years of progressive senior level financial leadership experience in accounting and financial management with oversight of financial affairs, or equivalent work.
- Strong leadership skills with experience in developing people, building teams and navigating complex stakeholder environments.
- Excellent communication skills and a passion for community impact.

WHAT WE OFFER:

- ✓ Competitive salary, commensurate with experience.
- ✓ Comprehensive benefits: health coverage, retirement plan, and generous PTO.
- ✓ A supportive, inclusive workplace with opportunities for professional growth and development.

INTERESTED CANDIDATES are invited to submit online a resume, cover letter and an employment application at coast360fcu.com/joinourteam or at our Maite Member Center located at 450 Route 8, Maite, Guam 96910 by March 23, 2026.

Together we thrive.



Coast360 Federal Credit Union is an Equal Opportunity Employer.

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Facility: Guam Mini Storage
Address: 380 East Harmon Industrial Park Rd.
Tamuning, GU 96913

Notice is hereby given that the contents of the following units will be sold at public sale to satisfy the owner's lien pursuant to applicable law. Sale conducted ONLINE at www.bid13.com.

Auction Starts: March 16, 2026 at 10:00 AM
Auction Ends: March 27, 2026 at 10:00 AM

E60 -	D. Powell
E62 -	M. Funkugub
B15 -	I. Ambros
E49 -	M. Remis
F41 -	T. Ogo
B6 -	S. Toves
B7 -	P. Miner
C17C38 -	D. Dungca

Property sold to highest bidder, as is. \$100 refundable cleaning deposit required. Removal within 72 hrs. Facility reserves the right to withdraw any unit prior to auction close.

Early bidding encouraged. Register at www.bid13.com.

HOUSE

CONSTRUCTION & EXTENSION
MAJOR AND MINOR RENOVATIONS

HOME REMODELING

DRIVEWAYS

PAINTING

FENCE BUILDING

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CONTRACTOR LICENSED

#CLB16-1239

CALL CHEN

671.625.5008

OFFICE OF MICHAEL J. GATEWOOD LLC

MICHAEL J. GATEWOOD
michael@gatewoodllc.com
1275 Chalan Santo Papa, Suite 100
Hagåtña, GU 96910
Tel: 671-438-6789

IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE OF
NICK DELA ROSA and EMILIANA C. DELA ROSA,
Deceased.

PROBATE CASE NO. PR 0003 26

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by Nicanor E. Dela Rosa, Administrator of the Estate of NICK DELA ROSA and EMILIANA C. DELA ROSA deceased, to the creditors of, and all persons having claims against said Estate or against said Decedents, that within sixty (60) calendar days after the date of the first publication of this notice, they either file them with necessary vouchers in the Office of Clerk of the Superior Court of Guam, or exhibit them with the necessary vouchers to said Administrator or his attorneys of record, OFFICE OF MICHAEL J. GATEWOOD LLC, 101E Chalan Santo Papa, Suite 102, Hagåtña, GU 96910, the same being the place for the transaction of the business of said Estate.

DATED: Hagåtña, Guam March 12, 2026.

/s/ MICHAEL J. GATEWOOD

AIRPORT GUAM BOARD OF DIRECTORS REGULAR MEETING

Thursday, March 26, 2026 at 3:00 PM in Terminal Conference Rooms 1 & 2 and by Videoconference and Live Streamed via GIAA website: www.guamairport.com or <https://www.guamairport.com/corporate/about-our-airport/board-of-directors/airport-board-meeting>

AGENDA

1. Call to Order and Attendance
2. Approval of Agenda
3. Approval of Minutes
 - A. February 27, 2026, Regular Board Meeting
4. Correspondence - None
5. Old Business - None
6. New Business
 - A. Amendment to DFS Guam, L.P., Lotte Duty Free Guam, LLC, and the A.B. Won Pat International Airport Authority, Guam Settlement Agreement
 - B. Proposed Extension of Specialty Retail Concession Agreement between Lotte Duty Free Guam, LLC and the A.B. Won Pat International Airport Authority, Guam
 - C. Proposed Legislation to Authorize the Extension of the Specialty Retail Concession Agreement
7. Report of Executive Manager
 - A. Airport Updates
 - B. Announcements
8. Report of Comptroller
9. Executive Session - None
10. Public Comments
11. Adjournment

Parking is available in the Public Parking Lot. Call the Board Office at (671) 642-4717 for special accommodations, auxiliary aids, or services. This ad is paid for by GIAA.

THE GUAM PUBLIC UTILITIES COMMISSION NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the GUAM PUBLIC UTILITIES COMMISSION ("PUC") will conduct a regular business meeting, commencing at 6:30 p.m., on Thursday, March 26, 2026, at Suite 807, DNA Bldg., 238 Archbishop F.C. Flores St., Hagåtña, Guam.

The following business will be transacted:

AGENDA

1. Call to Order
 2. Approval of Minutes February 26, 2026
- GUAM POWER AUTHORITY**
3. GPA Docket No. 26-06: Petition of the Guam Power Authority to Approve the Funding of Expanded Demand Side Initiatives through Energy Sense Account; ALJ Report and proposed Order.
 4. GPA Docket No. 26-08: Petition of the Guam Power Authority for Approval and Authorization to Solicit Casualty Insurance; ALJ Report and proposed Order.
 5. GPA Docket No. 26-09: Petition of the Guam Power Authority to Approve Award Performance Management Contract for Combustion Turbine Power Plants; Legal Counsel Report and proposed Order.
- ADMINISTRATIVE MATTERS**
6. PUC Legal Counsel Report on Status of Legislation that may Impact Utility Rates
 7. FYI - FY2025 Ethics Certification
 8. Clarification on Accounting Procedures for Legal Counsel (AC) on Regulatory Matters
- ADJOURNMENT**

Further information about the meeting may be obtained from the PUC's Administrator Lourdes R. Palomo at 671-472-1907. Those persons who require special accommodations, auxiliary aids, or services to attend the meeting should also contact Mrs. Palomo.

This Notice is paid for by the Guam Public Utilities Commission.



GUAM LAND USE COMMISSION
Department of Land Management
ITC Building, Third Floor, Tamuning, GU 96913
P.O. Box 2950, Hagåtña, Guam 96932
Tel: 671-649-5263 Ext. 300 • Fax: 671-649-5383



AGENDA

A regular Guam Land Use Commission meeting will be held on Thursday, March 26, 2026, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at the Guam Department of Land Management Channel.

- I. Notation of Attendance/Roll Call
- II. Approval of Minutes - February 26, 2026
- III. Old or Unfinished Business [None]
- IV. New Business
 - A. Application No. 2025-29, Core Tech Development, LLC, requests a Zone Change from a split zone of "R2/M1" zone to a full "M1" zone for the proposed installation and operation of a photovoltaic solar and battery system energy storage facility, Lot 10184-6, Dededo.
- V. Administrative & Miscellaneous Matters
 - B. Application No. 2014-04A-4, Hala Adai Investments Inc., submits its thirteenth (13th) annual status report for Sigua Highlands.
 - C. Application No. 2026-14, ADEX Aerospace Guam LLC, requests to cancel the Notice of Action and its conditions, recorded under Document No. 1016603 for a technical amendment to the Leo Palace Resort Master Plan, on a portion of Lot 177-4-1 NEW, Tract 2511 Yona
- VI. Adjournment

Funding Source provided by the Applicant.

Doc. No. 38GL-26-2792



REQUEST FOR PROPOSALS

GIAA UNDERGROUND UTILITY INFRASTRUCTURE RELOCATION AND POWER GENERATION - DESIGN

RFP No. RFP-004-FY26

Deadline for Receipt of Written Questions
(Single Point of Contact)

03/30/2026, 5:00 p.m. (ChST)

Proposal Submission Deadline

04/14/2026, 4:00 p.m. (ChST)

For additional information, contact Ms. Kathrina Bayson, the Single Point of Contact, via email at ifbrfp@guamairport.net

The complete RFP packet and any addenda are available for public inspection at the GIAA Administration Office and for download from GIAA's website at www.guamairport.com. All prospective offerors must register by submitting to GIAA the Acknowledgement of Receipt Form included as part of this RFP. GIAA shall not be liable for failure to provide notice(s) or addenda to any prospective offeror who does not submit an Acknowledgement of Receipt Form. GIAA reserves the right to reject any and all proposals or offers and to waive any and all informalities, and such rejection or waiver will be in GIAA's best interest.

AD PAID FOR BY: ATURIDAT PUETTON BATSON A REN ENTENASIONAT GUAHAN

A.B. WON PAT INTERNATIONAL
AIRPORT GUAM



RFP

GIAA RFP No. L-001-FY26

ISSUE DATE
March 10, 2026

DEADLINE
March 31, 2026 at 4:00PM (ChST)

RFP AVAILABLE AT
www.guamairport.com

or FOR PICK-UP
GIAA Administration Offices
3rd Floor, Airport Terminal with \$10 fee for
electronic and file on flash drive
(671) 646-0353

REQUEST FOR PROPOSAL LEASE OF AIRPORT INDUSTRIAL PARK BUILDING

(Tract 1427, Block 1, Lot No. 1)

The A.B. Won Pat International Airport Authority, Guam (GIAA), invites the submission of competitive proposals from qualified parties (Proposers) for the lease of the building above located on Route 10-A Barrigada, Guam. Priority will be given to aeronautical and aviation-related companies.

AD PAID FOR BY GIAA

FOR MORE INFORMATION CONTACT:

SINGLE POINT OF CONTACT
Vanessa Pangindian via email at
GIAARFP-L-001-FY26@guamairport.net



NOTICE OF QUARTERLY MEMBERSHIP MEETING

Tuesday, March 31, 2026

10:30 AM - 2:00 PM

Dusit Thani Guam Resort (Ballroom A & B)

AGENDA

10:30 AM • Welcome & Check-In

I. Call to Order

Michelle Merfalen, Membership Committee Chair

II. Executive Introductions: Frank Arriola & Ina Carillo

III. Management Report

Régine Biscoe Lee, GVB President & CEO

IV. Panel Discussion Focusing on Wellness Initiatives

Conducted by Lisa Bordallo, GVB Public Information Officer

V. Adjournment

\$44 per person

Please RSVP by 5:00 pm, Monday, March 30, 2026.

Call GVB at 646 5278 or email taylor.pangilinan@visitguam.com

You may join the meeting here

<https://us02web.zoom.us/j/82666786601?pwd=51Wgqbvl95tWXsFo565znRDaDjGkgU.1>

Meeting ID 828 7663 0785 Passcode: visitguam

EXCLUSIVE SESSION:

Members interested in the WELCOME TO WELLNESS Press Conference are respectful y requested to arrive by 10:00 AM. This session will convene prior to the main general assembly.

Any individuals needing special accommodations are requested to contact GVB at 646-5278 for assistance. This advertisement was paid for by the GVB Membership Fund.

GUAM VISITORS BUREAU | TSBISON BISITAN GUAHAN

671-646-5278 • 671-646-5279 • 671-646-5278





GUAM LAND USE COMMISSION

Chairperson Anita B. Enriquez
Vice Chairman Ronald C. Pangilinan
Commissioner Leilani R. Flores

Commissioner Gerald P. Yingling
Commissioner Joseph A. Rios

Joseph M. Borja, Executive Secretary
N. Lee Miller, Jr., Legal Counsel (OAG)

AGENDA - Disposition

Thursday, March 26, 2026 at 1:30 p.m.

Department of Land Management Conference Room

3rd Floor ITC Bldg., Tamuning, GU 96913

[As advertised in the Guam Daily Post – March 19, 2026 & March 24, 2026]

Livestreamed on YouTube at the Guam Department of Land Management Channel

- I. **Notation of Attendance/Roll Call** ☒ Quorum 1:36 p.m. ☐ No Quorum
Present were: Chairperson Anita Enriquez, Vice Chairman Ron Pangilinan, Commissioner Leilani Flores, Commissioner Joseph Rios, Executive Secretary Joseph Borja, Deputy Director Rosanna Tiston, Chief Planner Celine Cruz, Planning Staff Sonny Gogue, Kyle Meno, and Recording Secretary Cristina Gutierrez.
- II. **Approval of Minutes**
 - GLUC Regular Minutes – Thursday, February 26, 2026
Motion to approve the Minutes of February 26, 2026, was passed with a vote of 4 ayes and 0 nays. No edits or omissions noted.
- III. **Old or Unfinished Business [None]**
- IV. **New Business**

Zone Change

- A. Application No. 2025-29, the Applicant, Core Tech Development, LLC, represented by TG Engineers, PC, requests a Zone Change from a split zone of "R2/ M1" (Multiple Dwelling/ Light Industrial) zone to a full "M1" (Light Industrial) zone for the proposed installation and operation of a photovoltaic solar and battery system energy storage facility, on Lot 10184-6 in the Municipality of Dededo. Case Planner: Frank Taitano/Celine Cruz
Motion to approve the applicant's request was passed unanimously with a vote of 3 ayes, 1 recused (Chairperson Anita Enriquez recused herself due to potential conflict), and 0 nays. The applicant must adhere to all ARC conditions and requirements as noted in their official position statements.

V. Administrative & Miscellaneous Matters

Status Report

- B. Application No. 2014-04A-4, the Applicant, Hafa Adai Investments, Inc., represented by Daniel D. Swavely, submits its thirteenth (13th) annual status report for Sigua Highlands. Case Planner: Frank Taitano/Celine Cruz
No action needed. Chairperson Enriquez expressed her appreciation to Mr. Swavely for submitting annual status reports for the applicant.
- C. Application No. 2026-14, the Applicant, ADEX Aerospace Guam LLC, represented by Daniel D. Swavely, requests to cancel the Notice of Action and its conditions, recorded under Document No. 1016603 for a technical amendment to the Leo Palace Resort Master Plan, on a portion of Lot 177-4-1-NEW, Tract 2511, in the Municipality of Yona. Case Planner: Celine Cruz

GLUC Agenda
March 26, 2026
Page 2

Motion to accept the applicant's request to cancel the NOA for the ADEX facility under Document 1016603 and its associated conditions of approval was passed with a vote of 4 ayes and 0 nays.

- Members were provided with P.L. 38-103 relative to adding Temporary Workforce Housing Facilities as a permitted use in an M1 zone and a draft of a resolution on P.L. 38-103; and,
- Chief Planner advised the Commission that a draft is forthcoming for an SOP regarding Additional Dwelling Units per public law passed by the Legislature.

VI. Adjournment [There was no further business for the Commission, Madam Chair adjourned the meeting at 2:36 p.m.]

GOVERNMENT OF GUAM - Department of Land Management			
Office of the Recorder			
File for Record is Instrument Number		1318442	
on the Year 20	<u>26</u>	Month <u>04</u>	Day <u>23</u> Time <u>8:00am</u>
Recording Fee	DE-OFFICIO	Receipt No.	DE-OFFICIO
Deputy Recorder:	 Lillian I. Nauta		

Above Space for Recorder's Use only

COPY

GUAM LAND USE COMMISSION MEETING MINUTES



Department of Land Management
ITC Building, Tamuning, Guam
DLM Conference Room, 3rd Floor ITC Bldg.
Tamuning, Guam 96913



Thursday, March 26, 2026
1:36 p.m. to 2:37 p.m.

GUAM LAND USE COMMISSION MEETING
Department of Land Management, 3rd Floor ITC Building, Tamuning
DLM Conference Room
Thursday, March 26, 2026 • 1:36 p.m. to 2:37 p.m.

MEMBERS PRESENT:

Dr. Anita B. Enriquez, Chairperson

Mr. Ronald C. Pangilinan, Vice Chairman

Ms. Leilani Flores, Commissioner

Mr. Joseph Rios, Commissioner

[Excused: Mr. Gerald Yingling, Commissioner]

PLANNING STAFF PRESENT:

Mr. Joseph M. Borja, Executive Secretary/Director

Ms. Rosanna D.S.M. Tiston, Deputy Director

Ms. Celine L. Cruz, Chief Planner

Ms. Sonny Gogue, Planner III

Mr. Kyle Meno, T. Network Coordinator

Ms. Cristina Gutierrez, Recording Secretary

[Excused: Atty. Lee Miller, Legal Counsel]

The regular meeting of the Guam Land Use Commission for Thursday March 26 2026 was adjourned at 2:36 p.m.

Approved by

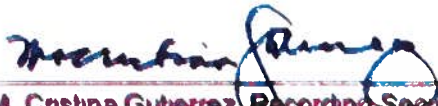
Date approved



Anita B. Enriquez Chairperson
Guam Land Use Commission



Transcribed by



M. Cristina Gutierrez Recording Secretary
Planning Division DLM

GUAM LAND USE COMMISSION REGULAR MEETING MINUTES
Thursday, March 26, 2026 • 1:36 p.m. to 2:37 p.m.
Department of Land Management Conference Room
3rd Floor, ITC Bldg., Tamuning, Guam 96913
[As advertised in the Guam Daily Post on March 19, 2026 and March 24, 2026]
Livestreamed on YouTube at the Guam Department of Land Management Channel

I. Notice of Attendance/Roll Call

Chairperson Enriquez called to order the regular meeting of the Guam Land Use Commission for Thursday, March 26, 2026 at 1:36 p.m.

Present were: Chairperson Anita Enriquez, Vice Chairman Ronald Pangilinan, Commissioner Leilani Flores, Commissioner Joseph Rios, Executive Secretary Joseph Borja, Deputy Director Rossana Tiston, Chief Planner Celine Cruz, Planning Staff Sonny Gogue, Kyle Meno, and Recording Secretary Cristina Gutierrez

[Excused: Commissioner Gerald Yingling and Legal Counsel Lee Miller]

Chairperson Enriquez confirmed a quorum to proceed and announced that today's meeting was being livestreamed on YouTube at the Guam Department of Land Management channel.

II. Approval of Minutes

Chairperson Enriquez before the Commission today, is the approval of the GLUC Minutes from Thursday, March 26, 2026. Members were provided with a draft in advance. Madam Chair asked for a motion for action.

Commissioner Flores made a motion to approve the GLUC Minutes of Thursday, March 26, 2026.

Vice Chairman Pangilinan seconds the motion.

Chairperson Enriquez accepted the motion made by Commissioner Flores and seconded by Vice Chairman Pangilinan. There were no omissions or edits noted. Madam Chair put the motion to a vote, with all members in favor of approval. **[Motion carried with a vote of 4 ayes, 0 nays]**

III. Old or Unfinished Business [None]

IV. New Business

Zone Change

- A. Application No. 2025-29, the Applicant, Core Tech Development, LLC represented by TG Engineers, PC, is requesting a Zone Change from a split zone of "R2/M1" (Multiple Dwelling/Light Industrial) zone to a full "M1" (Light Industrial) zone for the proposed installation and operation of a photovoltaic solar and battery energy storage facility, on Lot 10184-6, in the Municipality of Dededo. Case Planner: Frank Taitano/Celine Cruz

Chairperson Enriquez disclosed for the record that, concerning this application, Madam Chair recognized there is ongoing litigation concerning ownership. She further disclosed that the primary attorney for one of the parties is her daughter. Madam Chair noted a potential perceived conflict of interest and requested to be recused from this application.

Vice Chairman Pangilinan made a motion to accept Chairperson Enriquez's request to be recused.

Commissioner Rios seconds the motion.

Vice Chairman Pangilinan the motion was put to a vote with all members in favor (3 ayes and 0 nays).

[Chairperson Enriquez is recused from the review/approval of Application No. 2025-29, and exits the room.]

Acting Chairman Pangilinan welcomed the applicant's representative to the meeting, asked them to state their name for the record, and to proceed with their presentation.

Marvin Aguilar Mr. Aguilar is a Senior Planner with TG Engineers and is before the Commission to present a request for a rezone of Lot 10184-6, in the area of Ukudu, Dededo. The property is currently split-zoned R2/M1, and they wish to rezone to a full M1, on Lot 10184-6 in Dededo.

Mr. Aguilar presented the following PowerPoint presentation.

Slide 1 – the purpose of the rezone request is to allow for the installation and operation of a photovoltaic and battery energy storage facility and to accommodate a multi-parcel program for the solar platform. Further, it will meet the requirements of P.L. 35-46, which states that the island of Guam will be 100% dependent on alternative energy by 2045.

Slide 2 – image of the property's location. Mr. Aguilar pointed out the landmarks surrounding the subject lot, that includes the wastewater treatment plant, Core Tech's International industrial facility, Core Tech's barracks facility, and a mega warehouse for the storage of equipment and materials.

Slide 3 – image of the subdivision map, and explained that this is a bona fide piece of property.

Slide 4 – image of the Dos Amantes Master Plan. The property is a split-zone. Mr. Aguilar explained that the portion in red is zoned "R2".

Slide 5 – the zone change supports the compatibility with the surrounding zone designation. The subject lot containing the “R2” designation is essentially surrounded by light and heavy industrial activities. The parcel is approximately 58.7 acres within the subject lot. The “M1” portion of the subject lot wraps around the north, south, and east boundaries of the northern wastewater treatment facility.

Slide 6 – image of the overall site plan showing the various zoning designations of M1 and M2 zones. The yellow line in the image is the limit of the request for a rezone to M1.

Slide 7 – should the application be approved, Mr. Aguilar stated that they will have available, a little under 460,000 square meters or 113 (give or take) acres of land that can be utilized for the photovoltaic footprint. Land uses that will remain are the CTI barracks, yard, and the super warehouse and adjacent open storage area.

Slide 8 – Mr. Aguilar continued with the explanation and justification of public necessity, convenience, and public welfare. Core Tech is partaking in the objectives to meet the requirements of P.L. 35-46. There will be no dependency on water, power, or wastewater infrastructure. If it remains an “R2” zone, 2,764 apartment units can be constructed, which will be a heavy load on infrastructure as opposed to using the parcel for a solar facility.

This essentially promotes and enhances quality of life by reducing dependency on fossil fuel, promotes environmental stewardship, and the land use is long-term, but flexible.

This concluded Mr. Aguilar’s presentation, and he was prepared to answer questions from the Commission.

Vice Chairman Pangilinan turned the floor over to the Commissioners for questions for the applicant.

Commissioner Rios remarked that he appreciated Mr. Aguilar’s comments about the minimal impact on the infrastructure, where photovoltaic facilities are not dependent on infrastructure, and changing “R2” to rezone it for solar energy panels; solar farms are considered a temporary use, and changing the zone is not as flexible as changing it back to “R2” for residential homes.

Commissioner Rios further commented that when the Commission is looking at the parcel’s rezoning, they also want to consider the future value, and that if, in the future, photovoltaic facilities are no longer necessary, the process of re-zoning it back is not as easy. And this is something the Commission will consider.

Marvin Aguilar responded that what needs to be examined are the parameters associated with the different land uses applicable within an “M1.” Mr. Aguilar clarified that they can go back to an “R2” or “R1” program, as it is allowed in an “M1” zone.

Acting Chairman Pangilinan there were no additional comments or questions noted from the Commissioners. Acting Chair turned the floor over to Chief Planner Cruz for their staff report.

Celine Cruz, Chief Planner read a summarized staff report dated March 18, 2026. Chief Planner Cruz reported that the applicant, Core Tech Development LLC is requesting a zone change from a split R2/M1 to a full M1 zone for the proposed installation and operation of photovoltaic panels or a PV solar and battery system energy storage. The subject lot is located along Two Lovers Point Road, approximately 1.5 miles inland from Route 1.

Lot area is 58.7 acres. The subject lot is vacant and overgrown with trees and vegetation, and the topography is generally flat. Neighbor land uses include the northern wastewater treatment facility and Ukudu's Workforce Village and concrete batch plant. The master plan has this area designated residential and industrial, and under the community design plan, this area is not designated.

Chief Planner Cruz continued with the application chronology, public hearing results, discussion, and staff analysis to address public necessity, public convenience, and general welfare factors. Staff further notes that the action before the Commission is strictly limited to a zoning determination. The decision to change the zoning does not affect any pending litigation involving the property.

Chief Planner stated that, based on the findings and analysis presented and subject to the resolution of GWA's identified concerns, Planning Staff recommends the Commission's favorable consideration of the request, and recommends approval subject to conditions as outlined in the official ARC position statements. [For full content/context, please see attached report]

Before Chief Planner Cruz concluded her report, she noted for the record that there are representatives from the Guam Waterworks Agency present today. She informed the Commission that the applicant has already partially complied with some of the conditions stated in GWA's official position statement. GWA, in signing off on permits for Core Tech Development, has been currently negotiating with the applicant to resolve some of the concerns that they expressed during the municipal public hearing. [This concluded Ms. Cruz's staff report]

[Attachment A – Staff Report dated March 18, 2026]

Acting Chairman Pangilinan noted that there were no questions from the Commissioners and opened the floor for public comment.

Public Comment [None]

Acting Chairman Pangilinan noted that there was no public comment and closed the public comment period. There were no additional comments or questions from the Commissioners. Acting Chair Pangilinan was ready to entertain a motion for action.

Commissioner Flores made a motion to approve Application No. 2025-29, subject to the applicant adhering to the conditions as outlined in the March 18, 2026 staff report.

Commissioner Rios seconds the motion.

Acting Chairman Pangilinan there was no discussion on the motion. Acting Chair put the motion to a vote to approve Application 2025-29, with all members in favor of approval. **[Motion carried; 3 ayes, 1 recused, and 0 nays]**

Commissioner Rios acknowledged that this was out of order, but wanted to comment for the record. Commissioner Rios commented that in the staff report, the staff did not recommend incorporating conditions requiring verification of ownership, updated survey documentation, and protection of all existing utility easements. It was further clarified that the role as Commissioners for the Guam Land Use Commission was strictly limited to zoning determination, and he further stated that it was appropriate for the staff to make those recommendations and to clarify the role of the Commission, and wanted to ensure that the Commission is looking at the applicant owning the property in their consideration in approving the zone change.

Acting Chairman Pangilinan thanked Commissioner Rios for his comments. Acting Chair asked for a brief recess at 2:05 p.m.

[Chairperson Enriquez returned to the meeting]

Chairperson Enriquez reconvened the meeting at 2:10 p.m. The next item on the agenda –

V. **Administrative and Miscellaneous Matters**

Status Report

- B. **Application No. 2024-04A-4**, the Applicant, Hafa Adai Investments, Inc., represented by Daniel D. Swavely, submits its thirteenth annual status report for Sigua Highlands.
Case Planner: Frank Taitano/Celine Cruz

Chairperson Enriquez welcomed the applicant's representative to the meeting, asked them to state their name for the record, and to proceed with their presentation.

Dan Swavely is representing Stephen Tebo, who is the owner of Hafa Adai Investments and the 1,300 acres at Sigua Highlands.

Mr. Swavely presented that this is their thirteenth annual report to the Commission, and briefed the Commission on two previous approvals by this Commission. The first was the selling of a 2-1/2 acre remnant in the Pulantat parcel to an adjacent landowner to be used for farming. And more recently, the Commission approved the temporary lease to the Guam Motorcross Association for a motorcross raceway since being displaced from the Guam Raceway Association, and named it the Tebo Raceway Park.

They are still on the advisory committee for the Habitat Conservation Plan, and there are a lot of areas that they feel could work into that plan and execute it, and they continue to work closely with them.

Lastly, the perennial off-roading issue; they continue to have dozens and dozens of off-roaders, mostly on weekends, trespassing on the parcels. They have been unsuccessful in organizing in

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

File for Record is Instrument Number 1019856

on the Year 2026 Month 06 Day 10 Time 4:16 pm

DE-OFFICIO DE-OFFICIO
Recording Fee _____ Receipt No. _____

Deputy Recorder: Stephanie DeLeon

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

“Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change***.”

GUAM LAND USE COMMISSION

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

NOTICE OF ACTION

May 21, 2026

Date

To: Core Tech Development, LLC
Represented by TG Engineers, PC
388 S. Marine Corps Dr., #400
Tamuning, Guam 96913

Application No. 2025-29

The Guam Land Use Commission, at its meeting on March 26, 2026.

 / Approved / Disapproved XX / Approved with Conditions

 / Tabled

Your request on Lot 10184-6, Municipality of Dededo for a:

ATTACHMENT 10

NOTICE OF ACTION

Core Tech Development, LLC

Lot 10184-6

Municipality of Dededo

GLUC Meeting of March 26, 2026

Page 2 of 4

Application No. 2025-29

ZONING

XX / Zone Change***

 / Conditional Use

 / Zone Variance

☐ Height

☐ Use

☐ Density

☐ Other (Specify)

☐ Setback

 / TENTATIVE DEVELOPMENT PLAN

 / Subdivision Variance

 / Tentative Subdivision

 / Final Subdivision

 / Extension of Time

NOTE ON ZONE CHANGE

***Approval by the Guam Land Use Commission of a ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]

SEASHORE

 / Wetland Permit

 / Seashore Clearance

HORIZONTAL PROPERTY REGIME

 / Preliminary

 / Final

MISCELLANEOUS

 / Determination of Policy and/or Definitions

 / Other (Specify)

NOTICE OF ACTION

Application No. 2025-29

Core Tech Development, LLC

Lot 10184-6

Municipality of Dededo

GLUC Meeting of March 26, 2026

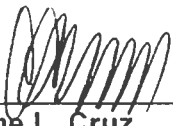
Page 3 of 4

APPLICATION DESCRIPTION: The Applicant, Core Tech Development, LLC, represented by TG Engineers, PC, is requesting a Zone Change from "R2" (Multiple Dwelling) and "M1" (Light Industrial) to full "M1" (Light Industrial) Zone for the proposed installation and operation of Photovoltaic Panels for a PV Solar and Battery System Energy Storage (BSS) on Lot 10184-6, in the Municipality of Dededo.

COMMISSION DECISION:

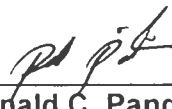
The Guam Land Use Commission **APPROVED** the applicants' request for a zone change subject to the following condition:

1. That the applicants, adhere to all ARC recommendations, conditions, and requirements as noted in their Official Position Statements.



Celine L. Cruz
Guam Chief Planner

6-10-26
Date



Ronald C. Pangilinan
Acting Chairman
Guam Land Use Commission

6-10-26
Date

Case Planner: Celine Cruz/Frank Taitano
Cc: Building Permits Section, DPW

NOTICE OF ACTION
Core Tech Development, LLC
Lot 10184-6
Municipality of Dededo
GLUC Meeting of March 26, 2026
Page 4 of 4

Application No. 2025-29

CERTIFICATION OF UNDERSTANDING

I/We _____ / _____
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action; otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2), one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We, further **AGREE** and **ACCEPT** the conditions above as a part of the Notice of Action and further **AGREE TO ANY AND ALL CONDITIONS** made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

Signature of Applicant Date

Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

Applicant Date

Representative Date

Reference No.: Application 2025-29

To: Director, Department of Land Management
Director, Department of Public Works

Upon review of the decision of the GLUC to approve the zone change and in accordance with Title 21 GCA §61634, I hereby indicate my decision below on the proposed change, and any changes approved shall be endorsed and delineated upon the zoning map, and shall constitute an amendment to such map pursuant to Title 21 GCA §61630. **PERMITS SHALL NOT BE ISSUED UNTIL THE AMENDMENT TO THE MAP HAS BEEN MADE.**

☒ APPROVED

☐ DISAPPROVED



LOURDES A. LEON GUERRERO
Governor of Guam

6/25/2024
Date

DECISION GRANTING ZONE CHANGE
(with findings)

Guam Land Use Commission

WHEREAS, the following decision of the Guam Land Use Commission is made in accordance with 21 GCA §61630, now therefore;

WHEREAS, prior to consideration of the application by the Guam Land Use Commission, a public hearing on the Zone Change was held on the 18th day of September, 2025, in the Municipal District of Yona, where the property to be rezoned is located, pursuant to Title 21 GCA §61633.

WHEREAS, notice of the time and place of the hearings was published in a newspaper of general circulation on the 8th day of September, 2025, as evidenced by an affidavit of publications attached as **Exhibit "A"**.

Decision Granting Zone Change (with findings)

Ref. No. Application 2025-29

Page 2

WHEREAS, notice was mailed to the Mayor of the Municipal District concerned and to those landowners owning land within 500 feet of the property where the property to be rezoned is located, as evidenced by the affidavit of mailing attached as **Exhibit “B”**.

WHEREAS, in accordance with notices duly issued to consider the application of **Core Tech Development, LLC** for a Zone Change, a hearing of the Guam Land Use Commission (GLUC) was held on the **26th** day of **March, 2026**, as evidenced by publications attached as **Exhibit C**.

BE IT RESOLVED, that on the **26th** day of **March, 2026**, the Guam Land Use Commission, **approved with Conditions** the Zone Change from **“R2” and “M1” to full “M1”** for **Lot 10184-6**, Municipality of Dededo.

A quorum of the Commission was present. In attendance were:

1. Anita B. Enriquez, Chairperson
2. Ronald C. Pangilinan, Vice Chairman
3. Leilani R. Flores, Commissioner
4. Gerald Yingling, Commissioner

Appearing for the applicant was: **TG Engineers, PC**

Also appearing and testifying on the above project were: **None**

None in favor; **None** against:

After considering all the statements and testimony presented by interested parties, the GLUC finds that the application for zone change is granted on the following grounds: (Note: All three (3) sections should be answered.)

(a) **Public Necessity:** **The following facts support a finding that public necessity justifies the zone change:**

That the application as presented by the applicant, the Application Review Committee's Position Statements submitted, and the results of the Community Public Hearing satisfy the above section.

Decision Granting Zone Change (with findings)

Ref. No. Application 2025-29

Page 3

- (b) **Public Convenience:** **The following facts support a finding that public convenience justifies the zone change:**

That the application as presented by the applicant, the Application Review Committee's Position Statements submitted, and the results of the Community Public Hearing satisfy the above section.

- (c) **General Welfare:** **The following fact supports a finding that the General Welfare of the public is best served by the granting of a zone change:**

That the application as presented by the applicant, the Application Review Committee's Position Statements submitted, and the results of the Community Public Hearing satisfy the above section.

The members, after due consideration, voted to approve the application. The vote of the members was as follows:

3 Ayes 0 Nays 1 Recusal (Chairperson Anita Enriquez)

This decision was adopted on the 26th day of March, 2026, and shall be submitted to the Governor for final approval pursuant to Title 21 GCA §61634.



Ronald C. Pangilinan
Acting Chairman
Guam Land Use Commission

6-10-26

Date

Attachments: Exhibit "A" (Affidavit of Publications)
Exhibit "B" (Affidavit of Mailings)
Exhibit "C" (Evidence of Publications)



DIPATTAMENTON MINANEHAN TÂNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)



Street Address
590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

LOURDES A. LEON GUERRERO
MAGA'HAHA • GOVERNOR

JOSEPH M. BORJA
DIRECTOR

JOSHUA F. TENORIO
SIGUNDO MAGA'HAHA • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

AFFIDAVIT OF PUBLICATION

I, the undersigned, do hereby depose and state that:

1. I am an employee of the Department of Land Management, Government of Guam, and I am not an interested party in the above-entitled matter.
2. I have personal knowledge of all the facts herein.
3. I am competent to testify to the matters stated herein and would so testify in any hearing concerning this matter.
4. On **September 4, 2025**, I cause the submission of the Official Memorandum (attached as **Attachment A**) from the Guam Chief Planner to the Guam Daily Post, Tamuning, GU; a request to publish the 2 x 2 legal notice to appear on **September 8, 2025**, for Application No. 2025-29, Core Tech Development LLC, to be heard on Thursday, September 18, 2025, at the Dededo Senior Citizen Center. Proof of publication is attached as **Attachment B**.
5. This Affidavit is executed as proof of compliance with 21 G.C.A. Section 61633 (Hearing Date – Notice).

In WITNESS, WHEREOF, I hereby affix my signature this 10th day of June, 2026.

M. Cristina Gutierrez

WPS II

MARIA CRISTINA GUTIERREZ



Website
<http://dln.guam.gov>

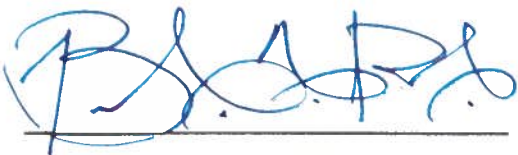
E-mail Address:
dln@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 10th day of June, 2026.



Notary

BREANNA RAE C. BORJA
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **SEPT. 20, 2027**
Commission Number NP-23-0639G
241 Forebault Avenue, O&A Building, Suite 202 Tamuning, Guam 96913





GUBERNAMENTON GUÁHAN



Mailing Address
P.O. Box 1483
Hagåtña, GU 96913

September 4, 2025

COPY

Website
<http://dln.guam.gov>

Guam Daily Post
Attn: Kathy San Agustin
388 S. Marine Corps Drive
Core Tech Int'l Bldg., Suite 301
Tamuning, Guam 96913

Hafa Adai Ms. Pablo:

E-mail Address
dlnidir@land.guam.gov

Please publish the attached legal notice on a 2x2-inch column ad to appear in the Guam Daily Post on Monday, September 8, 2025.

Please send proof to celine.cruz@land.guam.gov for review and approval.

Thank you for your attention to this request.

Regards,

Telephone
671-649-LAND (5263)

CELINE L. CRUZ
Guam Chief Planner

Facsimile
671-649-5383

Attachments: Public Hearing Notice - Application 2025-29, Core Tech Development LLC
Check #19610

ATTACHMENT A



DIPATTAMENTON MINANEHAN TANO'
(Department of Land Management)
GUBETNAMENTON GUAHAN
(Government of Guam)



Street Address
590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
DIRECTOR

JOSHUA F. TENORIO
SIGUNDO MAGA HAGA • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

Mailing Address
P.O. Box 2950
Hagåtña, GU 96932

AFFIDAVIT OF MAILING

I, the undersigned, do hereby dispose and state that:

1. I am an employee of the Department of Land Management, Government of Guam, and I am not an interested party in the above-entitled manner.
2. I have personal knowledge of all the facts herein.
3. I am competent to testify to the matters stated herein and would so testify in any hearing concerning this matter.
4. On **September 8, 2025**, I, **Sonega I. Gogue**, deposited in the United States Postal Service in Tamuning, Guam, via certified return receipt mail (Attachment A), [22 certified mail], with postage fully paid, each containing a copy of the Notice of Public Hearing for Core Tech Development LLC, Application 2025-29, (Attachment B) addressed to the following property owners:

Website
<http://dlm.guam.gov>

E-mail Address
dlmdir@land.guam.gov

Telephone
671-649-LAND (5263)

Facsimile
671-649-5383



	Owner	Delivery Address	Delivery Address 2
1	ATP RESOURCES CORPORATION		TAMUNING GU 96931
2	CORE TECH CONSTRUCTION CORPORATION		TAMUNING GU 96913
3	CORE TECH DEVELOPMENT, LLC		TAMUNING GU 96913
4	ESTATE OF JOAQUIN LEON GUERRERO AGUON ET AL		HAGATNA GU 96932
5	ESTATE OF VICENTE MANGLONA		DEDEDO GU 96929
6	FRANCISCO SANTOS PANGELINAN, PUANANI LAZANO, FRANKLIN T. PANGELINAN, AND BERNICE A. CASTRO ET AL		MAITE GUAM 96910
7	GLENN BISCOE ET AL		HAGATNA GU 96932
8	GREGORY PAUL SCHACHER ET AL		YIGO, GUAM 96929
9	GUAM WATERWORKS AUTHORITY		MANGILAO GU 96913
10	HENRY F. PANGELINAN ET AL		PISMO BEACH CA 96389
11	JESSE F. PANGELINAN ET AL		HAGATNA GU 96932
12	JOHN F. PANGELINAN ET AL		HAGATNA GU 96932
13	JOHN F. PANGELINAN ET AL		BARRIGADA GU 96921

14	JULIEROSE PANGELINAN REVOCABLE LIVING TRUST ET AL		VACAVILLE CA 95687
15	LAURA JEAN PANGELINAN QUINATA ET AL		SPANAWAY, WA 98387
16	LISA ABILA TORRES ET AL		YONA GUAM 96915
17	LORRAINE LUJAN SABLAN PANGELINAN ET AL		BARRIGADA GU 96921
18	MICHAEL JOSEPH AGUON, TRUST OF THE MJ AGUON TRUST ET AL		BARRIGADA GUAM 96921
19	ROY P. DUENAS ET AL		HAGATNA GU 96932
20	SUMMER VISTA I DE, LLC		TAMUNING GU 96913
21	THOMAS T. ANDERSON ET AL		TAMUNING GU 96931
22	MAYOR PETER JOHN BENAVENTE		HAGATNA GU 96932

AFFIDAVIT OF MAILING

5. The above-referenced names and addresses are those of the landowners owning land within five hundred (500) feet of the property for which rezoning is requested, including those to the Commissioner of the Municipal District concerned.

6. This Affidavit is executed as proof of compliance with 21 G.C.A. Section 61633.

IN WITNESS, WHEREOF, I hereby affix my signature this 11th day of June, 2026.



SONEGAT I. GOGUE
Planner III

Island of Guam)
) ss:
City of Tamuning)

Subscribed and sworn to before me this 11th day of June, 2026



BREANNA RAE C. BORJA
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: SEPT. 20, 2027
Commission Number NP-23-0639G
241 Fernholt Avenue, Ota Building, Suite 202 Tamuning, Guam 96913


Notary

EXHIBIT B

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 transmission.

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Firearm Paul Schwacher ET AL
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Glenn Bischoff ET AL
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Firearm Santa Fe, Purgari, Caranis, Roach, T. Purgari & Bernice PMA Purgari ET AL
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Jesse F. Pangelinan ET AL
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Guam Wakarung Authority
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Henry F. Pangelinan ET AL
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LISA ABILA TORRES ET AL

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Laura Jean Pangelinan Olmida ET AL

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José Luis Pangelinan Revocable Living Trust ET AL

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John F. Pangelinan

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SUMMA VISTA DE, LLC

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ROY P. DUCRES ET AL

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Michael Joseph Agmon Trust of the 1st Agmon Trust ET AL

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Lorraine Lillian Sabin Pangelinan ET AL

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MAJOR PETER JOHN BERGHEKE

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Thomas T. Anderson ET AL

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(Department of Land Management)
GUBETNAMENTON GUAHAN
(Government of Guam)



Street Address:
590 S. Marine Corps
Drive
Suite 733 ITC Building
Tamuning, GU 96913

LOURDES A. LEON GUERRERO
MAGA HAGA • GOVERNOR

JOSEPH M. BORJA
DIRECTOR

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

JOSHUA F. TENORIO
SIGUNDO MAGA LAHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
DEPUTY DIRECTOR

September 8, 2025

ZC 2025-29

Website:
<http://dlm.guam.gov>

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

Dear Sir/Madam:

An application has been filed with the Guam Land Use Commission (GLUC) by:

Application No. 2025-29, the Applicant, Core Tech Development, LLC, represented by TG Engineers, PC, is requesting a Zone Change from a split zone of "R2/ M1" (Multiple Dwelling/ Light Industrial) to a full "M1" (Light Industrial) zone for the proposed installation and operation of a photovoltaic solar and battery system energy storage facility on Lot 10184-6 in the Municipality of Dededo.

For any **Zone Change** request, the Guam Land Use Commission is mandated by law to conduct a Public Hearing in the Municipal District where the property is located. Accordingly, a public hearing for this application is scheduled as follows:

PLACE: Dededo Senior Citizen Center
DATE: Thursday, September 18, 2025
TIME: 6:00 p.m.

As a property owner identified within 500 feet of this proposed development, we invite you to attend this public hearing and participate in the review process, and to express your opinion on this application. If you are unable to attend the public hearing, please submit written comments to our office on or before the scheduled Guam Land Use Commission Meeting, which will be published in the Guam Daily Post and noted on the applicant's on-site sign. Our office is located on the third floor (Suite 304) of the ITC Building and written comments should be addressed to:

Chairperson, GLUC or Executive Secretary, GLUC
c/o Department of Land Management
Land Planning Division
P.O. Box 2950
Hagatna, Guam 96932

ATTACHMENT B

Public Hearing Notice
Core Tech Development, LLC
Page 2

For your information, the scheduled public hearing will also be advertised in the Guam Daily Post and noted on the applicant's on-site sign. You may review the Zone Change Application at our office or the Dededo Mayor's Office.

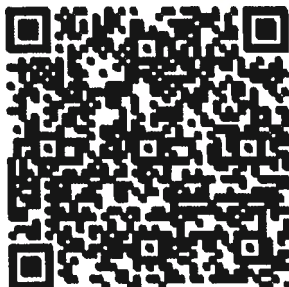
Thank you for your interest.

Si Yu'os Ma'ase,



CELINE L. CRUZ
Guam Chief Planner

Scan QR Code for Vicinity Map





DISTRICT COURT OF GUAM

520 W Soledad Ave FL 4
Hagåtña, GU 96910

VACANCY ANNOUNCEMENT

Announcement No.: 26-0001

Position: Case Administrator

Location: Hagåtña, Guam

Type of Appointment: Full-time, Permanent, Excepted Service

Opening Date: Monday, March 9, 2026

Closing Date: Open until filled (priority given to applications received by Friday, March 20, 2026, at 3:00 p.m., ChST)

Area of Consideration: Open to all qualified individuals. More than one position may be filled from this vacancy announcement.

The full announcement is posted on the District Court of Guam website, at <http://www.gud.uscourts.gov/employment>. The District Court of Guam reserves the right to amend or withdraw this announcement without written notice to all applicants.

The District Court of Guam is an Equal Opportunity Employer.

THRIVE WITH US.

Coast360 Federal Credit Union employees represent a talented and diverse workforce, all sharing a common goal – to meet and manage members' needs and to provide them with the resources for financial health now and always. We are committed to working together, respecting each other and every member we serve.

We invite interested candidates to apply for the latest opportunity to be part of our team:

Chief Financial Officer

Coast360 Federal Credit Union, a member-driven financial institution serving Guam's families and businesses, seeks an experienced Chief Financial Officer (CFO) to lead our financial strategy and operations. Reporting to the Chief Executive Officer (CEO), the CFO will drive sustainable growth, ensure regulatory compliance and champion our mission of financial empowerment. This is an exciting opportunity to shape the future of a thriving credit union in our island community.

KEY RESPONSIBILITIES:

- Develop and execute financial strategies aligned with the credit union's strategic goals, including budgeting, forecasting, and long-term planning.
- Oversee finance, accounting, treasury, investments, facilities and risk management to maintain fiscal safety and soundness in accordance with Generally Accepted Accounting Principles (GAAP) and National Credit Union Administration (NCUA) Rules and Regulations.
- Lead financial reporting, audits, asset-liability management and analysis to support data-driven decisions.
- Collaborate with Board of Directors, CEO and executive leadership to develop the credit union's strategic plan and member service initiatives.
- Foster a culture of interdependence, innovation and efficiency guided by the credit union's core values and objective of coaching for a high-performing team.

QUALIFICATIONS:

- Bachelor's Degree in Accounting, Finance or related field from an accredited college or university; CPA preferred, plus:
 - Five (5) years of executive level management ideally in credit unions, banking, or financial services with oversight of financial affairs, OR
 - Five (5) years of progressive senior level financial leadership experience in accounting and financial management with oversight of financial affairs, or equivalent work.
- Strong leadership skills with experience in developing people, building teams and navigating complex stakeholder environments.
- Excellent communication skills and a passion for community impact.

WHAT WE OFFER:

- Competitive salary, commensurate with experience.
- Comprehensive benefits: health coverage, retirement plan, and generous PTO.
- A supportive, inclusive workplace with opportunities for professional growth and development.

INTERESTED CANDIDATES are invited to submit online a resume, cover letter and an employment application at coast360fcu.com/joinourteam or at our Maite Member Center located at 450 Route 8, Maite, Guam 96910 by March 23, 2026.

Coast360 Federal Credit Union is an Equal Opportunity Employer.

Together we thrive.



federal credit union



GUAM LAND USE COMMISSION
Department of Land Management
ITC Building, Third Floor, Tamuning, GU 96913
P.O. Box 2950, Hagåtña, Guam 96932
Tel: 671 649-5263 Ext. 300 • Fax: 671 649-5383



AGENDA

A regular Guam Land Use Commission meeting will be held on Thursday, March 26, 2026, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at the Guam Department of Land Management Channel.

- Notation of Attendance/Roll Call
- Approval of Minutes - February 26, 2026
- Old or Unfinished Business [None]
- New Business
 - Application No. 2025-29, Core Tech Development, LLC, requests a Zone Change from a split zone of "R2/M1" zone to a full "M1" zone for the proposed installation and operation of a photovoltaic solar and battery system energy storage facility, Lot 10184-6, Dededo.
- Administrative & Miscellaneous Matters
 - Application No. 2014-04A-4, Hafa Adai Investments Inc., submits its thirteenth (13th) annual status report for Sigua Highlands.
 - Application No. 2026-14, ADEX Aerospace Guam LLC, requests to cancel the Notice of Action and its conditions, recorded under Document No. 1016603 for a technical amendment to the Leo Palace Resort Master Plan, on a portion of Lot 177-4-1-NEW, Tract 2511, Yona.
- Adjournment

Funding Source provided by the Applicant.

Persons requiring special accommodations, please call Cristina Gutierrez 671-649-5263, ext. 375

Douglas B. Moylan
Attorney General of Guam
Office of the Attorney General
Family Division
590 S. Marine Corps Drive, ITC Bldg., Ste. 706
Tamuning, Guam 96913 • USA
(671) 475-2595 • (671) 475-3343 (fax)
familydivision@agguam.org
Attorneys for the People of Guam

IN THE SUPERIOR COURT OF GUAM

In the Interest of:
R.A.M.R. (DOB: 05/05/2025),
Minor.
Juvenile Case No. JP0166-25
Summons

To: UNKNOWN FATHER
Unknown Address

You are hereby summoned to appear via Zoom, before the **HONORABLE LINDA L. INGLES**, at the Judiciary of Guam, Superior Court of Guam, 120 West O'Brien Drive, Hagåtña, Guam, for a court hearing on:

THURSDAY, APRIL 16, 2026 AT 2:00 P.M.
Zoom meeting ID: 716-711-9213 / Password: 76504

"YOUR PARENTAL AND CUSTODIAL DUTIES AND RIGHTS CONCERNING THE CHILD WHO IS THE SUBJECT OF THE ATTACHED PETITION MAY BE TERMINATED BY AWARD OF PERMANENT CUSTODY IF YOU FAIL TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS."

YOU MAY BE HELD IN CONTEMPT IF YOU FAIL TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS.

Dated: FEB 11 2026

CLERK, SUPERIOR COURT OF GUAM
BY: */s/ Alexis D. Tenorio*
Deputy Clerk

LAW OFFICE OF CYNTHIA V. ECUBE, ESQ.
A Professional Corporation
259 Martyr Street, Suite 100,
Hagåtña, GU 96910
Telephone No.: (671) 472-8889
Telecopier No.: (671) 472-8890
Email address: info@ecubelaw.com

Attorney for Petitioner
CYNTHIA V. ECUBE

IN THE SUPERIOR COURT OF GUAM
HAGÁTÑA, GUAM
IN THE MATTER OF THE ESTATE OF
JESUS R. DUENAS AND AGUEDA D. DUENAS,
Deceased.

PROBATE CASE NO. PR0209-25
NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by the undersigned Administratrix of the Estate of JESUS R. DUENAS AND AGUEDA D. DUENAS, Deceased, to the creditors of, and all persons having claims against the said Estate or against said Decedents, that within two (2) months after the first publication of this Notice, they either file them with the necessary vouchers to the LAW OFFICE OF CYNTHIA V. ECUBE, ESQ., A Professional Corporation, 259 Martyr Street, Suite 100, Hagåtña, Guam 96910, the same being the place for the transaction of the said estate.

DATED 03-06-2026.

/s/ CYNTHIA V. ECUBE
Administratrix

Estate of Jesus R. Duenas and Agueda D. Duenas

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Facility: Guam Mini Storage
Address: 380 East Harmon Industrial Park Rd.
Tamuning, GU 96913

Notice is hereby given that the contents of the following units will be sold at public sale to satisfy the owner's lien pursuant to applicable law. Sale conducted ONLINE at www.bid13.com.

Auction Starts: March 16, 2026 at 10:00 AM
Auction Ends: March 27, 2026 at 10:00 AM

E60 -	D. Powell
E62 -	M. Funkgub
B15 -	I. Ambros
E49 -	M. Remis
F41 -	T. Ogo
B6 -	S. Toves
B7 -	P. Miner
C17C38 -	D. Dungca

Property sold to highest bidder, as-is. \$100 refundable cleaning deposit required. Removal within 72 hrs. Facility reserves the right to withdraw any unit prior to auction close.

Early bidding encouraged. Register at www.bid13.com.

(671) 471-5720 | Find us on Facebook & IG

HOUSE

CONSTRUCTION & EXTENSION
MAJOR AND MINOR RENOVATIONS

HOME REMODELING

DRIVEWAYS

PAINTING

FENCE BUILDING

FREE ESTIMATES

CONTRACTOR LICENSED
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CALL CHEN
671-685-5008

OFFICE OF MICHAEL J. GATEWOOD LLC
MICHAEL J. GATEWOOD
 101E Chalan Santo Papa, Suite 102, Hagåtña, GU 96910
 Tel: 671-438-5183

IN THE SUPERIOR COURT OF GUAM
 IN THE MATTER OF THE ESTATE OF
 NICK DELA ROSA and EMILIANA C. DELA ROSA,
 Deceased.
 PROBATE CASE NO. PR 0003 26

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by Nicanor E. Dela Rosa, Administrator of the Estate of NICK DELA ROSA and EMILIANA C. DELA ROSA deceased, to the creditors of, and all persons having claims against said Estate or against said Decedents, that within sixty (60) calendar days after the date of the first publication of this notice, they either file them with necessary vouchers in the Office of Clerk of the Superior Court of Guam, or exhibit them with the necessary vouchers to said Administrator or his attorneys of record, **OFFICE OF MICHAEL J. GATEWOOD LLC**, 101E Chalan Santo Papa, Suite 102, Hagåtña, GU 96910, the same being the place for the transaction of the business of said Estate

DATED: Hagåtña, Guam March 12, 2026.

: MICHAEL J. GATEWOOD

AIRPORT GUAM BOARD OF DIRECTORS REGULAR MEETING

Thursday, March 26, 2026 at 3:00 PM in Terminal Conference Rooms 1 & 2 and by Videoconference and Live Streamed via GIAA website www.guamairport.com or <https://www.guamairport.com/corporate/about-our-airport/board-of-directors/airport-board-meeting>

AGENDA

1. Call to Order and Attendance
2. Approval of Agenda
3. Approval of Minutes
 - A. February 27, 2026, Regular Board Meeting
4. Correspondence - None
5. Old Business - None
6. New Business
 - A. Amendment to DFS Guam, L.P., Lotte Duty Free Guam, LLC, and the A.B. Won Pat International Airport Authority, Guam Settlement Agreement
 - B. Proposed Extension of Specialty Retail Concession Agreement between Lotte Duty Free Guam, LLC and the A.B. Won Pat International Airport Authority, Guam
 - C. Proposed Legislation to Authorize the Extension of the Specialty Retail Concession Agreement
7. Report of Executive Manager
 - A. Airport Updates
 - B. Announcements
8. Report of Comptroller
9. Executive Session - None
10. Public Comments
11. Adjournment

Parking is available in the Public Parking Lot. Call the Board Office at (671) 642-4717 for special accommodations, auxiliary aids, or services. This ad is paid for by GIAA

THE GUAM PUBLIC UTILITIES COMMISSION NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the GUAM PUBLIC UTILITIES COMMISSION ("PUC") will conduct a regular business meeting, commencing at 6:30 p.m., on Thursday, March 26, 2026, at Suite 807, DNA Bldg., 238 Archbishop F.C. Flores St., Hagåtña, Guam.

The following business will be transacted:

AGENDA

1. Call to Order
2. Approval of Minutes February 26, 2026.
3. **GUAM POWER AUTHORITY**
 GPA Docket No. 26-06: Petition of the Guam Power Authority to Approve the Funding of Expanded Demand Side Initiatives through Energy Sense Account; ALJ Report and proposed Order.
4. GPA Docket No. 26-08: Petition of the Guam Power Authority for Approval and Authorization to Solicit Casualty Insurance; ALJ Report and proposed Order.
5. GPA Docket No. 26-09: Petition of the Guam Power Authority to Approve Award Performance Management Contract for Combustion Turbine Power Plants; Legal Counsel Report and proposed Order.

ADMINISTRATIVE MATTERS

6. PUC Legal Counsel Report on Status of Legislation that may Impact Utility Rates
7. FYI - FY2025 Ethics Certification
8. Clarification on Accounting Procedures for Legal Counsel (AC) on Regulatory Matters

ADJOURNMENT

Further information about the meeting may be obtained from the PUC's Administrator Lourdes R. Palomo at 671-472-1907. Those persons who require special accommodations, auxiliary aids, or services to attend the meeting should also contact Mrs. Palomo.

This Notice is paid for by the Guam Public Utilities Commission.



GUAM LAND USE COMMISSION
 Department of Land Management
 ITC Building, Third Floor, Tamuning, GU 96913
 P.O. Box 2950, Hagåtña, Guam 96932
 Tel: 671-649-5263 Ext. 300 • Fax: 671-649-5383



AGENDA

A regular Guam Land Use Commission meeting will be held on Thursday, March 26, 2026, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at the Guam Department of Land Management Channel.

- I. Notation of Attendance/Roll Call
- II. Approval of Minutes - February 26, 2026
- III. Old or Unfinished Business [None]
- IV. New Business
 - A. Application No. 2025-29, Core Tech Development, LLC, requests a Zone Change from a split zone of "R2/M1" zone to a full "M1" zone for the proposed installation and operation of a photovoltaic solar and battery system energy storage facility, Lot 10184-6, Dededo.
- V. Administrative & Miscellaneous Matters
 - B. Application No. 2014-04A-4, Hala Adai Investments Inc., submits its thirteenth (13th) annual status report for Sigua Highlands.
 - C. Application No. 2026-14, ADEX Aerospace Guam LLC, requests to cancel the Notice of Action and its conditions, recorded under Document No. 1016603 for a technical amendment to the Leo Palace Resort Master Plan, on a portion of Lot 177-4-1-NEW, Tract 2511, Yona.
- VI. Adjournment

Funding Source provided by the Applicant.



REQUEST FOR PROPOSALS

GIAA UNDERGROUND UTILITY INFRASTRUCTURE RELOCATION AND POWER GENERATION DESIGN

RFP No. RFP-004-FY26

Deadline for Receipt of Written Questions

(Single Point of Contact)

03/30/2026, 5:00 p.m. (ChST)

Proposal Submission Deadline

04/14/2026, 4:00 p.m. (ChST)

For additional information, contact Ms. Kathrina Bayson, the Single Point of Contact, via email at ifbfp@guamairport.net

The complete RFP packet and any addenda are available for public inspection at the GIAA Administration Office and for download from GIAA's website at www.guamairport.com. All Prospective offerors must register by submitting to GIAA the Acknowledgement of Receipt Form included as part of this RFP. GIAA shall not be liable for failure to provide notice(s) or addenda to any prospective offeror who does not submit an Acknowledgement of Receipt Form. GIAA reserves the right to reject any and all proposals or offers and to waive any and all informalities and such rejection waiver will be in GIAA's best interest.

AD PAID FOR BY: ATURIDAD PUEITON BATRON A REN ENTENASIONAT GUAHAN

A.B. WON PAT INTERNATIONAL AIRPORT GUAM



RFP

GIAA RFP No. L-001-FY26

ISSUE DATE

March 10, 2026

DEADLINE

March 31, 2026 at 4:00PM (ChST)

RFP AVAILABLE AT

www.guamairport.com

or FOR PICK-UP

GIAA Administration Offices
 3rd Floor, Airport Terminal with \$10 fee for electronic withdrawal on cash drive
 (671) 646-0306

FOR MORE INFORMATION CONTACT:

SINGLE POINT OF CONTACT

Vanessa Pangindian via email at GIAARFP-L-001-FY26@guamairport.net



GUAM VISITORS BUREAU
 SETBISON BISITAN GUAHAN

NOTICE OF QUARTERLY MEMBERSHIP MEETING

Tuesday, March 31, 2026

10:30 AM - 2:00 PM

Dusit Thani Guam Resort (Ballroom A & B)

AGENDA

10:30 AM • Welcome & Check-In

I. Call to Order

Michelle Merfalen, Membership Committee Chair

II. Executive Introductions: Frank Arriola & Ina Carlillo

III. Management Report

Régine Bliscoe Lee, GVB President & CEO

IV. Panel Discussion Focusing on Wellness Initiatives

Conducted by Lisa Boddallo, GVB Public Information Officer

V. Adjournment

\$44 per person

Please RSVP by 5:00 pm, Monday, March 30, 2026.

Call GVB at 646-5278 or email taylor.pangindian@visitorsbureau.com

You may join the meeting here

<https://us02web.zoom.us/j/82666786601?pwd=51Wgqbvl95tWXsFo565znRDaDjGkgU.1>

Meeting ID: 828 7663 0785 Passcode: visitguam

EXCLUSIVE SESSION:

Members interested in the WELCOME TO WELLNESS Presentation are respectfully requested to arrive by 10:00 AM. This session will convene prior to the main general assembly.

Any individuals needing special accommodation are requested to contact GVB at 646-5278 for assistance. This advertisement was paid for by the GVB Membership Fund.



ZONE CHANGE APPLICATION

PORTION OF LOT 10184-6

FROM “R-2” (MULTI-FAMILY RESIDENTIAL) & “M-1” (LIGHT-INDUSTRIAL) ZONE TO A FULL “M-1” (LIGHT-INDUSTRIAL) ZONE

VILLAGE: UKKUDO, DEDEDO

MUNICIPALITY: DEDEDO

Prepared for:

GUAM LAND USE COMMISSION

c/o

Executive Director of the GLUC

Department of Land Management

Government of Guam

P.O. Box 2950

Hagatna, Guam 96932

Prepared by:

TG ENGINEERS, PC

101 First Street, Tiyan

Barrigada, GU 96913

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- 1.0** Letter to Chairperson
- 2.0** Zone Change Application
- 3.0** Justification Letter
- 4.0** Letter of Authorization
- 5.0** Recorded Subdivision Survey Map
- 6.0** Proof of Property Ownership
- 7.0** Radius Maps
- 8.0** Location & Vicinity Maps
- 9.0** **A.** Figure9a Zoning Boundary
B. Figure 9b Overall Site Plan
- 10.0** Environmental Impact Assessment (Short Form)

APPENDICES

- Appendix A Dos Amantes Zoning Map
- Appendix B Site Plan
- Appendix C Solar PV Site Plan

1.0 LETTER TO THE CHAIRPERSON

April 10, 2025

Dr. Anita B. Enriquez, PhD, Chairperson
Guam Land Use Commission
c/o
Mr. Joseph M. Borja, Executive Secretary
Executive Secretary, Guam Land Use Commission
Government of Guam
P.O. Box 2950,
Hagåtña, Guam 96932

RE: ZONE CHANGE APPLICATION FOR A PORTION OF LOT 10184-6, MUNICIPALITY OF DEDEDO

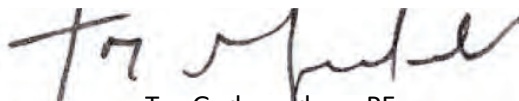
Hafa Adai Dr. Enriquez,

TG Engineers, PC is pleased to submit this Zone Change Application for review and approval by the Guam Land Use Commission (GLUC). The application presents a 309,624± square meter parcel that is split-zoned with approximately 71,974 ± square meters of the total 309,624± square meters in its designation of “M-1” (Light Industrial) and the remaining 237,650 ± square meters of partial zoned “R-2” (multi-family dwelling) zone. It is this portion of Lot 10184-6 that CoreTech Development, LLC would like to re-zone to “M-1” to fulfill its objective to install and operate a PV Solar and Battery System Energy Storage (BSS) solar farm. The Commission’s consideration to rezone said portion of Lot 10184-6 will result in a full zoning designation of “M-1” (light-industrial) zone and, by securing the zone change approval, CoreTech Development, LLC will be able achieve its plan to support the Guam Power Authority’s (GPA) agenda and meet established renewable energy portfolio standard goals. This is Pursuant to Public Law 35-46 and increased GPA’s renewable portfolio for reliance and dependency on alternative energy sources for the island to from 25% to 100% by the year 2045.

We are hopeful the Commission will concur with our justification to rezone this parcel and that such action will enable the highest and best use of the said properties.

We look forward to the opportunity to present the project to the Agency Review Committee (ARC), the general public, and the Guam Land Use Commission (GLUC).

Si Yu’os Ma’ase,
TG Engineers, PC



Tor Gudmundsen, PE
President

2.0 ZONE CHANGE APPLICATION

ZONE CHANGE

TO: Executive Secretary, Guam Land Use Commission
c/o Land Planning Division, Department of Land Management
Government of Guam, P.O. Box 2950, Hagatna, Guam 96932

The Undersigned owner(s)/lessee(s) of the following described property hereby request consideration for a Zone Change.

1. Information on Applicant:

Name of Applicant: Core Tech Development, LLC U.S. Citizen: ☒ Yes ☐ No

Mailing Address: 388 S. Marine Corps Drive, #400, Tamuning, GU 96913

Telephone No.: Business: 671-473-5000 Home: _____

2. Location, Description and Ownership:

Subdivision Name: N/A

Lot(s): Portion of Lot 10184-6 Block: 0 Tract: 0

Lot Area: Acres 58.7+/- Square Meters 237650+/- Square Feet 2558041+/-

Village: Okkudu Municipality: Dededo

Registered Owner: _____

Certificate of Title No.: _____ Recorded Document No.: 937132 (Deed)

3. Current and Proposed Land Use:

Current Use: vacant Zoned: M-1 and R-2

Proposed Use: Installation of Photovoltaic Panels

Master Plan Designation: "M-1" & "R-2" (Dos Amantes Master Plan, as amended)

4. Attach a one page typed, brief and concise justification (letter format explaining the compatibility of the proposed project with adjacent and neighborhood developments as they exist; your intentions and purpose of the Zone Change request justifying public necessity, public convenience and general welfare in accordance with ***Guam Code Annotated 21 GCA, Chapter 61, Section 61630.***

5. Support Information. The following supporting information shall be attached to this application:

- a. 8 1/2" X 11" map, drawn to scale, showing existing zoning within 1000 feet radius from the subject lot's boundaries.

ATTACHMENT: Section 61630 (Requirements for Changes) and Section 61638 (Review by Municipal Planning Council is attached for your information and guidance in preparation of your Zone Change Application. For additional requirements, visit the Zoning Section, Land Planning Division.

ZONE CHANGE

Supporting Information (Continuation):

- (2) Identify by name and use of all existing activities on all parcel(s) through a legend/code reference;
- (3) All adjacent inclusive and exclusive easements and roads to the property, their widths, and condition of surfaces;
- (4) The nearest location of all public utilities to the subject lot;
- (5) All natural or topographic peculiarities.
- c. 8 1/2" X 11" map, drawn to scale, showing all parcels within a 500-foot radius of the subject lot's boundaries. Each parcel shall be identified with property a lot number.
- d. The most recent property map certified and recorded at the Department of Land Management, showing the subject property.
- e. A detailed As-Built Plan of the lot shall include the following:
 - (1) Total number and type of building(s);
 - (2) Parcel size in square meters/feet;
 - (3) Layouts of utilities and drainage;
 - (4) Proposed lot coverage of building(s) and accessories in square meters/feet;
 - (5) Approximate gross and net densities allowed on the parcel;
 - (6) Feasibility study;
 - (7) Topography;
 - (8) Existing earth faults and sinkholes;
 - (9) Water courses and lens;
 - (10) Reservation, conservation, and historic places;
 - (11) Total percentage of open spaces exclusive of parking stalls and other man-made features;
 - (12) Percentage of building footprint for proposed development only; and
 - (13) Compatibility to surrounding uses, Planned Development (PD) zone only.
- f. If leased, lease agreement (the assignment of lease and the covenant).
- g. An initial comprehensive *Environmental Impact Assessment (EIA)* in accordance to Executive Order 90-10, or (*Findings of No Significant Impact*) if acceptable to GEPA in place of an *EIA*.
- h. Additional information as required by the Guam Chief Planner.

Submit one set of the Application with all the supporting information listed above. Once the Application is reviewed and accepted, the applicant must submit the required number of hard copies (32 sets) of the application and eight (8) copies of the Application in electronic format (example: in CD format, flash drives or thumb drives etc.)

Reference Information for Requirements for Zone Changes: §61630, Ch. 61, Title 21 GCA and Review by Municipal Planning Council: §61638, Ch. 61, Title 21 GCA.

- 6. Filing Fee: Fifty Dollars (\$50.00)** filing fee plus \$2.00 for the first five pages, and \$0.25 for any additional page, under Public Law 29-02, Chapter V, Part III (Fees and Charges Assessed by the Department of Land Management).

ZONE CHANGE

7. **Required Signatures:** All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

"I hereby certify that all information contained in this application and its supplements are true and correct. I also understand that any misrepresentation in this application shall void the entire submission. Further, that thirty-two (32) sets of the above listed required information is provided."

 1/29/2025
(Owner(s) or Lessee(s) and Date)

(Representative, if any, and Date)

THIS FORM SHALL NOT BE MAILED. APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT.

FOR OFFICIAL USE ONLY

Date Accepted: _____ Accepted By: _____

Date of Notice in Newspaper(s): _____ Date of Notice to
Adjacent Property Owners: _____

Date of Public Hearing: _____

Filing Fee(s) Paid (\$) : Yes [] No [] Check [] Cash [] Other [] _____

Receipt No.: _____ Application Number: _____

Date of GLUC Action: _____ Conditions: Yes [] (See Below) No []

Conditions of Approval: _____

GLUC Resolution No.: _____ Date of Notice of Action: _____

3.0 JUSTIFICATION LETTER

JUSTIFICATION LETTER

Land Use Compatibility

This request for a change of zone from a split-zone designation to a full “M-1” (Light-Industrial) zone designation will allow Lot 10184-6 full entitlement of use under Title 21GCA, Chapter 61, §61309. The change to a full “M-1” (Light-Industrial) zone will essentially eliminate the incompatible “R-2” portion of the subject lot and align the entire property with surrounding land uses. Currently two smaller and adjacent parcels containing an area of 27,242± square meters are also under the Guam Land Use Commission’s review for change of zone to “M-1”. Compatible zoning distribution will be achieved since all extended and adjacent lots are zoned “M-1” and “M-2”. To the east and adjacent to the “R-2” zoned portion of Lot 10184-6 is the expanded Northern Wastewater Treatment Facility (see Appendix A for Official Zoning Map).

The portion of Lot 10184-6 left under an “R-2” zone designation is the residual effect of the interim Dos Amantes Planning Area plan, which included the current zoning designation via GLUC Resolution No. 2008-01 as recorded under DLM Document No. 769916. This portion has been estimated to contain an area of 237,650 ± square meters and is the subject of this zone change request. For clarification, the remaining estimated 71,974± square meters of “M-1” designation with Lot 10184-6 will remain as zoned to achieve a full zoning designation of “M-1” for the entire Lot 10184-6.

The property’s split-zone status persisted when the Dos Amantes master plan was finalized and approved in 2011. The surrounding zoning overlay of these properties serves proof that a new zoning designation of “M-1” would be appropriate.

Justification to Support Public Necessity, Convenience, and General Welfare

Pursuant to Title 21GCA, Chapter 61, §61630, the Commission must assess a change of zone request wherein public necessity, convenience, and general welfare will justify such action. We submit justification in support of a change from a split “M-1” and “R-2” (Multi-Family Dwelling) zone to a full “M-1” (Light-Industrial) zone for Lot 10184-6. We present the following:

The end state of this request is to align the property with Public Law 33-198, which scripted GPA’s renewable portfolio standards and required 25% of the island’s total power consumption capacity to be dependent on alternative energy sources by the year 2035. Public Law 35-46 amended the standards and increased GPA’s renewable portfolio for reliance and dependency on alternative energy sources for the island to 100% by the year 2045. The Law serves as a response to anticipated increases and fluctuation of costs associated with operating fossil-fuel-dependent power generators. In foresight, Guam Power Authority (GPA) has directed its attention to alternative energy production to reduce such dependency and pass projected savings to GPA customers and end-users.

This request for a change of zone for the subject lots is strictly intended to support the installation and use of photovoltaic panels and distributed inverters (See Section 9b and Appendix C).

With Lot 10184-6 dedicated to support panels and inverters, the demand on water will be negligible, where the need for water reserved for periodic maintenance cleaning of panels and inverters. Likewise, the zone change for Lot 10184-6 will have no impact on wastewater infrastructure.

Free-standing photovoltaic panels and related infrastructure may be considered temporary and easily removed to accommodate other low-impacting land uses. This in turn is a positive attribute of the development scheme as it offers a level of flexibility on land development in the event a need arises to remove the solar farm.

The act of changing the zone of the subject parcel aligns not only with the GPA's initiatives, but also with the Guam Energy Office's mandate and mission "to promote energy conservation and energy efficiency, promote deployment of renewable energy technologies, and provide energy saving solutions to reduce fossil fuel dependency leading to a sustainable energy future for the island."

The request for a change of zone further aligns with the Guam Strategic Energy Plan with respect to balancing sound economics with ecological integrity, the request is consistent with key principles of the Plan, which is to:

- ❖ Enhance the general quality of life through energy strategies that will benefit Guam.
- ❖ Promote ecologically friendly propositions that create a healthy environment.
- ❖ Promote environmental stewardship through energy conservation and energy efficient practice.
- ❖ Support opportunities for local economic vitality.
- ❖ Emphasize alternative power sources; and,
- ❖ Support options that will reduce market volatility, stabilize rates, and increase reliability¹.

This request aligns with the government of Guam initiatives to promote an environmental-friendly approach to reduce and replace dependency on fossil fuel and operational cost of running fossil fuel generators.

The end state of the request will allow the property owner to engage in constructing and operating a solar farm that in turn will be an expression of both direct and indirect benefits for the people of Guam far into the 21st century.

We look forward to your concurrence with our findings that such an endeavor will encourage and justify Public Necessity, Public Convenience and General Welfare.

¹ See <https://digital.library.unt.edu/ark:/67531/metadc837782/m1/>

4.0 LETTER OF AUTHORIZATION

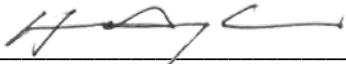
LETTER OF AUTHORIZATION

To Whom It May Concern:

Core Tech Development, LLC herewith authorizes TG Engineering, PC, a Guam-based professional company, and its assigned representative(s) to represent and address all matters concerning land use as may be applicable under current zoning laws of Guam and administrative procedures therein, to include the submission and representation for a change of zone to the Guam Land Use Commission for the following land parcel:

1. Lot 10184-6, municipality of Dededo, Guam

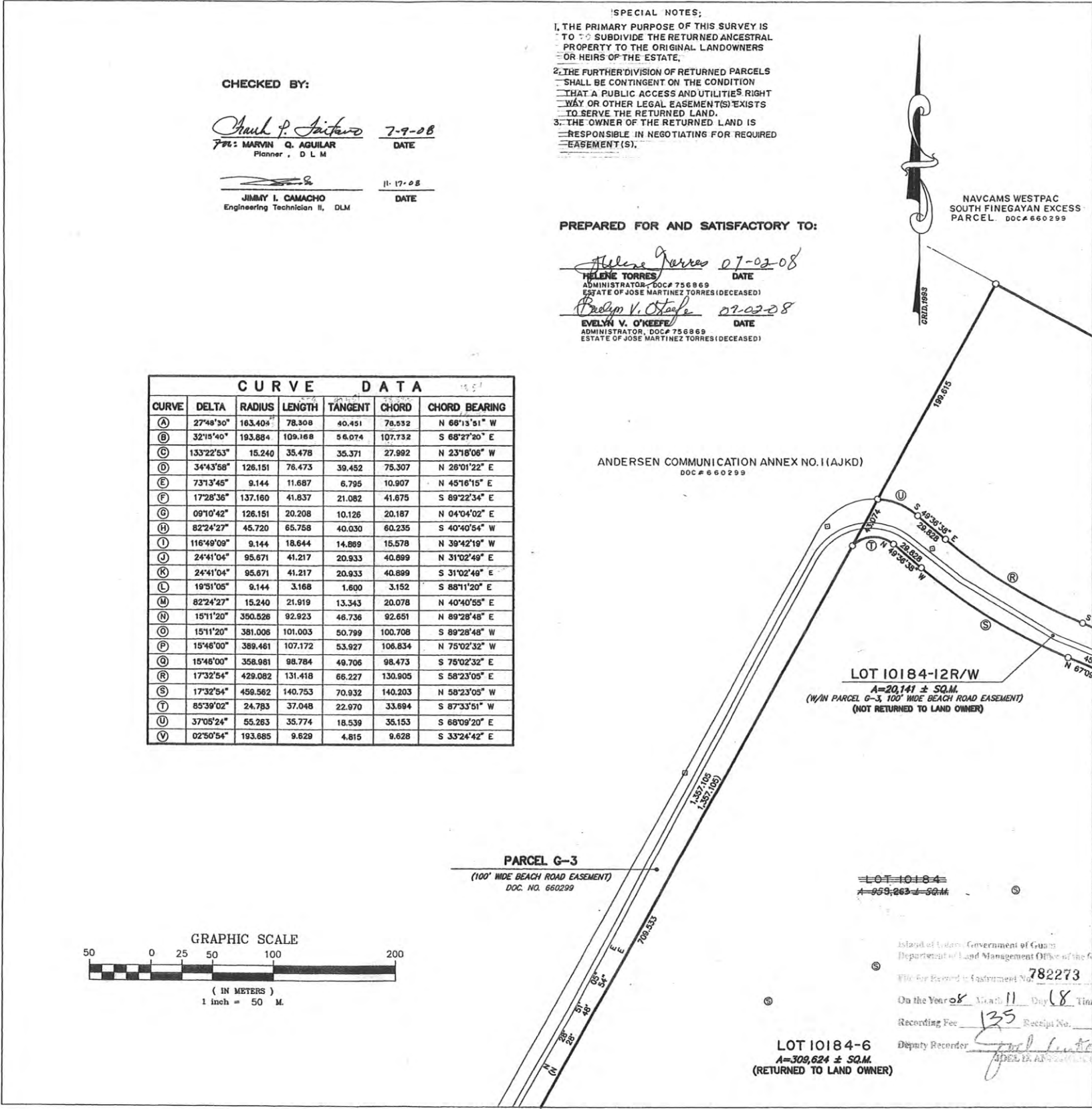
I hereby affix my signature approval:



Ho Sang Eun, Chairman & Duly Authorize Representative
Core Tech Development, LLC
Owner of Record for Lot 10184-6
Municipality of Dededo, Guam

1/27/25
Date

5.0 RECORDED SUBDIVISION SURVEY MAP



MATCH LINE - SEE SHEET 3 OF 5

SEE INDEX MAP

VICINITY MAP
(Not to Scale)

NOTES:

REFERENCES:

SYMBOLS:

CERTIFICATION

FRANK L.G. CASTRO hereby certify that this map was prepared by me or under my direct supervision that it is based upon a field survey made in AUGUST 01, 2007 in conformance with all applicable laws and regulations. That I am responsible for the accuracy of all data and information shown hereon, I also certify that all the monuments are of the character and occupy the positions indicated on this map.

Frank L.G. Castro
FRANK L.G. CASTRO, PLS NO. 19 DATE 07-10-08 EXP: SEPT. 30, 2008

Approval Pursuant to Title 21, Guam Code Annotated, Chapter 62, Subdivision Law.

Carlos R. Untalan
CARLOS R. UNTALAN, ACTING, GUAM CHIEF PLANNER DATE 07-10-08

This map has been examined for conformance with Title 21, Guam Code Annotated, Chapter 62, Article 5, Uniform Triangulation System and Regulations thereunder on this 14th day of November, 2008.

Paul L. Santos
PAUL L. SANTOS, PLS # 68, GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

REVISION	BRIEF DESCRIPTION	BY	DATE	APPROVED BY	DATE

FLGC **FRANK L.G. CASTRO**
PROFESSIONAL LAND SURVEYOR NO. 19
ISLAND OF GUAM
P.O. BOX 1119, AGANA, GUAM 96932 TEL. NO. 649-4540/4541

SURVEY DATA	DATE
RESEARCHED BY: FLGC	AUG. 2007
FIELD BY: FLGC-CREW	-DO-
FIELD BOOK: FC-005	-DO-
COMPUTED BY: FLGC	-DO-
DRAWN BY: JAV	-DO-
CHECKED BY: FLGC	-DO-

SUBDIVISION SURVEY MAP
OF
LOT 10184
(FORMERLY LOT AL002)
NAMEPLACE UKUDO
MUNICIPALITY OF DEDEDO

L.S. 11, SEC. 1, 2, 3 & 4

LAND MANAGEMENT NO.
109 FY 2008

SURVEYOR'S DRAWING NO.
FC07-022

SURVEYOR'S PROJECT NO.
FLGC-07022

SCALE: SEE PLAN

SHEET NO. 2 OF 5

LOT NO. NAVAL COMMUNICATION STATION SITE
CERTIFICATE OF TITLE NO. 3598
REGISTERED ON: JUNE 30, 1950

IN THE NAME OF:
NAVAL GOVERNMENT OF GUAM

PREPARED FOR, SATISFACTORY TO & APPROVED BY:
SEE PLAN

782273

5-19317 2/4-

MATCH LINE - SEE SHEET 3 OF 5

The figure is a detailed survey map of a coastal area in Guam. It shows several land parcels, including Lot 5300 through Lot 5315, and a large parcel labeled LOT 10184-16 R/W. The map includes bearings and distances for all boundaries, such as N 89°59'32" W 74.002 and S 24°26'30" W 35.253. A graphic scale bar indicates distances from 0 to 200 meters. A north arrow points towards the top right. Several details are shown: Detail A at the bottom left, Detail B at the bottom center, and Detail C at the top right. These details show close-ups of specific boundary intersections or curves. A note states: "NOTE: FOR CURVE DATA, SEE SHEET 2 OF 5". The map also shows a "BULL CART TRAIL (VARIABLE WIDTH)" and a "P.O.B." (Point of Beginning) at the bottom center. The map is prepared by Helene Torres and Evelyn V. O'Keefe, dated 07-02-08. It was checked by Jimmy I. Camacho, dated 11-17-08. The map is titled "INEX NO. 1 (AJKD)".

GRAPHIC SCALE
50 0 25 50 100 200
(IN METERS)
1 inch = 50 M.

LOT 5300
CT. NO. 3598

LOT 5301-R3
DOC. NO. 757409

LOT 5301-2
DOC. NO. 757409

LOT 5301-1R/W
(100' WIDE ROAD EASEMENT)
DOC. NO. 757409

LOT 5301-3
A=1,589±SQ.M.
(RETURNED TO LAND OWNER)

LOT 5301-4
S 04°57'30" W 27.410

LOT 5301-5
S 20°31'30" W 48.380

LOT 5301-6
S 31°02'30" W 59.208

LOT 5301-7
S 00°02'25" W 29.129

LOT 5301-8
S 00°02'25" W 29.129

LOT 5301-9
S 00°02'25" W 29.129

LOT 5301-10
S 00°02'25" W 29.129

LOT 5301-11
S 00°02'25" W 29.129

LOT 5301-12
S 00°02'25" W 29.129

LOT 5301-13
S 00°02'25" W 29.129

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LOT 5301-16
S 00°02'25" W 29.129

LOT 5301-17
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LOT 5301-18
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LOT 5301-19
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LOT 5301-20
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LOT 5301-62
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LOT 5301-63
S 00°02'25" W 29.129

LOT 5301-64
S 00°02'25" W 29.129

LOT 5301-65
S 00°02'25" W 29.129

LOT 5301-66
S 00°02'25" W 29.129



VICINITY MAP
(Not to Scale)

NOTES:

REFERENCES:

SYMBOLS:

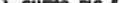
CERTIFICATION

FRANK L.G. CASTRO, PLS NO.19 DATE 6/29/08

Approval Pursuant to Title 21, Guam Code Annotated, Chapter 62, Subdivision Law.

Carlos R. Untalan 07-10-08
 CARLOS R. UNTALAN, ACTING, GUAM CHIEF PLANNER DATE

This map has been examined for conformance with Title 21, Guam Code Annotated, Chapter 60, Article 5, Uniform Triangulation System and Regulations thereunder on this 20th day of November, 2008.



 PAUL L. SANTOS, PLS # 68, GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

REVISION	BRIEF DESCRIPTION	BY	DATE	APPROVED BY	DATE

FLGC

FRANK L.G. CASTRO
 PROFESSIONAL LAND SURVEYOR NO. 19
 ISLAND OF GUAM
 P.O. BOX 1119, AGANA, GUAM 96932 TEL. NO. 649-4540/4541

SURVEY DATA	DATE
RESEARCHED BY: FLGC	AUG. 2007
FIELD BY: FLGC-CRW	--
FIELD BOOK: FC-005	--
COMPUTED BY: FLGC	--
GRABIN BY: JAW	--
CHECKED BY: FLGC	--

SUBDIVISION SURVEY MAP

O F

LOT 10184

(FORMERLY LOT ALOO2)

NAMEPLACE UKUDO

MUNICIPALITY OF DEDEDO

ORDERED BY: 109 FY 2008	LOT NO. NAVAL COMMUNICATION STATION SITE
109 FY 2008	CERTIFICATE OF TITLE NO. 3598
	REGISTERED ON: JUNE 30, 1950

SURVEYOR'S DRAWING NO. FC07-022	IN THE NAME OF: NAVAL GOVERNMENT OF GUAM
---	--

SURVEYOR'S PROJECT NO.	FLGC-07022	PREPARED FOR, SATISFACTORY TO & APPROVED BY:
------------------------	------------	--

SCALE : SEE PLAN	<i>SEE PLAN</i>
SHEET NO. 5 OF 5	

6.0 PROOF OF PROPERTY OWNERSHIP

937132

GOVERNMENT OF GUAM - Department of Land Management Office of the Recorder			
File for Record is Instrument Number		937132	
On the Year 20	19	Month 7	Day 3 Time 324
Recording Fee 255.50		Receipt No. 22456	
Deputy Recorder <i>[Signature]</i>			

DEED

This Deed is dated June 28, 2019, and is by, CORE TECH INTERNATIONAL CORPORATION, whose address is 388 South Marine Corps Drive, Ste 400, Tamuning, Guam 96913 (the "Grantors"), to CORE TECH DEVELOPMENT, LLC, whose mailing address is 388 South Marine Corps Drive, Tamuning, Ste 400, Guam 96913 (the "Grantee").

WITNESSETH:

Whereas, the Grantor and Grantee are both owned and controlled by the Core Tech Trust, hence, this transfer of properties constitute an intercompany transfer;

Whereas, the management, Directors, and owners are the same and agree that this intercompany transfer is in the best interest of the entities involved;

Therefore, this intercompany transfer is made on the terms and conditions set forth below.

IN AND FOR \$0.00 consideration (Intercompany Transfer), the Grantor hereby GRANTS, TRANSFERS, SELLS and CONVEYS to the Grantee, the following described property (the "Property"), in Dededo, Guam, which are set forth in detail in **Exhibit A** attached hereto:

	<u>Square Meters</u>
1. Lot no. 10184-1	48,620
2. Lot no. 10184-2	25,653
3. Lot no. 10184-3	1,589
4. Lot no. 10184-4	167,262
5. Lot no. 10184-5	91,656

6. Lot no. 10184-6	309,624
7. Lot no. 10184-7	39,184
8. Lot no. 10184-8	25,263
9. Lot no. 10184-9 R/W	1,583
10. Lot no. 10184-10 R/W	1,184
11. Lot no. 10184-11 R/W	4,489
12. Lot no. 10184-12 R/W	20,141
13. Lot no. 10184-13 R/W	4,158
14. Lot no. 10184-14 R/W	510
15. Lot no. 10184-15 R/W	20,043
16. Lot no. 10184-16 R/W	9,481
17. Lot no. 10184-17	5,438
18. Lot no. 10184-R17	183,388
19. Lot no. 5039-1	3,379
20. Lot no. 5039-2R/W	7,768
21. Lot no. 5039-3	58,859
22. Lot no. 5039-4 R/W	922
23. Lot no. 5039-R4	12,885

TOGETHER with any and all buildings, improvements, ways, streets, alleys, passages, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the Grantors, at law or in equity, in and to the same.

THE GRANTEE SHALL HAVE AND HOLD the same, in fee simple, and subject to all claims and encumbrances of record at Land Management, Government of Guam, affecting the property.

THE GRANTOR warrants it has valid fee simple title and has the right to convey the same and no other approvals or signatures are required.

Water and power: Grantee for itself and its successors and assigns, hereby acknowledges and confirms that power and water are immediately available on the property or within 100 feet of the property described above.

IN WITNESS WHEREOF, the Grantor and the Grantee have executed this Deed as of this 20th day of June, 2019.

Core Tech International Corporation

By:

Ho Sang Eun
its Chairman

GRANTEE:

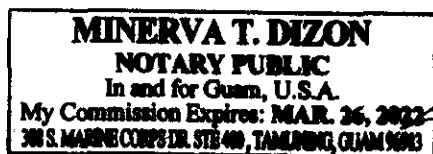
Core Tech Development, LLC

By:

~~Ho Sang Eun
its Manager~~

Territory of Guam)
) ss:
City of Hagatna)

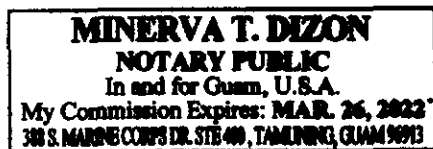
On this 28th day of June, 2019, before me, the undersigned notary, personally appeared Ho Sang Eun, the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as the Chairman of Core Tech International Corporation, and he signed it voluntarily for its stated purpose.



Notary Public

Territory of Guam)
) ss:
City of Hagatna)

On this 28th day of June, 2019, before me, the undersigned notary, personally appeared Ho Sang Eun, the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as the Manager of Core Tech Development, LLC, and he signed it voluntarily for its stated purpose.



Notary Public

937132

EXHIBIT A

(Legal Descriptions)



Parcel I:

Lot Number 10184-1, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 48,620 +/- square meters



Parcel II:

이동한 사업 계획? 등

Lot Number 10184-2, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 25,653 +/- square meters

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937132

Parcel III:

Lot Number 10184-3, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 1,589 +/- square meters

Parcel IV:

Lot Number 10184-4, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 167,262 +/- square meters

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937132

Parcel V:

Lot Number 10184-5, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 91,656 +/- square meters

Parcel VI:

Lot Number 10184-6, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 309,624 +/- square meters

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937132

Parcel VII:

Lot Number 10184-7, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 39,184 +/- square meters

Parcel VIII:

Lot Number 10184-8, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 25,263 +/- square meters

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937132

Parcel IX:

Lot Number 10184-9R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 1,583 +/- square meters

Parcel X:

Lot Number 10184-10R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 1,184 +/- square meters

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937132

Parcel XI:

Lot Number 10184-11R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 4,489 +/- square meters

Parcel XII:

Lot Number 10184-12R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 20,141 +/- square meters

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937132

Parcel XIII:

Lot Number 10184-13R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 4,158 +/- square meters

Parcel XIV:

Lot Number 10184-14R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 510 +/- square meters

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937132

Parcel XV:

Lot Number 10184-15R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 20,043 +/- square meters

Parcel XVI:

Lot Number 10184-16R/W, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 9,481 +/- square meters

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937132

Parcel XVII:

Lot Number 10184-17, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 5,438 +/- square meters

Parcel XVIII:

Lot Number 10184-R17, (formerly Lot Number AL002), Ukudo, Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-022, as L.M. Check Number 109 FY 2008, as described in that Subdivision Survey Map, dated November 18, 2008 and recorded November 18, 2008, at the Records Division, Department of Land Management, Government of Guam, under Document Number 782273.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 183,388 +/- square meters

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937132

Parcel LXX:

Lot Number 5039-1, (subdivision of Lot Number 5039), Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-034, as L.M. Check Number 162 FY 2009, as described in that Subdivision Survey Map, dated January 19, 2010 and recorded January 20, 2010, at the Records Division, Department of Land Management, Government of Guam, under Document Number 801070.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 3,379 +/- square meters

Parcel XX:

Lot Number 5039-2R/W, (100' Wide Parcel G-2 Reserved Easement - AJKP), (subdivision of Lot Number 5039), Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-034, as L.M. Check Number 162 FY 2009, as described in that Subdivision Survey Map, dated January 19, 2010 and recorded January 20, 2010, at the Records Division, Department of Land Management, Government of Guam, under Document Number 801070.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 7,768 +/- square meters

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937132

Parcel XXI:

Lot Number 5039-3, (subdivision of Lot Number 5039), Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-034, as L.M. Check Number 162 FY 2009, as described in that Subdivision Survey Map, dated January 19, 2010 and recorded January 20, 2010, at the Records Division, Department of Land Management, Government of Guam, under Document Number 801070.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 58,859 +/- square meters

Parcel XXII:

Lot Number 5039-4R/W, (20' Wide Parcel L-3 Reserved Easement - AJKP), (subdivision of Lot Number 5039), Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-034, as L.M. Check Number 162 FY 2009, as described in that Subdivision Survey Map, dated January 19, 2010 and recorded January 20, 2010, at the Records Division, Department of Land Management, Government of Guam, under Document Number 801070.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 922 +/- square meters

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937132

Parcel XXIII:

Lot Number 5039-R4, (subdivision of Lot Number 5039), Municipality of Dededo, Territory of Guam, Estate Number 3912, Suburban, as said Lot is marked and designated on Drawing Number FC07-034, as L.M. Check Number 162 FY 2009, as described in that Subdivision Survey Map, dated January 19, 2010 and recorded January 20, 2010, at the Records Division, Department of Land Management, Government of Guam, under Document Number 801070.

Registered Land, with the Last Registered Owner being the Naval Government of Guam, for and on behalf of the United States of America, the Owner of Record being Younex Enterprises Corporation and the Last Certificate of Title Registration Number being 5682 ("Revised Harmon Air Force Base" Civil Case No. 33-50).

Area: 12,885 +/- square meters

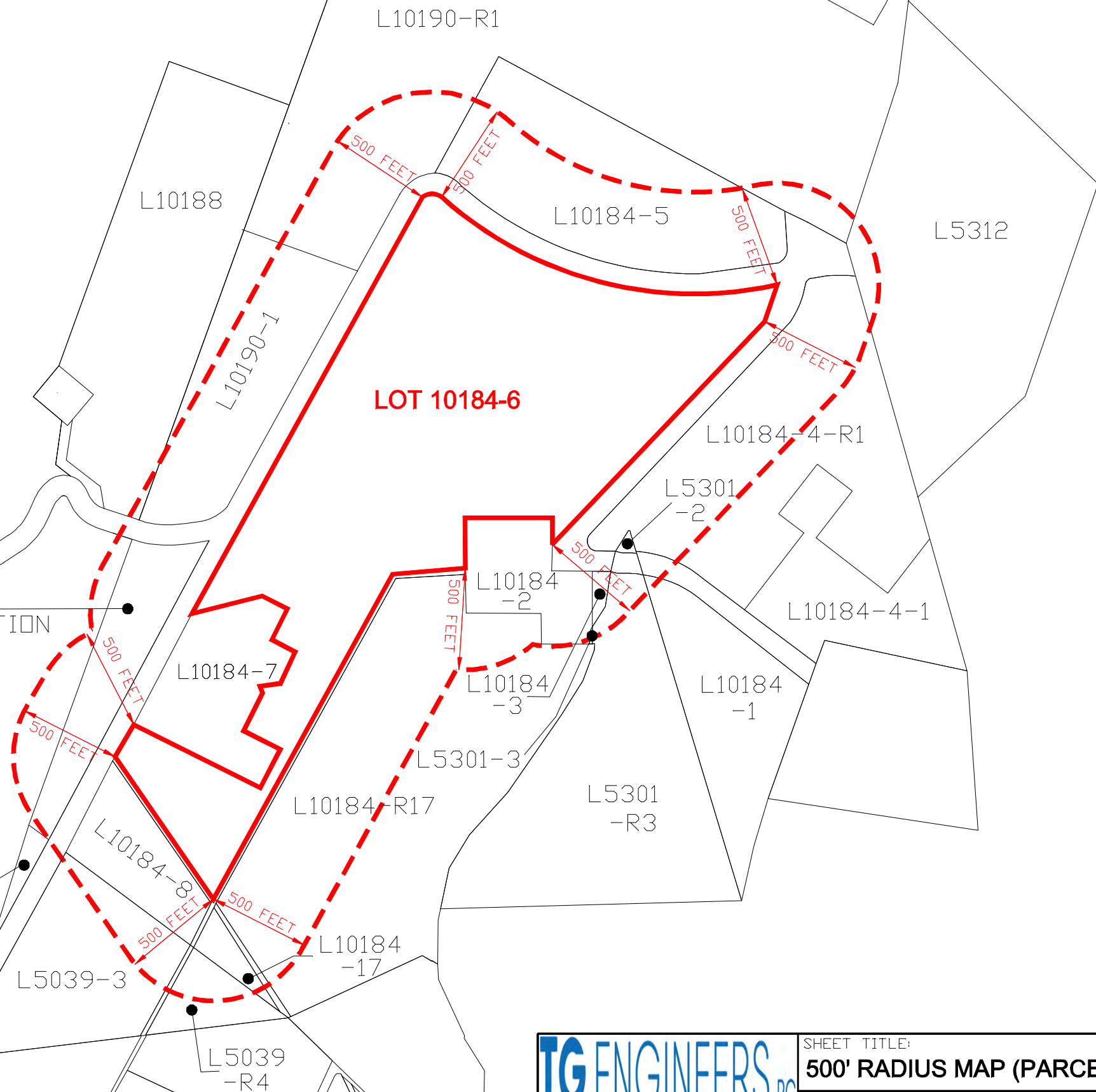
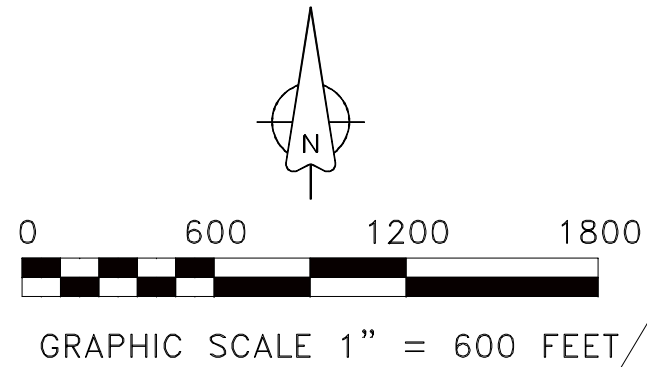
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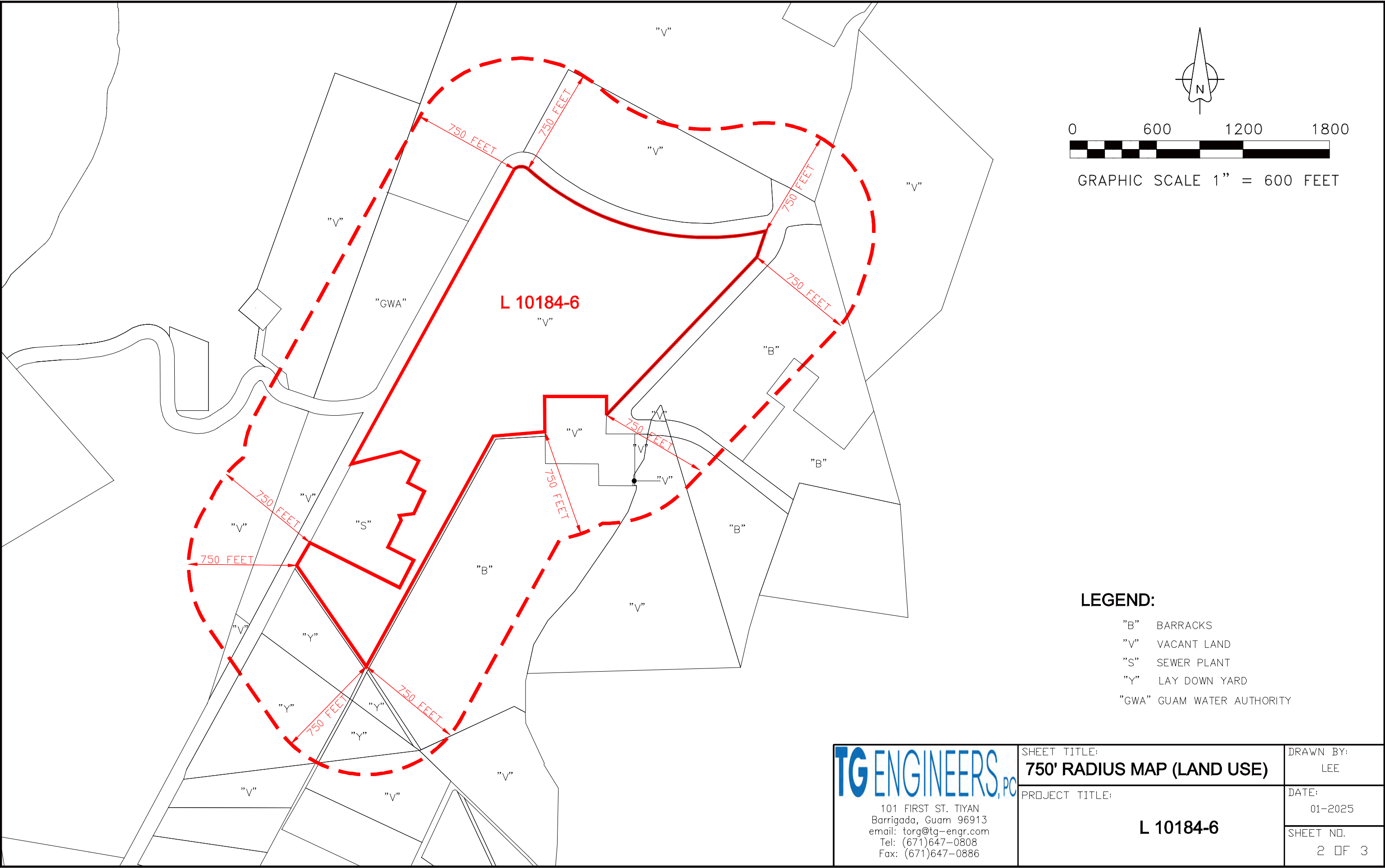
[END OF DOCUMENT]
이 문서는 기밀 문서입니다

7.0 RADIUS MAPS

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.



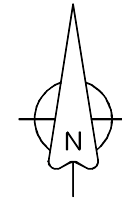
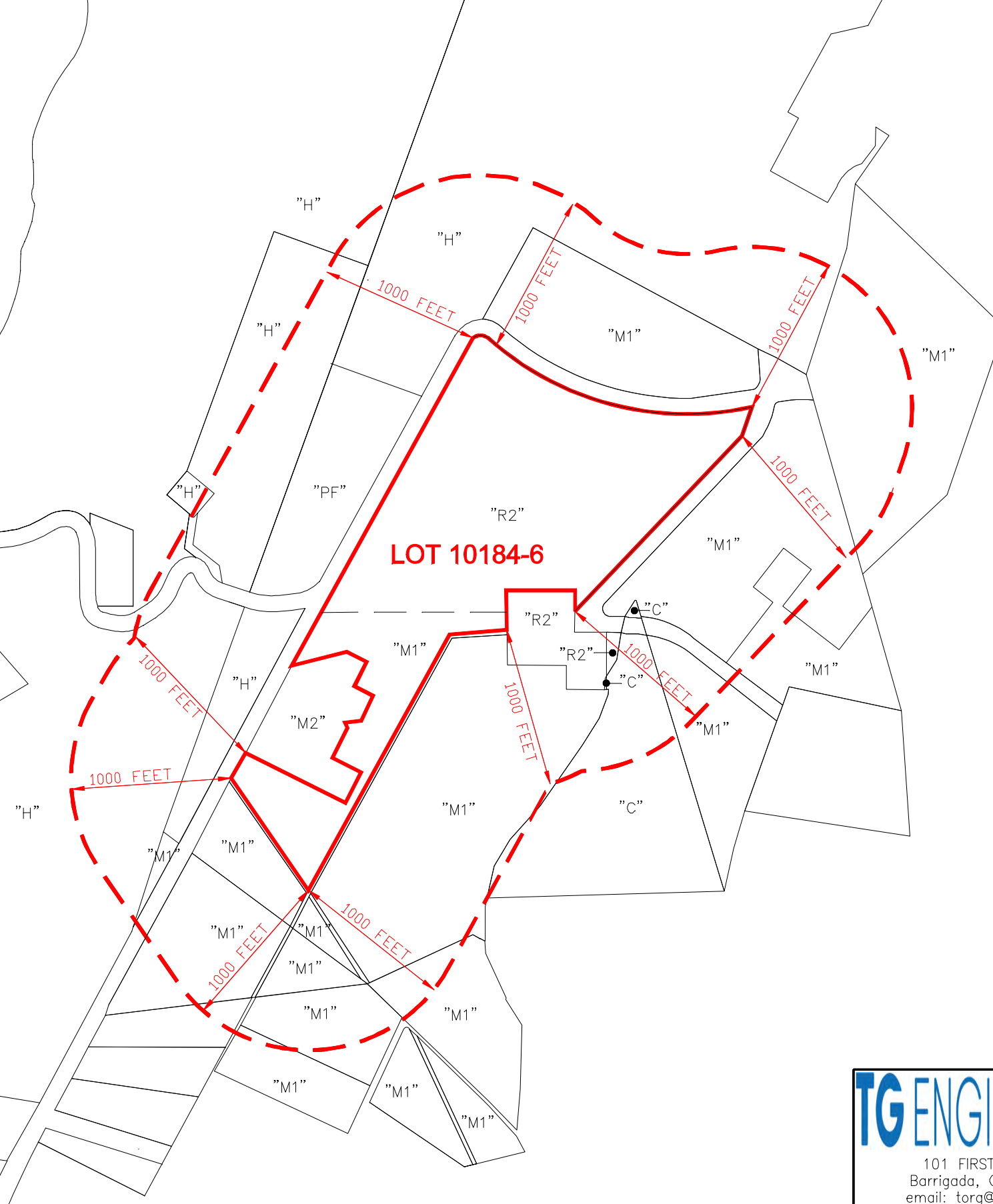
 101 FIRST ST. TIYAN Barrigada, Guam 96913 email: torg@tg-engr.com Tel: (671)647-0808 Fax: (671)647-0886	SHEET TITLE: 500' RADIUS MAP (PARCELS)	DRAWN BY: LEE
	PROJECT TITLE: LOT 10184-6	DATE: 01-2025
		SHEET NO. 1 OF 3



- LEGEND:**
- "B" BARRACKS
 - "V" VACANT LAND
 - "S" SEWER PLANT
 - "Y" LAY DOWN YARD
 - "GWA" GUAM WATER AUTHORITY

 101 FIRST ST. TIYAN Barrigada, Guam 96913 email: torg@tg-engr.com Tel: (671)647-0808 Fax: (671)647-0886	SHEET TITLE: 750' RADIUS MAP (LAND USE)	DRAWN BY: LEE
	PROJECT TITLE: L 10184-6	DATE: 01-2025
		SHEET NO. 2 OF 3

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.



0 800 1600 2400



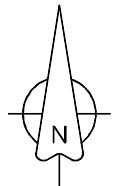
GRAPHIC SCALE 1" = 800 FEET

LEGEND:

"H"	HOTEL
"C"	COMMERCIAL
"R2"	MULTI FAMILY DWELLING
"PF"	PUBLIC FACILITY
"M1"	LIGHT INDUSTRIAL
"M2"	HEAVY INDUSTRIAL

 101 FIRST ST. TIYAN Barrigada, Guam 96913 email: torg@tg-engr.com Tel: (671)647-0808 Fax: (671)647-0886	SHEET TITLE: 1000' RADIUS MAP (ZONING)	DRAWN BY: LEE
	PROJECT TITLE: LOT 10184-6	DATE: 01-2025
		SHEET NO. 3 OF 3

8.0 LOCATION AND VICINITY MAPS



GRAPHIC SCALE 1" = 1,000 FEET

TG ENGINEERS, PC

101 FIRST ST. TIYAN
Barrigada, Guam 96913
email: torg@tg-engr.com
Tel: (671)647-0808
Fax: (671)647-0886

SHEET TITLE:

LOCATION MAP

PROJECT TITLE:

LOT 10184-6

DRAWN BY:

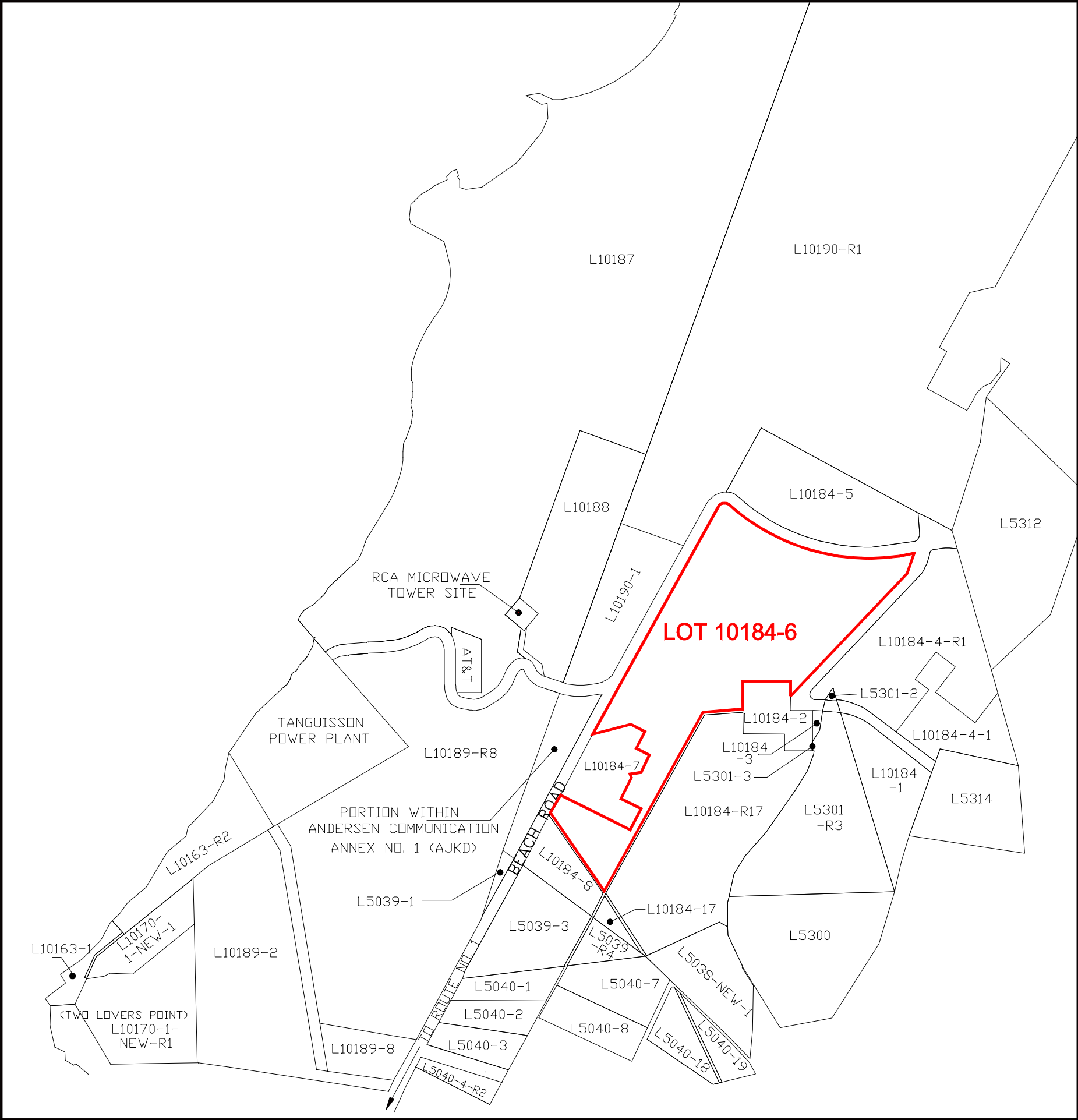
LEE

DATE:

1-2025

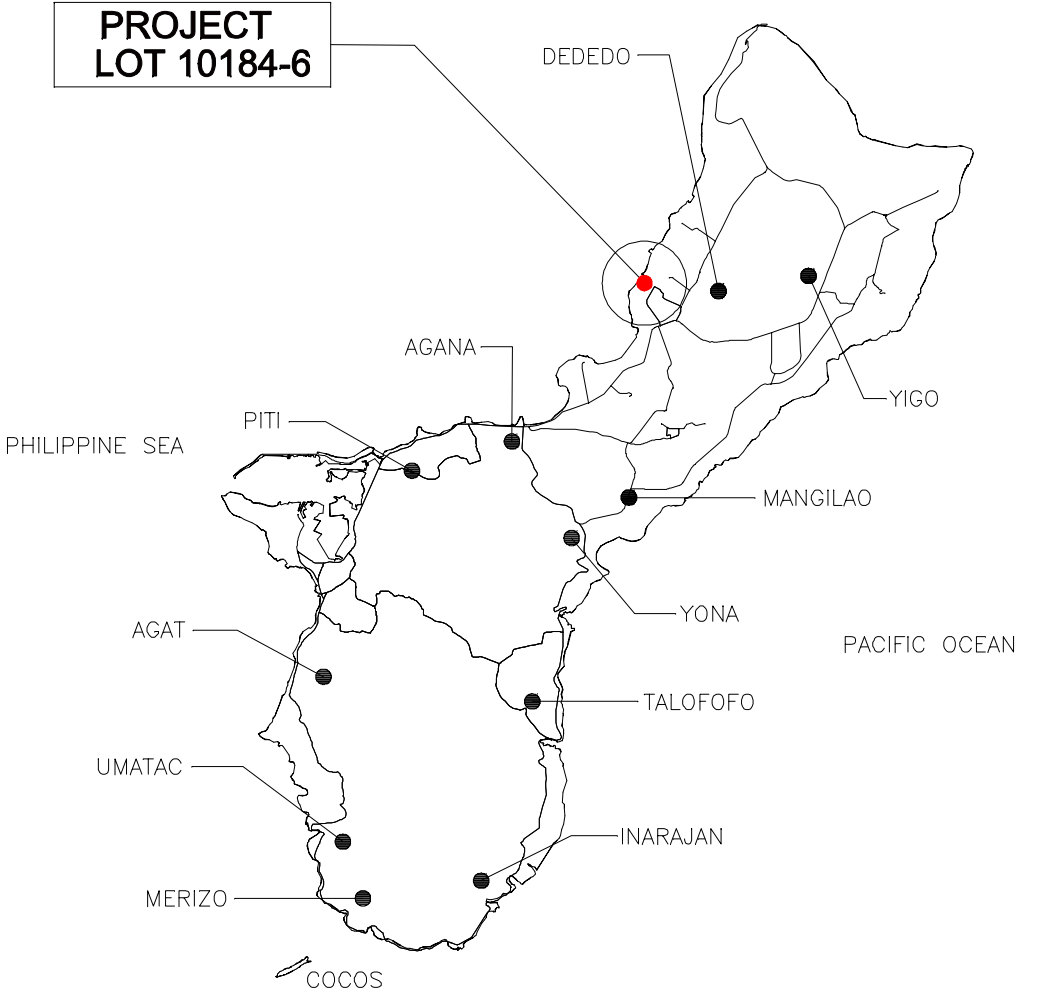
SHEET NO.

1 OF 1



VICINITY MAP

(NOT TO SCALE)



TG ENGINEERS, PC
101 FIRST ST. TIYAN
Barrigada, Guam 96913
email: torg@tg-engr.com
Tel: (671)647-0808
Fax: (671)647-0886

SHEET TITLE:	DRAWN BY:
VICINITY MAP	LEE
PROJECT TITLE:	DATE:
LOT 10184-6	1-2025
	SHEET NO.
	1 OF 1

9.0

A. Figure9a Zoning Boundary

B. Figure 9b Overall Site Plan

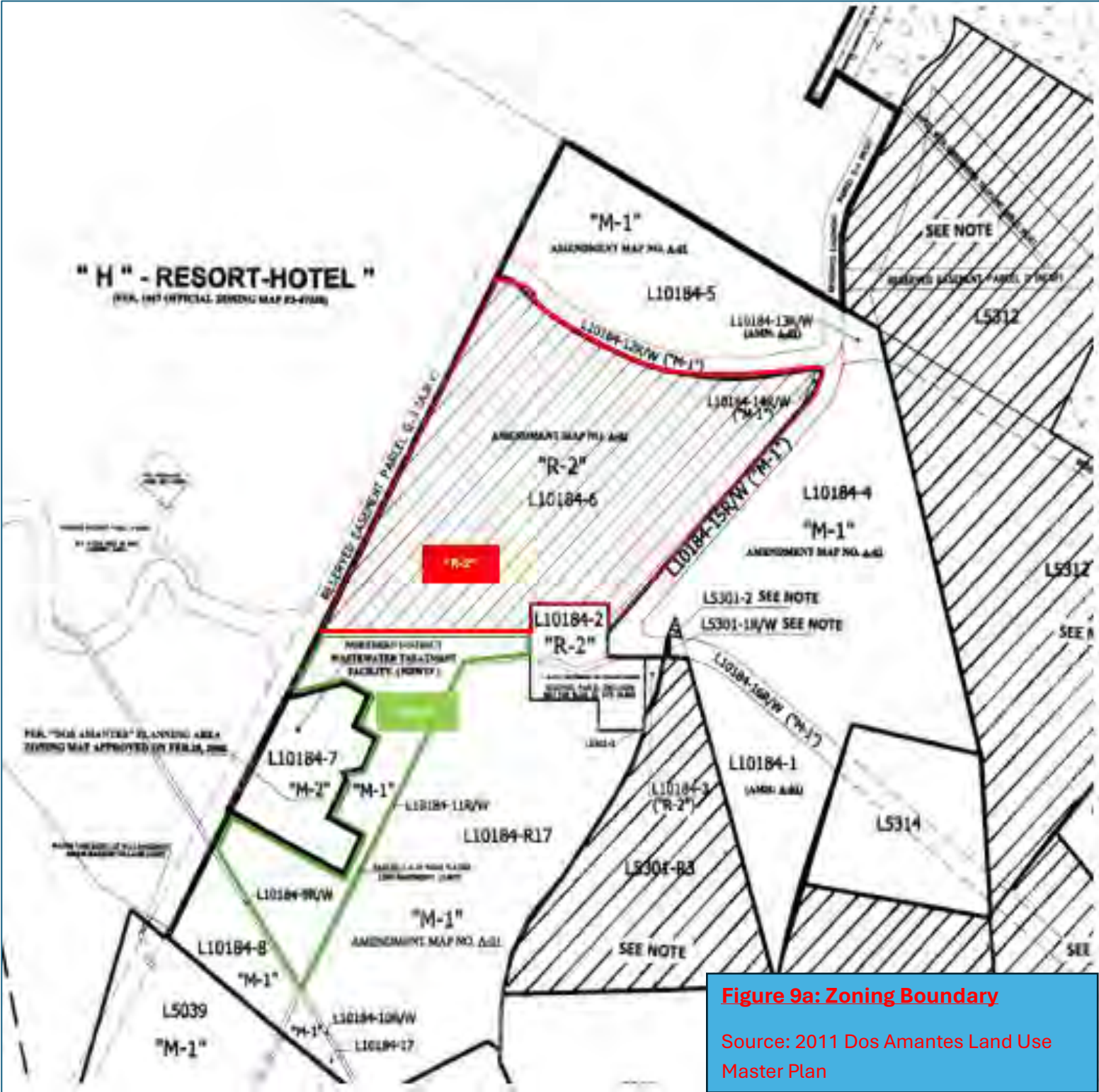


Figure 9a: Zoning Boundary

Source: 2011 Dos Amantes Land Use Master Plan



Figure 9b: Overall Site Plan

10.0 EIA SHORT FORM

**GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)
ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)**

Clear Form

October 1999

GEPA has developed this EIA form for use by developers proposing projects or land use activities which may pose only insignificant environmental impacts. This form is provided as an alternative to the EIA standard format provided to satisfy the requirements of Executive Order 96-26. If potential environmental impacts and issues are assessed or determined to be significant either by the applicant or GEPA, a more detailed EIA may be required including a thorough presentation and discussion of alternatives as required by the *Guidelines for the Preparation of Environmental Impact Assessments and Statements* (GEPA October 1999).

This EIA format constitutes the minimum necessary assessment and disclosure of potential impacts for a project. This form may also be used as a preliminary scoping guide or checklist in consultation with the Agency.

Case No: N/A

Project Title: Request for Change of Zone: Lot 10184-6, municipality of Dededo

1. Name, address and business telephone of applicant: _____

TG Engineers, PC

c/o Tore Gudmundsen, PE 671-647-0808

101 1st Street, Tiyan, Barrigada, GU. 96913

2. Name, title and telephone number of representative: _____

Same as above.

3. Name, title and telephone number of EIA document preparer _____

Marvin Aguilar, Senior Planner

671-647-0808

4. Location of the proposed project: (include tract, block, lot, municipality and a location map) Lot 10184-6, municipality of Dededo, GU

5. Describe the general nature or type of proposed project: _____

To rezone Lot 10184-6 from a split zone of "M-1" and "R-2" to a full "M-1".

To support a photovoltaic facility with the parcel to be used for the installation of PV panels.

k. Archaeological feature(s) or historical sites: N/A

Property has been subject to mass clearing and grading by the military.

7. Will the project result in any of the following environmental or infrastructure impacts?

a. Production of toxic or hazardous waste: No. All pre-construction activities will follow GEPA requirements.

b. Dislocation of existing businesses, residents or public areas: _____

No existing business will be displaced.

c. Production of air contaminants (temporary or permanent): _____

Temporary construction dust will occur and will be controlled and managed in accordance
GEPA requirements.

8. Will the project require an increase in the requirements for any of the following public services (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/developer proposes contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water: No impact to drinking water is anticipated. The contractor will follow GEPA-Clean Drinking Water Act.

No sewer disposal system will be installed on this parcel.

b. Sewage disposal (public system) : _____

c. Vehicle traffic: no increase in traffic is anticipated.

DECLARATION BY APPLICANT

Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environmental impacts. I/we hereby declare a “finding of no significant impact”.



Applicant (signature)

January 27, 2025

Date

Providing false or misleading information in this assessment may constitute grounds for permit and EIA suspension or disapproval until such time as the applicant or document preparer makes all appropriate amendments or corrections as required by Guam EPA. Statements made in this form are binding for the purpose of environmental protection and the preparer and/or applicant is responsible for the timely implementation of protection and mitigation measures identified. Failure to fulfill stated avoidance, minimization or mitigation measures may also constitute grounds for Agency enforcement actions to the full extent of all applicable environmental regulations and statutes.

GEPA-EPR001 (12/12/96)

APPENDICES

APPENDIX A DOS AMANTES ZONING MAP

Department of Land Management, Planning Division

Adopted By the Guam Land Use Commission on February 28, 2009.

Jay L. Lather
Chairman, Guam Land Use Commission

Approved by the Governor of Guam on 4th day of December, 2009.

Felix P. Camacho
Governor of Guam

Approved by the Committee on Rules of the Guam Legislature on 4th day of January, 2010.

Senator Rory J. Respicio
Chairman, Committee on Rules

OFFICIAL ZONING MAP

COVERING THE MUNICIPALITY OF DEDEDO
"DOS AMANTES" PLANNING AREA
NAME PLACE OF "UKUDU"

Island of Guam, Government of Guam
Department of Land Management Office of the Recorder
File for Record is Instrument No. 817995
On the Year 11 Month 02 Day 19 Time 1:05
DE-OFFICIO
Recording Fee
Deputy Recorder

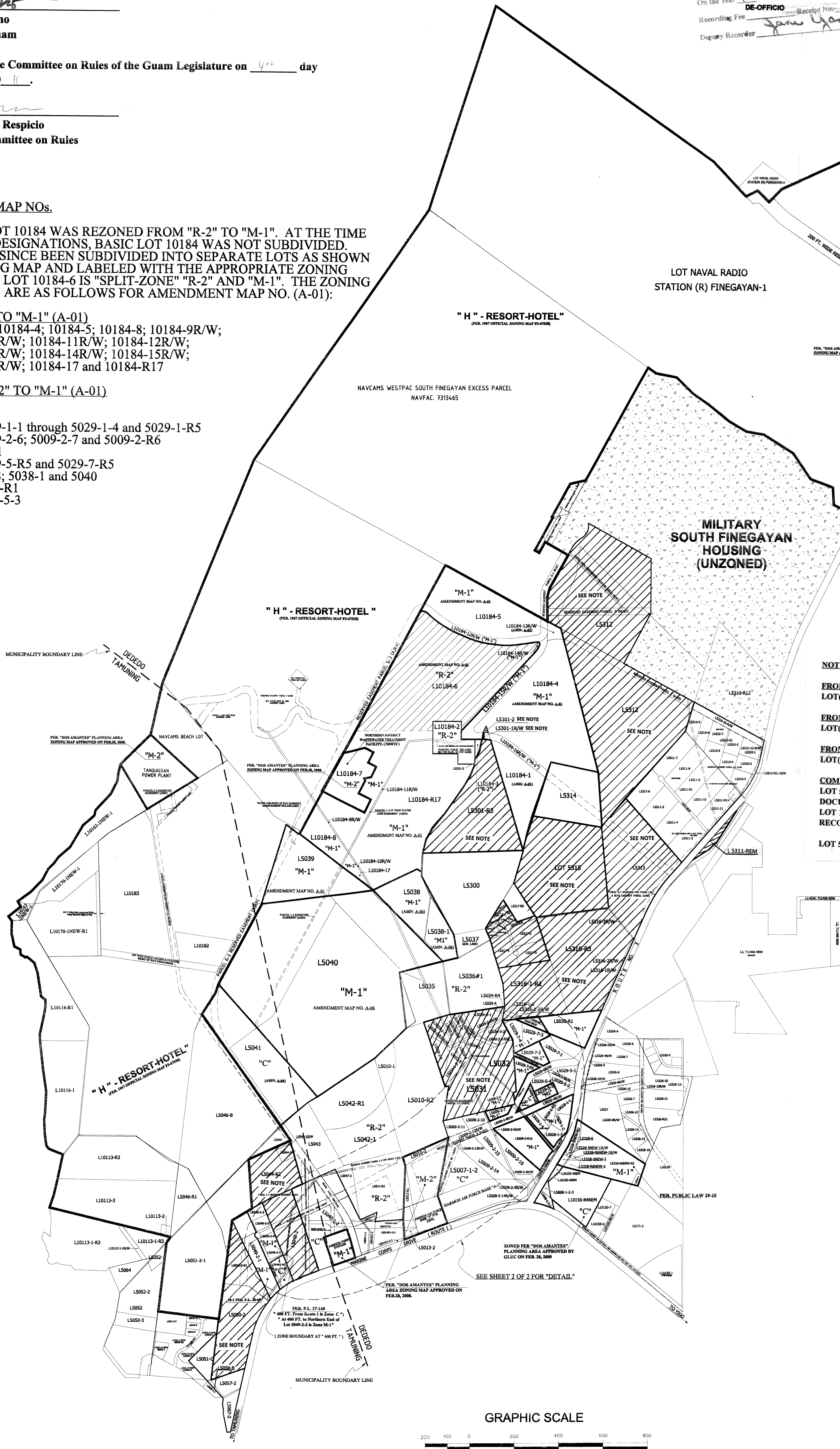
AMENDMENT MAP NOS.

A-01 - BASIC LOT 10184 WAS REZONED FROM "R-2" TO "M-1". AT THE TIME OF THE ZONE DESIGNATIONS, BASIC LOT 10184 WAS NOT SUBDIVIDED. LOT 10184 HAS SINCE BEEN SUBDIVIDED INTO SEPARATE LOTS AS SHOWN ON THIS ZONING MAP AND LABELED WITH THE APPROPRIATE ZONING DESIGNATION. LOT 10184-6 IS "SPLIT-ZONE" "R-2" AND "M-1". THE ZONING DESIGNATIONS ARE AS FOLLOWS FOR AMENDMENT MAP NO. (A-01):

FROM "R-2" TO "M-1" (A-01)
LOT(s) 10184-1; 10184-4; 10184-5; 10184-8; 10184-9R/W;
10184-10R/W; 10184-11R/W; 10184-12R/W;
10184-13R/W; 10184-14R/W; 10184-15R/W;
10184-16R/W; 10184-17 and 10184-R17

SPLIT ZONE "R-2" TO "M-1" (A-01)
LOT 10184-6

A-02 - LOTS 5029-1-1 through 5029-1-4 and 5029-1-R5
A-03 - LOTS 5009-2-6; 5009-2-7 and 5009-2-R6
A-04 - LOT 5041
A-05 - LOTS 5029-5-R5 and 5029-7-R5
A-06 - LOTS 5038; 5038-1 and 5040
A-07 - LOT 5030-R1
A-08 - LOT 5029-5-3



NOTE: ZONING AMENDMENTS AS PER PUBLIC LAW 30-211

FROM "R2" TO "C";
LOT(s): 5033; 5034; 5044; 5301; 5317-2; 5317-3; 5317-4 and 5317-5.

FROM "R2" TO "M1";
LOT(s): 5031; 5032; 5312 and 5315.

FROM "C" TO "M1";
LOT(s): 5048-2; 5313 and 5316.

COMMERCIAL ZONE "C";
LOT 5311-REM AS PER MAP (LM480FY70), RECORDED UNDER DOCUMENT NO. 107738 HAS SINCE BEEN CONSOLIDATED INTO LOT 10120-21NEW-8 and LOT 10120-21NEW-9 AS PER MAP (LM254FY2005) RECORDED UNDER DOCUMENT NO. 741343.

LOT 5050 ZONE DESIGNATION IS DELETED.

REVIEWED BY:
PAUL L. SANTOS, P.L.S. 68 DATE 11/10/09
GUAM CHIEF SURVEYOR / CHIEF OF CADASTRE
CARLOS R. UNTALAN, DATE 11/10/09
GUAM CHIEF PLANNER

THIS MAP WAS PRODUCED AND PREPARED BY THE SURVEY DIVISION BASED ON TECHNICAL AND GRAPHICAL DATA AVAILABLE AT THE DEPARTMENT OF LAND MANAGEMENT.

BY: THOMAS J. TORRES, ENGINEERING TECHNICIAN II
JIMMY I. CAMACHO, ENGINEERING TECHNICIAN II

ZONING DESIGNATIONS, BOUNDARIES, AND AMENDMENT MAP NOS. WERE RESEARCHED AND SUBMITTED BY CARLOS R. UNTALAN, GUAM CHIEF PLANNER

LEGEND:

- R-2 MULTI-FAMILY DWELLING
- C COMMERCIAL
- H RESORT-HOTEL
- M-1 LIGHT-INDUSTRIAL
- M-2 HEAVY-INDUSTRIAL
- UNZONED
- SPLIT ZONES
- MUNICIPALITY BOUNDARY
- AMN AMENDMENT MAP NO.

Prepared By The Department of Land Management

Survey and Planning Divisions for the Guam Land Use Commission (GLUC)

F3 67S52

SHEET 1 OF 2

DISCLAIMER: This map is for zoning and planning purposes only. Not for use in litigation or for mapping requiring survey level accuracy. Though efforts have been made to obtain and accurately display data the Department does not assume any liability for any inaccuracies in the map.

Department of Land Management, Planning Division

Adopted By the Guam Land Use Commission on February 28, 2009.

Jay L. Lather

Chairman, Guam Land Use Commission

Approved by the Governor of Guam on 4th day of December, 2009.

Felix P. Camacho

Governor of Guam

Approved by the Committee on Rules of the Guam Legislature on 4th day of January, 2011.

Senator Rory J. Respicio

Chairman, Committee on Rules

OFFICIAL ZONING MAP (DETAIL SHEET)

COVERING THE MUNICIPALITY OF DEDEDO
"DOS AMANTES" PLANNING AREA
NAME PLACE OF "UKUDU"

Island of Guam, Government of Guam
Department of Land Management Office of the Recorder
File for Record is Instrument No. 817995
On the Year 11 Month 02 Day 18 Time 1:05
Recording Fee DE-OFFICIO Receipt No.
Deputy Recorder



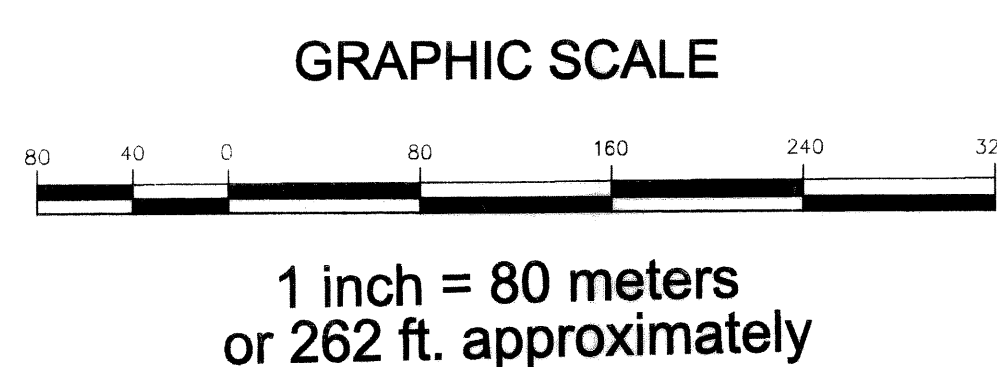
ZONED PER "DOS AMANTES"
PLANNING AREA APPROVED BY
GLUC ON FEB. 28, 2009

PER. "DOS AMANTES" PLANNING
AREA ZONING MAP APPROVED ON
FEB.28, 2008.

PER. P.L. 27-160
" 400 FT. From Route 1 is Zone C ";
" At 400 FT. to Northern End of
Lot 5049-2-2 is Zone M-1"
(ZONE BOUNDARY AT " 400 FT. ")

AMENDMENT MAP NOS.

- A-02 - LOTs 5029-1-1 through 5029-1-4 and 5029-1-R5
- A-03 - LOTs 5009-2-6; 5009-2-7 and 5009-2-R6
- A-04 - LOT 5041
- A-05 - LOTs 5029-5-R5 and 5029-7-R5
- A-06 - LOTs 5038; 5038-1 and 5040
- A-07 - LOT 5030-R1
- A-08 - LOT 5029-5-3



NOTE: ZONING AMENDMENTS AS PER PUBLIC LAW 30-211

FROM "R2" TO "C":
LOT(s): 5033; 5034; 5044; 5301; 5317-2; 5317-3; 5317-4 and 5317-5.

FROM "R2" TO "M1":
LOT(s): 5031; 5032; 5312 and 5315.

FROM "C" TO "M1":
LOT(s): 5048-2; 5313 and 5316.

COMMERCIAL ZONE "C":
LOT 5311-REM AS PER MAP (LM480FY70), RECORDED UNDER
DOCUMENT NO. 107738 HAS SINCE BEEN CONSOLIDATED INTO
LOT 10120-21NEW-8 and LOT 10120-21NEW-9 AS PER MAP (LM254FY2005)
RECORDED UNDER DOCUMENT NO. 741343.

LOT 5050 ZONE DESIGNATION IS DELETED.

LEGEND:

- R-2 MULTI-FAMILY DWELLING
- C COMMERCIAL
- H RESORT-HOTEL
- M-1 LIGHT-INDUSTRIAL
- M-2 HEAVY-INDUSTRIAL
- UNZONED
- SPLIT ZONES
- MUNICIPALITY BOUNDARY
- AMN AMENDMENT MAP NO.

DISCLAIMER: This map is for zoning and planning purposes only. Not for use in litigation or for mapping requiring survey level accuracy. Though efforts have been made to obtain and accurately display data the Department does not assume any liability for any inaccuracies in the map.

Prepared By The Department of Land Management
Survey and Planning Divisions for the Guam Land Use Commission (GLUC)

F3 67S52
SHEET 2 OF 2

APPENDIX B

SITE PLAN



APPENDIX C

SOLAR PV SITE PLAN



A

B

C

D

E

F

C

D

E

E

F

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

ANSI D 34x22
PLOT DATE: 3/3/2025 1:18:24 PM