

Re: Messages & Communications Doc. No. 38GL-26-2814 through 2823.

From Guam Legislature Clerks <clerks@guamlegislature.gov>
Date Wed 9/2/2026 10:24 AM
To 38th Committee On Rules <committeeonrules@guamlegislature.gov>

Håfa Adai,

Received, and thank you.



Jennalyn-Rose Aflague
Clerks Office

I Mina'trentai Ocho na Liheslaturan Guåhan

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

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

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

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Thank you

From: 38th Committee On Rules <committeeonrules@guamlegislature.gov>

Sent: Wednesday, September 2, 2026 9:39 AM

To: Guam Legislature Clerks <clerks@guamlegislature.gov>

Cc: Frank Blas Jr. <speakerblas@guamlegislature.gov>

Subject: Messages & Communications Doc. No. 38GL-26-2814 through 2823.

Håfa Adai Clerks Office,

Please see attached, **Messages & Communications Doc. No. 38GL-26-2814 through 2823** for processing:

✓	38GL-26-2814	Guam Housing Corporation	Unaudited Statement of Revenue and Expenditure Report for July 2026*
✓	38GL-26-2815	Department of Public Health and Social Services	Guam Board of Social Work Board Meeting Packet for August 20, 2026 and reconvened on August 27, 2026*
✓	38GL-26-2816	Guam Memorial Hospital Authority	Notification of Temporary Assignment or Detail – Arlene D. Datu, Physical Therapist Supervisor, 8/3/26; Alvin A. Resurreccion, Hospital Unit Supervisor, 8/8/26.
✓	38GL-26-2817	CHamoru Land Trust Commission	Board Meeting Packet for August 27, 2026*
✓	38GL-26-2818	Bureau of Budget and Management Research	FY2026 Contracts and Memorandums of Understanding/Memorandums of Agreement between \$500,000 and \$5,000,000*
✓	38GL-26-2819	Guam Housing and Urban Renewal Authority	Revenue and Expense Report for the month of July 2026*
✓	38GL-26-2820	A.B. Won Pat International Airport Authority	Small Purchases and Construction for the month of July 2026*
✓	38GL-26-2821	A.B. Won Pat International Airport Authority	Sole Source Procurement/Emergency Procurement- July 2026*
✓	38GL-26-2822	Guam Waterworks Authority	Revenues and Expenditures Report (Unaudited) for the period ending July 2026*
✓	38GL-26-2823	Guam Memorial Hospital Authority	Statement of Revenues and Expenses for the period from October 2025 to July 2026.

Please retrieve Doc. No. 38GL-26-2817 and 2823 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-26-2817*

2 messages

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

Mon, Aug 31, 2026 at 3:42 PM

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

Håfa adai,

Please see attached M&C Doc. No. 38GL-26-2817

38GL-26-2817	CHamoru Land Trust Commission	Board Meeting Packet for August 27, 2026*
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*Si Yu'os Ma'åse'**Bernice Rivera*

Administrative Assistant

**Office of Speaker Frank F. Blas, Jr.**I Mina'trentai Ocho na 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: **Ebony Tenorio** <ebony.tenorio@cltc.guam.gov>

Date: Fri, Aug 28, 2026 at 10:51 AM

Subject: CLTC Post Meeting Packet for August 27, 2026

To: <speakerblas@guamlegislature.gov>, Gov. Lourdes A. Leon Guerrero <governor@guam.gov>, Central Files 2019 <centralfiles@guam.gov>Cc: Tina Tainatongo <tina.tainatongo@cltc.guam.gov>, Dexter Tan <dexter.tan@cltc.guam.gov>

Hafa Adai,

Please find the attached CLTC Board Meeting Packet for August 27, 2026, along with these additional documents:

- **Administrative Director's Report** (Agenda Item IV)
- **Old Business:**
 - **GICC** (Agenda Item A - 08.03.26 GICC-CLTC (MAI-Escrow) & Letter received on 08.27.26)
 - **GMA** (Agenda Item B - Article 8.3)
- **Public Comment(s)** (Agenda Item VII - Letter from Kathrina Reyes addressed to CLTC Chairman and Commissioners).

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

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

7 attachments **CLTC Board Meeting Packet August 27, 2026.pdf**
9281K **08.27.26 CLTC Directors Report.docx**
26K **A - 08.03.26 GICC-CLTC (MAI-Escrow).pdf**
240K

 **A 08.27.26 GICC- CLTC (3yr - PL 38.61).pdf**
270K

 **08.27.26 GMA Article 8.3.pdf**
63K

 **08.27.26 Kathrina Reyes Letter Public Comment.pdf**
38K

 **38GL-26-2817.pdf**
1141K

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

Tue, Sep 1, 2026 at 11:01 AM

Håfa Adai,

Received, and thank you.



Si Yu'os ma'åse',

Marie Crisostomo

Committee on Rules Assistant

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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[Quoted text hidden]



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

CLTC Post Meeting Packet for August 27, 2026

2 messages

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

Fri, Aug 28, 2026 at 10:49 AM

To: speakerblas@guamlegislature.gov, "Gov. Lourdes A. Leon Guerrero" <governor@guam.gov>, Central Files 2019 <centralfiles@guam.gov>

Cc: Tina Tainatongo <tina.tainatongo@cltc.guam.gov>, Dexter Tan <dexter.tan@cltc.guam.gov>

Hafa Adai,

Please find the attached CLTC Board Meeting Packet for August 27, 2026, along with these additional documents:

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

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

Doc Type: 38GL-26-2817
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
August 28, 2026
Time: 10:49 AM
Received:

6 attachments

- CLTC Board Meeting Packet August 27, 2026.pdf**
9281K
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- 08.27.26 Kathrina Reyes Letter Public Comment.pdf**
38K

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

Mon, Aug 31, 2026 at 2:30 PM

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

Cc: "Gov. Lourdes A. Leon Guerrero" <governor@guam.gov>, Central Files 2019 <centralfiles@guam.gov>, Tina Tainatongo <tina.tainatongo@cltc.guam.gov>, Dexter Tan <dexter.tan@cltc.guam.gov>

Håfa Adai,

Confirming receipt of your email.

Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant



Office of Speaker Frank F. Blas, Jr.

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

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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**CHamoru Land Trust Commission
Regular Board Meeting
Thursday, August 27, 2028**



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

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

Commission Members

Earl J. Garrido
Chairman

Fabienne Cruz Respicio
Commissioner

Jeremy J. Rojas
Commissioner

Annie M. Makepeace
Commissioner

Vacant
Commissioner

Angela M. Camacho
Acting Administrative Director

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

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

CHamoru Land Trust Commission Regular Board Meeting **Thursday, August 27, 2026 at 1:00PM**

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

AGENDA

I. Call to Order / Publication – Certification of Quorum Present

- A. Pacific Daily News / (August 20, 2026 and August 25, 2026)
- B. Guam Public Notice Website (<https://notices.guam.gov>)

II. Chairman's Remark/Invocation

III. Approval of Minutes: July 16, 2026 (Regular Board Meeting)

IV. Administrative Director's Report

V. Old Business

- A. Guam International Country Club (GICC)
- B. Guam Motor Sports Association (GMA)
- C. Guam Police Department
Lot 11-1, Tract 9, Block D, Municipality of Barrigada
- D. GPD – Lot 527, Municipality of Merizo
- E. Public Law 37-146 Harmon Cliff line Bull Cart Trail
(Purchase of Bull Cart Trail – Eclavea Family)
- F. Global Recycling
- G. Draft Bill for CLTC to hire its attorney

VI. New Business

- A. Constituent Matters
 - 1. Elizabeth Mendiola Hudson
 - 2. Melissa Shell Tuseth
 - 3. Yvonne M. G. Blas

VII. Public Comment (s)

VIII. Next Meeting - Thursday, September 17, 2026 at 1:00PM, CLTC Conference Room, Suite 223, ITC Building, 590 S. Marine Corp. Drive, Tamuning, Guam

IX. Adjournment



38GL-26-2817
Messages and Communications

RECEIVED
COMMITTEE ON RULES
August 31, 2026

3:42 p.m.
Marie Crisostomo



III. Approval of Minutes July 16, 2026



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

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

Commission Members

Earl J. Garrido
Chairman

Fabienne Cruz Respicio
Commissioner

Jeremy J. Rojas
Commissioner

Annie M. Makepeace
Commissioner

Vacant
Commissioner

Angela M. Camacho
Acting Administrative Director

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

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

MEETING MINUTES

CHamoru Land Trust Commission Regular Board Meeting

Thursday, July 16, 2026 at 1:00PM

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

DETAILS

- CALL TO ORDER AND ATTENDANCE**

Dexter Tan called the meeting to order at 1:37 p.m. at the CLTC conference room in Tamuning. Attendance was taken, confirming the presence of Chairman Earl Garrido, Commissioner Jeremy Rojas, Commissioner Annie Makepeace, and Acting Administrative Director Angela Camacho. Dexter Tan noted that a quorum was present and outlined methods for public comment and virtual viewing via YouTube and Google.

- TRANSWORLD**

The discussion regarding Lot 440-4 and Lot 440-5 in the *Malesso* municipality centers on the formal transfer of these properties from the *Transworld Radio Pacific* back to the *CHamoru Land Trust Commission* (CLTC) following the expiration of their lease on June 30, 2026

The board discussed the transition of Lot 440-4 and Lot 440-5 formerly TransWorld Pacific to the Department of Land Management. Super Typhoon Bavi: The board received an update on post-typhoon damage assessments. The commission confirmed no major operational damages to CLTC property, though minor water damage was reported in the office and some solar panels were damaged at the TransWorld site

Lease Expiration and Turnover: The *Director of Land Management* confirmed that *Transworld Radio* successfully met their obligations under the lease agreement, and the property—along with associated infrastructure—has been accepted by the *Department of Land Management* (DLM) on behalf of the CLTC

Property Conditions: There was an inspection of the site, which revealed damage to solar panels caused by *Typhoon Bavi* and recent thefts. The CLTC is now assessing the condition of these assets and determining the best path forward for their future use.

Strategic Planning: The *Director of Land Management* emphasized that this return of land acts as a "blank canvas" for the CLTC. He encouraged the commission to utilize their staff planners to evaluate current zoning, infrastructure, and potential reuses of the property, noting that conditions have changed significantly since the original lease was signed decades ago.

Administrative Jurisdiction: The *Director of Land Management, Joseph Borja*, explained that they have drafted the necessary documentation for the **transfer of administrative jurisdiction**. This agency-to-agency transfer is currently awaiting the Governor's signature and is expected to be finalized shortly.

• GUAM INTERNATIONAL COUNTRY CLUB

GICC Project: The board approved resolutions regarding the Guam International Country Club project, specifically concerning the clubhouse and compliance with IRS tax credit structures. The Guam International Country Club (GICC) was a primary subject during the CHamoru Land Trust Commission meeting held on July 16, 2026. The discussion centered on their commercial lease extension for lot 10122-12.

Lease Extension: The board reviewed documentation related to the extension of their commercial lease. This included legal opinions from CLTC's legal counsel and opinion submitted by the organization to ensure compliance with CLTC Resolution 2026-004.

Attorney Miller, legal counsel for the CHamoru Land Trust Commission (CLTC), provided legal advice was read regarding the proposed lease extension for the Guam International Country Club (GICC). Miller stated that the legislature sets the term for the lease and that only the legislature has the authority to modify it. He further advised that if the commission were to pass a resolution to extend the lease term beyond what is currently authorized, such an action would be illegal.

Commissioners noted that this position is considered legal advice rather than a formal legal opinion and questioned if it sufficiently addressed the current public law. Consequently, the board moved to forward the lease extension and the GICC-provided legal options to the Attorney General of Guam, Douglas Moylan, to obtain a formal, written opinion on the matter.

Appraisal Process: There has been ongoing activity regarding property appraisals. The administrative office is working with Cornerstone Evaluation and Milo Appraisals to address inquiries and finalize the valuation, a process that the commissioners emphasized needs to move expeditiously.

Project Structure & Compliance: The board adopted Resolution 2026-006 regarding a 5-acre clubhouse and Resolution 2026-007 confirming the framework for their project structure to ensure compliance with ITC Investment Tax Credit and IRS section 48 requirements.

Internal Governance: Representatives for GICC, including Carlos Camacho, clarified that these structural changes are intended to comply with financial and tax credit requirements and do not involve subleasing.

• GUAM MOTOR SPORTS ASSOCIATION

The **GMA** (Guam Motorsports Association) proposal involves a separate lease negotiation for a motorsport's facility. The board discussed the need to finalize their lease terms, specifically addressing concerns regarding subleasing, signage, and the usage of the property by government agencies like the Guam Fire Department

Guam Motorsports Association (GMA): There was an extensive discussion regarding the lease terms for the GMA raceway. The commission emphasized the need for an environmental study and clear language regarding government usage GPD/GFD and property cleanup upon lease termination. A subcommittee work session was approved to finalize the draft.

During the meeting, the CHamoru Land Trust Commission discussed several lease terms for the Guam Motorsports Association (GMA) facility:

Government Agency Usage: The commission requested that the property be available for use by law enforcement and other government agencies such as the fire department free of charge. While the representative confirmed they have no problem with this, the board noted the need to formalize this through a memorandum of understanding.

Subleasing: Discussions centered on transitioning from "temporary licensing" language back to provisions that allow for potential subleasing to other departments, which the board encouraged to ensure broader government utilization of the site.

Signage: The lease includes requirements for the submission of annual signage plans to the lessor. The board emphasized that all signage must comply with existing sign laws regarding size and placement.

Term Duration: The parties discussed a lease term, moving toward a 15-year renewal period based on current legal interpretations.

The status of the Guam Motorsports Association (GMA) lease remains under negotiation. The Commission is currently reviewing a revised draft of the lease agreement that includes several new amendments and redlines requested by the association. The board expressed concerns over the back-and-forth nature of the negotiations and is prioritizing the inclusion of specific language that allows government entities such as police and fire departments to use the property free of charge. The Commission has decided to hold further discussions to reconcile the original lease terms with these new changes before finalizing the contract.

A subcommittee work session was requested to finalize the lease agreement between the commission and the Guam Motorsports Association (GMA). The commission found that the parties had been "spiraling back down" with repeated revisions and desired to have a face-to-face discussion to address remaining points—such as property use by government agencies, subleasing terms, and signage—to resolve them efficiently and move toward final approval in August

• CONSTITUENT MATTERS

MARK J. WRIGHT

Whose residential application number 94 from December 2, 1995 required the commission to name a successor because he is deceased. The commission voted to approve **Kayla J. Anaiz** as the eligible beneficiary and named successor for his application.

THOMAS ANDERSON LEON GUERRERO

The status of an agricultural lease previously held by the late **Thomas Anderson Leon Guerrero**. The commission discusses the following points regarding his case:

Succession Request: The commission moves to approve **Frank LG Cushing** as the named successor to the agriculture lease

Property Condition: There is discussion regarding a lack of farming activity on the property and concerns about it potentially being used as a "junk" site

Lease Compliance: The commission considers a potential reduction of the property's acreage size if the new successor does not come into compliance with lease terms within the required one-year period

ANNIE B. CABRERA

The land division requested to remove her from the agenda because her status as an eligible beneficiary had already been verified at the administrative level

Documentation: Although her initial application relied on an affidavit, she recently submitted necessary family documentation that allowed the office to process her qualification without requiring a formal board vote

Property Details: It was noted that she holds an agricultural lease originally referred to as residential in some notes for approximately one acre of land, which she has been occupying since 1980

Board Action: The commission voted to approve the motion to strike her case from the agenda as it no longer required board intervention

JOSEPHINE PANGELINAN AGUON

The commission discussed a request to transfer a residential lease for **Lot 26, Block 10, Tract 10121 in Yigo** from **Josephine Pangelinan Aguon** to her son, **Michael Pangelinan Aguon**, due to her inability to physically and financially comply with the lease terms. The motion, which was approved by the board, included three parts: approving **Michael Pangelinan Aguon** as an eligible beneficiary, authorizing the **transfer of the residential lease**, and approving his request to **apply for a building permit** on the property

ADJOURNMENT – 4:06 p.m.

Approved by Motion on _____

Earl Garrido, Chairman

Date



IV. Administrative Director's Report



V. Old Business
A. Guam International Country Club
(GICC)



V. Old Business

B. Guam Motor Sports Association (GMA)

This Real Property Lease Agreement ("Agreement") is made on _____ between the **CHamoru Land Trust Commission ("CLTC" or "Lessor")**, an agency of the Government of Guam, and the **Guam Motorsports Association ("Lessee")**, a Guam nonprofit corporation. Together, they are referred to as the "Parties."

RECITALS

The Parties agree to this Lease based on the following:

A. CLTC owns **Lot No. 7161-R1, Yigo, Guam** ("Premises") through an Administrative Transfer of Jurisdiction dated January 19, 1994, recorded with the Guam Department of Land Management under Document No. 503740, and under Chapter 75, Title 21 of the Guam Code Annotated.

B. Guam Motorsports Association is a nonprofit organization that promotes and operates motorsports and related recreational activities, including but not limited to drag racing, off-road racing, motorcycle racing, road racing, kart racing, drifting, autocross, mud bogging, cycling events, car shows, spectator events, and similar activities.

C. CLTC wishes to lease the Premises to Lessee under the terms and conditions of this non-commercial lease Agreement.

Therefore, the Parties agree as follows:

ARTICLE I

For purposes of this Agreement, the following terms shall have the meanings set forth below unless the context clearly requires otherwise.

1.1 Agreement. "Agreement" means this Real Property Lease Agreement, together with all exhibits, attachments, amendments, and documents incorporated by reference.

1.2 Applicable Laws. "Applicable Laws" means all federal laws, Guam laws, statutes, regulations, ordinances, executive orders, administrative rules, building codes, fire codes, environmental laws, zoning requirements, permit conditions, and lawful orders of any Governmental Authority having jurisdiction over the Premises or the activities conducted thereon, as amended from time to time.

1.3 Baseline Survey. "Baseline Survey" means the survey or map of the Premises jointly reviewed and updated by the Parties pursuant to Article 2.6. The Baseline Survey establishes the physical condition of the Premises at the beginning of the Lease and serves as the reference for determining the condition of the Premises at the expiration or termination of this Agreement.

1.4 Business Day. "Business Day" means any day other than a Saturday, Sunday, or legal holiday observed by the Government of Guam.

1.5 Commission. "Commission" means the CHamoru Land Trust Commission acting through its members at a duly noticed meeting in accordance with applicable Guam law.

1.6 CLTC or Lessor. "CLTC" or "Lessor" means the CHamoru Land Trust Commission, an agency of the Government of Guam, together with its lawful successors and permitted assigns.

1.7 Effective Date. "Effective Date" means the date on which the Lessor executes this Agreement.

1.8 Emergency Repair. "Emergency Repair" means work that must be performed immediately to protect life, health, public safety, the environment, or the Premises from imminent damage or to restore essential operations after an unexpected failure or hazardous condition. Emergency Repairs do not include planned capital improvements, facility expansions, or elective maintenance.

1.9 Environmentally Sensitive Areas. "Environmentally Sensitive Areas" means those portions of the Premises identified in Exhibit 1 as protected environmental areas that may not be disturbed except with the Lessor's prior written approval.

1.10 Event of Default. "Event of Default" means any material failure by a Party to perform an obligation under this Agreement after expiration of the applicable notice and cure period provided in this Agreement.

1.11 Force Majeure. "Force Majeure" means an event beyond the reasonable control of the affected Party that prevents or materially delays performance under this Agreement, including acts of God, typhoons, hurricanes, floods, earthquakes, fires, epidemics, pandemics, war, terrorism, civil unrest, government-ordered closures, labor disputes not caused by the affected Party, or other similar events beyond the affected Party's reasonable control. Force Majeure does not include financial hardship, increased operating costs, lack of funding, inability to obtain financing, or events that could reasonably have been avoided through ordinary diligence.

1.12 Governmental Authority. "Governmental Authority" means any federal, Guam, or local governmental agency, department, commission, board, authority, court, or public entity having jurisdiction over the Premises or the activities conducted thereon.

1.13 Hazardous Substance. "Hazardous Substance" means any hazardous, toxic, infectious, radioactive, corrosive, ignitable, reactive, or otherwise regulated material or waste as defined by Applicable Laws, including petroleum products, asbestos, polychlorinated biphenyls (PCBs), hazardous waste, hazardous materials, and any substance regulated by environmental laws.

1.14 Improvements. "Improvements" means all buildings, roads, utilities, drainage systems, fences, lighting systems, grandstands, paved surfaces, race tracks, foundations, landscaping, and other physical improvements constructed on or permanently attached to the Premises.

1.15 Lease Year. "Lease Year" means each consecutive twelve (12) month period beginning on the Effective Date and each anniversary thereof.

1.16 Lessee. "Lessee" means the Guam Motorsports Association, a Guam nonprofit corporation, together with any successor approved by the Lessor as provided in this Agreement.

1.17 Long-Term Sublease. "Long-Term Sublease" means any sublease, license, concession, occupancy agreement, or similar arrangement granting possession or use of all or part of the Premises for a period exceeding thirty (30) consecutive days.

1.18 Material Default. "Material Default" means a default that substantially impairs a Party's rights or materially affects performance under this Agreement, including failure to pay rent, maintain required insurance, comply with Applicable Laws, protect

Environmentally Sensitive Areas, maintain the Premises, or perform any other significant obligation under this Agreement.

1.19 Motorsports Activities. "Motorsports Activities" means drag racing, road racing, autocross, drifting, kart racing, motorcycle racing, motocross, off-road racing, mud bogging, cycling events, driver training, vehicle testing, exhibitions, car shows, spectator events, recreational activities, educational programs, community events, and other lawful activities reasonably related to the operation of a motorsports and recreational facility.

1.20 Notice. "Notice" means any written communication delivered in the manner required by Article 11.4 of this Agreement.

1.21 Operational Area. "Operational Area" means any portion of the Premises used for active racing, staging, pit operations, paddocks, emergency response, vehicle testing, equipment storage, construction, maintenance activities, or any other area where unrestricted public access would create a safety hazard or interfere with authorized operations.

1.22 Participation Rent. "Participation Rent" means any percentage rent, revenue sharing, or other compensation payable to the Lessor from approved Long-Term Subleases, if expressly required by the Lessor and agreed upon by the Parties in writing before approval of the applicable Long-Term Sublease.

1.23 Permanent Improvements. "Permanent Improvements" means buildings, structures, foundations, utilities, roads, drainage systems, retaining walls, bridges, and other improvements permanently affixed to the Premises that cannot reasonably be removed without material damage to the land or the improvement.

Permanent Improvements do not include Personal Property.

1.24 Personal Property. "Personal Property" means all movable property owned or leased by the Lessee, including vehicles, trailers, portable buildings, shipping containers not permanently affixed to the land, timing equipment, computers, tools, maintenance equipment, movable bleachers, tents, portable fencing, signs, machinery, office equipment, and similar items that can be removed without material damage to the Premises.

1.25 Premises. "Premises" means Lot No. 7161-R1, Yigo, Guam, consisting of approximately 252 acres, together with all easements, rights, and appurtenances described in Exhibit 1.

1.26 Preexisting Conditions. "Preexisting Conditions" means physical, structural, environmental, or other conditions existing on the Premises before Lessee takes possession that are identified during the joint inspection required by Article 2 and acknowledged in writing by the Lessor.

1.27 Reasonable Wear and Tear. "Reasonable Wear and Tear" means the natural deterioration of the Premises resulting from ordinary and lawful use over time, excluding damage caused by negligence, misuse, failure to maintain, unlawful conduct, or casualty that could have been prevented through reasonable maintenance.

1.28 Short-Term Sublease. "Short-Term Sublease" means any sublease, license, concession, occupancy agreement, or similar arrangement granting possession or use of all or part of the Premises for thirty (30) consecutive days or less.

1.29 Term. "Term" means the initial twenty (20) year lease period established by this Agreement together with any duly approved renewal period.

1.30 Written Approval. "Written Approval" means approval signed by the Lessor or another person expressly authorized by the Lessor to grant approval under this Agreement. Where this Agreement specifically requires approval by the Commission, approval by CLTC staff alone shall not satisfy this requirement.

1.31 Rules of Interpretation. Unless the context requires otherwise: (a) words in the singular include the plural and vice versa; (b) references to one gender include all genders; (c) headings are for convenience only and do not affect interpretation; (d) references to Sections and Exhibits are references to this Agreement unless otherwise stated; (e) the words "including" and "includes" mean "including without limitation"; and (f) this Agreement shall not be interpreted for or against either Party because that Party or its counsel drafted any portion of it.

ARTICLE 2

2.1 Premises. CLTC leases to Lessee, and Lessee leases from CLTC, Lot No. 7161-R1, Yigo, Guam, consisting of approximately 252 acres, as shown in Exhibit 1. The lease includes the entire property, subject to existing easements, reservations, and recorded restrictions; and all applicable laws.

2.2 Environmentally Sensitive Areas. Exhibit 1 identifies certain portions of the Premises as Environmentally Sensitive Areas. Lessee, its employees, contractors, guests, invitees, sublessees, and agents may not enter, disturb, develop, or use these areas unless CLTC gives prior written approval for inspection or maintenance.

2.3 Condition of the Property. Lessee accepts the Premises "AS IS" as of the Effective Date. By taking possession or using any part of the Premises, Lessee confirms that the property is acceptable for its intended use. CLTC makes no warranties or guarantees regarding the condition of the Premises; is not required to repair, improve, or prepare the property before Lessee occupies it.

2.4 Security. Lessee understands the Premises are not a secured facility. Lessee is solely responsible for protecting its own property and the property of its employees, contractors, guests, invitees, agents, and sublessees. CLTC is not responsible for theft, vandalism, damage, or loss of property located on the Premises.

2.5 Inspection and Preexisting Conditions. Within 30 days after the Effective Date, CLTC and Lessee shall jointly inspect the Premises. During that inspection, Lessee shall identify in writing any existing conditions that existed before Lessee took possession and Lessee does not intend to repair or correct. These conditions are called Preexisting Conditions. Lessee is not responsible for correcting properly identified Preexisting Conditions. CLTC may decide, in its sole discretion, whether any Preexisting Condition will be repaired or addressed.

2.6 Baseline Survey. Within 30 days after the Effective Date, Lessee shall provide CLTC with any existing survey or topographic map of the Premises in its possession. During the joint inspection, the Parties shall update the survey to reflect the actual condition of the property. The updated survey will become the Baseline Survey, which will be used to determine the condition of the property at the end of the Lease.

ARTICLE 3

3.1 Lease Term. This Lease begins on the Effective Date, which is the date CLTC signs this Agreement. The Lease continues for twenty (20) years, unless it ends earlier under this Agreement.

3.2 Lease Renewal. Beginning two years before the Lease expires, but no later than one year before expiration, Lessee may request a renewal. If Lessee is not in material default when the request is made, Lessee has the right to renew the Lease for one additional twenty (20) year term, subject to Guam law in effect at that time; and terms substantially similar to this Lease. The Rent for any renewal period is subject to negotiation but the minimum annual increase shall reflect the annual rate of inflation existent on Guam for the preceding 12 months. CLTC agrees to review and respond to the renewal request within a reasonable time.

3.3 End of Lease. When this Lease ends, Lessee shall return possession of the Premises to CLTC. Except for normal wear and tear, the property shall be returned in substantially the same condition shown on the Baseline Survey, unless CLTC approves changes in writing. Permanent improvements that cannot reasonably be removed without damaging the property shall remain on the Premises.

3.4 Holding Over After the Lease Ends. Lessee shall vacate the Premises when this Lease expires or ends earlier under this Agreement. If Lessee remains on the Premises after the Lease ends, Lessee shall reimburse CLTC for any damages or losses caused by the delay. If CLTC accepts rent after the Lease has expired, Lessee's occupancy becomes a month-to-month tenancy under the terms of this Lease, except that the monthly rent will increase by 50%.

ARTICLE 4

4.1 Rent. Lessee shall pay rent according to the following schedule:

Lease Period	Monthly Rent
Months 1–6	No Rent
Months 7–12	\$1,500
Year 2	\$2,500
Year 3	\$5,000
Years 4–4.99	\$10,000
Years 5–9.99	\$10,500
Years 10–14.99	\$11,025
Years 15–20	\$11,576

Rent is due on the **first day of each month**. Rent is considered late if CLTC does not receive payment by the **10th day** of the month.

4.2 Late Payments. If Lessee fails to pay rent or another monetary obligation, CLTC shall provide written notice. Lessee has 10 days after receiving the notice to pay the amount due. If payment is not made within that period, Lessee is in default. A \$500 late fee applies to late rent. The Parties agree this fee is intended to reimburse CLTC for collection costs and is not interest or a finance charge.

4.3 Non-Monetary Defaults. If Lessee violates a non-monetary obligation, CLTC shall provide written notice. Lessee has 30 days to correct the violation; or up to 90 days, if the violation cannot reasonably be corrected within 30 days, provided Lessee begins correcting it during the first 30 days and continues diligently until completed.

4.4 Force Majeure. If a Force Majeure event delays Lessee's ability to cure a default, the applicable cure period shall be extended for the duration of that event.

ARTICLE 5

5.1 Events of Default by Lessee. Time is an essential part of this Agreement. Lessee is in Default if any of the following occurs:

A. Bankruptcy. A court places Lessee into involuntary bankruptcy or approves a bankruptcy reorganization that remains in effect for more than 60 days.

B. Voluntary Bankruptcy. Lessee files for bankruptcy or seeks protection under bankruptcy or insolvency laws.

C. Assignment for Creditors. Lessee assigns its assets for the benefit of creditors or requests the appointment of a receiver.

D. Failure to Pay. Lessee fails to pay rent or any other amount due under this Lease and does not correct the failure within 10 days after receiving written notice.

E. Other Lease Violations. Lessee violates another obligation under this Lease and does not correct it within 30 days after written notice.

If the violation cannot reasonably be corrected within 30 days, Lessee will not be in default if it begins correcting the violation within the initial 30-day period and continues working diligently until the violation is corrected.

5.2 CLTC's Remedies After Default. If Lessee defaults, CLTC may use any remedy allowed by this Agreement or by Guam law. CLTC may choose one or more of the following remedies.

A. Terminate the Lease. CLTC may terminate this Lease and recover possession of the Premises. CLTC may also recover damages allowed by law, including unpaid rent, future rent as permitted by law, and any other amounts owed under this Agreement, reduced by any rent CLTC reasonably receives from reletting the property where required by law.

B. Recover Possession Without Ending the Lease. CLTC may recover possession of the Premises without terminating the Lease. CLTC may relet all or part of the property on commercially reasonable terms. If the rent received from a new tenant is less than the amount Lessee owes under this Lease, Lessee remains responsible for the difference, along with reasonable costs of reletting, repairs, and leasing commissions to the extent permitted by law. CLTC may bring legal action to recover these amounts as they become due.

C. Appointment of a Receiver. CLTC may ask a court to appoint a receiver if permitted by law.

A receiver may take possession of Lessee's personal property used on the Premises. This action does not constitute an eviction. Lessee shall indemnify CLTC against claims arising from the receiver's lawful actions.

D. Other Legal Remedies. CLTC may pursue any other remedy available under Guam law. Except where prohibited by law, CLTC is not liable for consequential, incidental, indirect, special, exemplary, or punitive damages.

ARTICLE 6

6.1 Default by CLTC. CLTC is in default if it fails to perform a material obligation under this Lease and does not correct the failure within 30 days after receiving written notice from Lessee. The notice must describe the alleged default in reasonable detail; and identify the Lease provision involved. If the default reasonably requires more than 30 days to correct, CLTC is not in default if it begins correcting the problem within the first 30 days and continues diligently until completion. If CLTC defaults, Lessee may perform the obligation itself and deduct its reasonable costs from future rent; and/or pursue any other legal or equitable remedy available under Guam law.

ARTICLE 7

7.1 Alterations and Permanent Improvements. Lessee may build, install, or make Permanent Improvements on the Premises only after receiving prior written approval from CLTC. At least 90 days before starting construction, Lessee shall provide CLTC with a detailed description of the proposed project, drawings, plans, or diagrams, a list of materials, estimated costs, a construction schedule, an impact statement, and the names of all contractors and subcontractors. CLTC staff will review the proposal and make a recommendation to the Commission. Only the Commission may approve Permanent Improvements. CLTC generally meets once each month.

7.2 Emergency Repairs. If emergency repairs are necessary to protect people or property and the work will cost less than \$25,000, Lessee may begin the work without prior approval if CLTC receives written notice within 48 hours after work begins and supporting documentation is provided within 30 days. All other capital improvements must follow the normal approval process.

7.3 Unapproved Improvements. If Lessee makes an alteration without approval, CLTC shall first provide written notice. Lessee will have 30 days to request retroactive approval; or remove the alteration. If approval is denied and Lessee does not remove the alteration within the required time, CLTC may remove it at Lessee's expense.

7.4 Fill Material. Emergency repairs do **not** authorize Lessee to move soil, red dirt, crushed coral, or other fill material onto or off the Premises.

7.5 Removal of Personal Property. When this Lease ends, Lessee shall remove all movable equipment purchased by Lessee including timing equipment, portable structures, tools, machinery, and other personal property. Permanent Improvements approved under this Lease shall remain on the Premises unless CLTC agrees otherwise in writing. Nothing in this Section gives Lessee permanent ownership rights to the land.

7.6 Repairs and Maintenance. Lessee shall maintain all improvements on the Premises, at its own expense, in good condition throughout the Lease. Normal wear and tear is

expected and is not considered a violation of this Lease. All buildings, structures, and improvements shall comply with: Guam laws; building codes, safety regulations, and all other applicable government requirements.

7.7 End of Lease Responsibilities. When this Lease expires or terminates, Lessee shall vacate the Premises, stop all operations, remove its personal property, leave the Premises broom clean; and return the Premises in good condition, except for ordinary wear and tear and any approved Permanent Improvements that remain under this Lease. If Lessee fails to perform these obligations, CLTC may complete the work itself. Lessee shall reimburse CLTC for all reasonable costs incurred in performing those obligations. The obligations in this Section survive the expiration or earlier termination of this Lease.

ARTICLE 8

8.1 Use of the Premises. The Premises may be used for the activities authorized by this Lease, including motorsports, recreational activities, and related uses permitted by law.

8.2 Short-Term Subleases. Lessee may sublease portions of the Premises for 30 days or less if: the use is lawful, the use is consistent with safe operation of the Premises, and Lessee provides CLTC with at least 30 days' written notice before entering the sublease. CLTC has 30 days after receiving notice to approve or disapprove the proposed Short-Term Sublease. If CLTC does not respond within those 30 days, the sublease is considered approved. Lessee remains responsible for ensuring that every subtenant complies with this Lease, including requirements relating to insurance, indemnification, environmental protection, safety, and operational standards. If a Government of Guam agency is the subtenant, Lessee shall not charge that agency rent.

8.3 Long-Term Subleases Any proposed sublease lasting more than 30 days requires CLTC's prior written approval before Lessee solicits or enters into the sublease. Before CLTC decides whether to approve the proposal, the Parties shall discuss whether CLTC will receive a share of the sublease rent ("participation rent"). If CLTC approves a Long-Term Sublease without requiring participation rent, CLTC waives any later claim to participation rent for that approved sublease.

8.4 Event Schedule. Lessee shall provide CLTC with a projected 12-month schedule of planned events. The schedule shall be updated at least once each calendar quarter.

8.5 Excavation and Earthwork. Lessee shall not quarry rock, extract minerals, or remove natural materials from the Premises. However, Lessee may perform grading, drainage work, site preparation, and earth movement reasonably necessary for approved improvements and routine maintenance.

ARTICLE 9

9.1 Compliance with Laws and Environmental Requirements.

A. At its own expense, Lessee shall comply with all applicable federal, Guam, and local laws, regulations, codes, executive orders, and governmental requirements affecting the Premises or Lessee's use of the Premises.

B. CLTC does not guarantee that the Premises are free from asbestos, waste or debris, contamination, hazardous materials; or environmental hazards. Lessee accepts that these conditions may exist.

C. Lessee is responsible for environmental damage caused by Lessee's activities. If Lessee introduces or releases a Hazardous Substance onto the Premises, Lessee shall defend, indemnify, and hold CLTC harmless from any resulting claims, damages, fines, penalties, cleanup costs, attorney's fees, consulting fees, expert fees; and other reasonable expenses. This includes costs for environmental investigations, cleanup, remediation, decontamination; and restoration. These obligations continue even after this Lease ends. However, Lessee is not responsible for contamination that existed before Lessee took possession or contamination caused solely by unrelated third parties.

9.2 Storage and Use of Hazardous Materials. Except for ordinary materials reasonably necessary for Lessee's operations, Lessee shall not bring, store, generate, treat, dispose of, or release Hazardous Substances on the Premises without CLTC's prior written approval. CLTC may approve or deny such requests in its reasonable discretion. Under no circumstances may Lessee install underground or above-ground storage tanks on the Premises unless specifically authorized by law and approved in writing by CLTC.

ARTICLE 10

10.1 Insurance. Before occupying the Premises, Lessee shall obtain and maintain commercial general liability insurance covering bodily injury, property damage, personal injury, contractual liability; and other coverage reasonably required by this Lease. The policy shall name CLTC as an Additional Insured and provide at least \$1,000,000 in combined single-limit coverage for each occurrence, be issued by an insurer licensed to do business in Guam; have a deductible of no more than \$10,000; and provide that CLTC receives at least 30 days' written notice before cancellation or non-renewal, when available under the policy. Lessee shall provide CLTC with proof of insurance at least three days before taking possession of the Premises. The insurance maintained by Lessee shall be primary to any insurance maintained by CLTC. The required insurance limits do not limit Lessee's liability under this Lease. Lessee and its insurer waive any right of subrogation against CLTC to the extent allowed by law. Failure to provide acceptable proof of insurance is an Event of Default, subject to the notice and cure provisions of this Lease. CLTC has the authority to determine whether Lessee's proof of insurance satisfies the requirements of this Lease, acting reasonably.

10.2 Force Majeure. Neither Party is in default if its performance is prevented or delayed by events beyond its reasonable control, including typhoons, floods, fires, earthquakes, acts of God, war, epidemics, pandemics, government-ordered closures or similar events beyond the affected Party's reasonable control. The affected Party shall provide prompt written notice of the event. If a qualifying Force Majeure event prevents Lessee from operating the Premises, rent shall be reduced proportionately for the period during which Lessee cannot reasonably use the Premises. For purposes of this Section, performance is considered prevented only when access to or use of the Premises is materially unavailable because of the Force Majeure event.

ARTICLE 11

11.1 **Assignment.** This Lease is personal to Lessee. Lessee may not assign, transfer, sell, delegate, pledge, or otherwise convey any interest in this Lease without CLTC's prior written consent. Any attempted assignment made without CLTC's written approval is void and has no legal effect.

11.2 **Mediation and Waiver of Jury Trial.** Before filing a lawsuit, the Parties shall first try to resolve any dispute through good-faith mediation. Any dispute not resolved through mediation shall be resolved in accordance with 5 GCA, Chapter 5, Article 9. A claim for unpaid rent or other financial obligations on the part of Lessee may proceed immediately to Guam Superior Court.

11.3 **Right of Entry.** CLTC and its authorized representatives may enter the Premises at reasonable times to inspect the property, verify compliance with this Lease, perform work that CLTC is authorized or required to perform; or protect or preserve the Premises. Except in emergencies, CLTC shall provide reasonable advance notice before entering areas under Lessee's control. CLTC shall exercise this right in a manner that reasonably minimizes interference with Lessee's operations.

A. CLTC may allow itself and other lawful users of adjacent CLTC property to travel across the Premises when reasonably necessary. When practical, CLTC shall provide reasonable advance notice before requiring access for the movement of equipment or other authorized purposes. Lessee shall maintain a reasonably navigable access route across the Premises when required under this Section.

B. During racing events, testing, construction, maintenance, emergency operations, or other activities where unrestricted access would create a safety hazard or materially interfere with operations, Lessee may temporarily restrict access, reroute traffic; or close portions of the Premises. Whenever reasonably practical, Lessee shall provide a safe alternative route.

C. Nothing in this Lease requires Lessee to allow vehicles or pedestrians into areas where access would be unsafe or violate insurance requirements, including active race tracks, staging lanes, pit areas, paddocks, emergency access routes, restricted operational areas, spectator-controlled areas; or other hazardous locations. The Parties recognize that the Premises are intended to operate as a unified motorsports and recreational facility. Both Parties agree to exercise their rights under this Article in a manner that protects public safety, minimizes disruption to Lessee's operations; and allows reasonable access to other authorized users.

11.4 **Notices.** Any notice required or permitted under this Lease must be in writing. A notice is considered delivered when it is personally delivered, delivered by a recognized courier service, sent by certified or registered mail with return receipt requested, sent by facsimile, if confirmation of transmission is received or sent by email, if the receiving Party acknowledges receipt or the email is not returned as undeliverable. Notices shall be sent to the addresses listed below, or to any updated address provided in writing.

If to CLTC

CHamoru Land Trust Commission

P.O. Box 2950

Hagåtña, Guam 96932

Attention: Administrative Director

Telephone: _____

Facsimile: _____

Email: _____

If to Lessee

Guam Motorsports Association

Attention: Hans Ada

Address: _____

Telephone: _____

Facsimile: _____

Email: _____

Either Party may change its notice information by giving written notice under this Section.

11.5 Attorneys' Fees. If a dispute arises under this Lease, the Prevailing Party is entitled to recover its reasonable attorneys' fees, court costs, and other reasonable litigation expenses. A Prevailing Party is a Party that substantially obtains or successfully defeats the relief sought, whether through judgment settlement, compromise or the other Party's abandonment of its claim or defense. Reasonable attorneys' fees are not limited by any court fee schedule and may include the actual reasonable fees incurred. CLTC may also recover reasonable attorneys' fees and related expenses incurred in preparing and serving notices of default, even if no lawsuit is ultimately filed.

11.6 Governing Law and Amendments. This Lease is governed by the laws of Guam. Any amendment, modification, or waiver of this Lease must be in writing and be signed by both Parties. No oral agreement may modify this Lease.

11.7. Liens. Lessee shall not allow any mechanic's lien, materialman's lien, or similar claim to be filed against the Premises or CLTC's property because of work, labor, services, or materials provided to Lessee. If a lien or notice of intent to file a lien is recorded because of Lessee's actions, Lessee shall promptly remove or discharge the lien as permitted by law; and reimburse and indemnify CLTC for all reasonable costs, expenses, damages, and attorneys' fees resulting from the lien. For purposes of this Section, a recorded Notice of Intent to File a Lien is treated the same as a recorded lien.

11.8 Recording. Lessee may not record this Lease or any memorandum or notice of this Lease in the public land records without CLTC's written approval.

11.9. Indemnification. Except as otherwise provided in this Lease or by law, CLTC and its board members, officers, employees, agents, contractors, affiliates, and representatives ("CLTC Parties") are not responsible for injury, death, property damage, or loss suffered by Lessee or anyone claiming through Lessee because of Lessee's use or occupancy of the Premises.

A. Lessee shall defend, indemnify, and hold harmless the CLTC Parties from any claims, damages, losses, liabilities, costs, or expenses, including reasonable attorneys' fees and professional fees, arising out of Lessee's use or occupancy of the Premises, the acts or omissions of Lessee, the negligence or misconduct of Lessee, the acts or omissions of Lessee's officers, employees, contractors, agents, invitees, guests, sublessees, or anyone acting on Lessee's behalf or any condition created by Lessee on the Premises.

B. If a CLTC Party is named in a lawsuit because of a matter covered by this indemnity, Lessee shall pay the reasonable costs of defending that lawsuit, including reasonable attorneys' fees and other professional fees.

C. This indemnification requirement does not reduce or replace Lessee's obligation to maintain the insurance required under this Lease.

D. The obligations in this Section continue after the Lease ends, but only for claims arising from events that occurred during the Lease term.

11.10 Organizational Documents. Before this Lease begins, Lessee shall provide CLTC with copies of its Articles of Incorporation or other organizational documents, documents showing that Lessee is legally organized and authorized to do business, if applicable; and any permits or registrations required by law. The person signing this Lease for Lessee represents and warrants that they have full legal authority to bind Lessee to this Agreement. CLTC may rely on that representation.

11.11 Severability. If a court determines that any provision of this Lease is invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect to the fullest extent allowed by law. The Parties intend that any invalid provision be enforced as closely as possible to its original purpose.

11.12 Counterparts and Electronic Signatures. This Lease may be signed in multiple counterparts. Each signed counterpart is considered an original, and together they form one Agreement. The Parties may sign this Lease electronically, and electronic signatures shall have the same legal effect as original handwritten signatures, to the extent permitted by applicable law.

11.13. Entire Agreement. This Lease, together with all exhibits and documents incorporated by reference, is the complete agreement between the Parties concerning the Premises. It replaces all prior discussions, negotiations, understandings, and agreements relating to this Lease. No amendment, modification, or waiver is effective unless it is in writing; and signed by both Parties.

Signatures Follow on the Next Page

IN WITNESS WHEREOF, the Parties have signed this Agreement as of the Effective Date.

LESSOR

CHamoru Land Trust Commission

By: _____

Name: **Earl J. Garrido**

Title: **Chairperson**

Date: _____

LESSEE

Guam Motorsports Association

(A Guam Nonprofit Corporation)

By: _____

Name: **Hans Ada**

Title: **Chairman and Authorized Agent**

Date: _____

EXHIBIT 1
LEASED PREMISES

(Insert Map of Lot No. 7161-R1, Yigo, Guam)



V. Old Business
C. Guam Police Department
Lot 11-1, Tract 9, Block D, Municipality of Barrigada

**CHamoru Land Trust Commission
Staff Report**

**Guam Police Department (GPD)
Building Permit Authorization
Lot 11-1, Tract 9, Block D, Barrigada**

I. MATTER(S)

1. Guam Police Department requests that the Board approve Building Permit Authorization for Lot 11-1, Tract 9, Block D, Barrigada.

II. REFERENCE(S)

1. **GCA 75A122(c)(1)(2) Lease Agreement Stipulations.** The execution of commercial lease agreements or licenses of the available properties identified pursuant to this Section shall be subject, at a minimum, to the following stipulations:
 - (1) Notice of Land Designated to be Available for Commercial Use. Solicitation for the leasing or licensing of land designated as available for commercial use shall be published at least thirty (30) days prior to the deadline for submittal of proposals from prospective lessees or licensees. Notice shall be posted on the websites of the CLTC and the Department of Land Management (DLM) continuously, and through any methods of electronic publication capable of providing notice to the general public, and at least once in a newspaper of general circulation.
 - (2) Award of Lease through Competitive Bid. The lease or license for the commercial use of CLTC land designated as available for commercial activity shall be awarded through a competitive bid process to entities determined to be responsible and responsive, as defined in Guam's procurement law, to the requirements stipulated by the CLTC.

III. FACTS

1. Lease or License: None
2. Grant of Easement: None
3. Recorded Lease: None
4. Unrecorded Lease: None
5. Lease Fee Paid: None
6. Is this a Registered Property? Yes
7. Occupying Property: Yes, over 30 years
8. Location: Lot 11-1, Tract 9, Block D, Barrigada

9. Board-Approved Lease/License Award: N/A

IV. CHRONOLOGY:

1. August 17, 2026: Meeting with Leigh Pereda, Special Project Coordinator (GPD. Subject: Discussed Commercial Lease and Commercial License and Grant of Easement.
2. August 12, 2026: Guam Police Department. Subject: Request for Building Permit Authorization (ARPA Funding Deadline) and Full Lot Allocation for Lot 11-1, Block D, Tract 9, area =1.48 ±acres, Barrigada.
3. March 31, 2026: Guam Police Department (GPD) Request for written consent to construct a generator shelter located at Lot 11-1, Block D, Tract 9, Barrigada.
4. May 21, 2026 CHamoru Land Trust Commission Meeting Minutes: A motion was passed to instructing the CLTC management to develop, in conjunction with the Guam Police Department, GPD, a lease, license, or other instrument necessary for a portion of Lot 11-1, Block D, Tract 9, Barrigada.
5. April 20, 2021: Revised Memorandum of Agreement between Commander, Joint Region Marianas and Government of Guam – for the use of JRM Radio Antenna Sites by GovGuam.
6. April 09, 2021: Guam Police Department. Subject Revised Memorandum of Agreement (MOA)
7. April 07, 2021: Office of the Attorney General of Guam. To: Chief of Police, Guam Police Department. Subject Revised Memorandum of Agreement (MOA) between Joint Region Marianas and Government of Guam for the use of GovGuam Radio Antenna Sites by JMR and the Use of JMR Radio Antenna sites by GovGuam.
8. March 25, 2021: Department of Navy Infor Memo, To: Government of Guam. Memorandum of Agreement for the use of GovGuam Radio Antenna sites by JRM and the use of JRM Radion Antenna Sites by GovGuam.
9. September 19, 2016: Memorandum of Agreement between Joint Region Marianas and Government of Guam. Subject: for continued use of the Joint Region Marianas Enterprise Land Mobile Radion Zone Controller during the radio system upgrade at the Government of Guam.

V. SUMMARY:

The Guam Police Department (GPD) has requested that the Board approve the Building Permit Authorization and Full Lot Allocation for Lot 11-1, Block D, Tract 9, area =1.48 ±acres, Barrigada for Lot 11-1, Tract 9, Block D, Barrigada.

In support of this request, GPD submitted the Memorandum of Agreement (MOA) between Joint Region Marianas (JRM) and the Government of Guam (GovGuam) regarding the reciprocal use of radio antenna sites. Additionally, the Office of the Attorney General of Guam submitted a related document dated April 07, 2021. This pertains to the Revised MOA between JRM and GovGuam for the mutual use of these radio antenna sites. Please note that, as of today, there is no formal lease or license agreement on file for the subject lot. Lastly, Guam Police Department is requesting the use of the total acreage for security purposes.

VI. GUIDANCE:

1. Pursuant to 21 GCA 75A122(c)(1)(2), CLTC can license GPD's use of the property for 21 years. However, this license must conform to the commercial lease and license law under 21 GCA 75A122, which requires two appraisals, public notices, and other specific procedures.
2. Alternatively, a more streamline approach would be to grant GPD an easement that provides sufficient space for the tower and generator shelters.



GUAM POLICE DEPARTMENT

DIPATTAMENTON POLISIAN GUAHAN

Government of Guam



LOURDES A. LEON GUERRERO
Governor

JOSHUA F. TENORIO
Lieutenant Governor

Bldg. 13-16A Mariner Avenue, Tiyan
Barrigada, Guam 96913-1616
P.O. Box 23909 Barrigada, Guam 96921-3909
Telephone: (671) 475-8473 (Switchboard); (671) 475-8508 / 8509 / 8512
Fax: (671) 475-3222

JOSEPH S. CARBULLIDO
Chief of Police, Acting

MAJ. PAUL V. SAYAMA
Police Commander, Acting

August 12, 2026

Mr. Earl J. Garrido
Chairman
Chamoru Land Trust Commission
Suite 222, 2nd Floor, ITC Building
Tamuning, Guam 96913

Subject: Request for Building Permit Authorization (ARPA Funding Deadline) and Full Lot Allocation for Lot 11-1, Tract 9, Block D Barrigada

Dear Chairman Garrido,

After the May 28, 2026 CLTC Board Meeting, the Guam Police Department respectfully requests the Board of Commissioners' consideration in granting the following:

1. Authorization Letter for the Building Permit Process

The formal agreement between CLTC and GPD is still being worked on and we have a strict timeline for the Land Mobile Radio (LMR) Communication System upgrade in that the project relies entirely on ARPA funds, which expire on December 31, 2026. As the formal documentation is being worked on, we request a letter of authorization from the Board which allows us to move forward with the Department of Land Management's building permit approval process immediately so we do not lose this federal funding or jeopardize the completion of this project.

2. Use of the Total Acreage for Security Purposes

We also request that GPD be granted use of the entire acreage of the referenced lot. The site contains critical public safety communications infrastructure that serves the entire island. To properly protect these assets from security threats, vandalism, or unauthorized access, we need to secure and manage the full perimeter of the property.

Letter to Chairman Earl Garrido, Chamoru Land Trust Commission
August 12, 2026
Page 2

Dangkolo na Si Yu'os Ma'ase for the Board's time, support, and urgent attention to this matter. If you have any further questions or need additional information, please contact Ms. Leigh Pereda, Special Projects Coordinator, at 671-475-8512 or via email at leigh.pereda@gpd.guam.gov.

Senseramente,


JOSEPH S. CARBULLIDO, Colonel
Chief of Police, Acting



GUAM POLICE DEPARTMENT

DIPATTAMENTON POLISIAN GUAHAN

Government of Guam



LOURDES A. LEON GUERRERO
Governor

JOSHUA F. TENORIO
Lieutenant Governor

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P.O. Box 23909 Barrigada, Guam 96921-3909
Telephone: (671) 475-8473 (Switchboard), (671) 475-8508 / 8509 / 8512
Fax: (671) 475-3222

STEPHEN C. IGNACIO
Chief of Police

COL. JOSEPH S. CARBULLIDO
Police Commander

March 31, 2026

Mr. Earl J. Garrido
Chairman
Chamoru Land Trust Commission
Suite 222, 2nd Floor, ITC Building
Tamuning, Guam 96913

RE: REQUEST FOR WRITTEN CONSENT – LOT 527 MERIZO AND LOT 11-1, TRACT 9, BLOCK D BARRIGADA

Hafa Adai Mr. Garrido:

The existing Government of Guam Land Mobile Radio Communication System is managed by the Guam Police Department and is over 30 years old. We are currently in the process to upgrade the system which includes infrastructure upgrades to support the new system, including new generators and housing for some of the sites.

We are respectfully requesting for the Chamoru Land Trust Commission (CLTC) Board to provide written consent to construct generator shelters at the GovGuam Land Mobile Radio (LMR) Communication sites at Merizo (Pigua) and Barrigada Heights, referenced in the above subject line.

Attached are the civil drawings that have been prepared and signed by TG Engineering. Please let us know if you need additional information in order to bring the request to the CLTC Board at the upcoming April 2026 meeting.

Thank you for your assistance in this important matter. You may contact me directly at stephen.ignacio@gpd.guam.gov or 671-475-8508/18 or Ms. Pereda at leigh.pereda@gpd.guam.gov or 671-475-8512 if you have any questions.

Senseramente,


STEPHEN C. IGNACIO
Chief of Police

SCI:lgp
Attachments

LAND MOBILE RADIO SITE UPGRADES BARRIGADA HEIGHTS SITE, LOT 11-1 BARRIGADA, GUAM

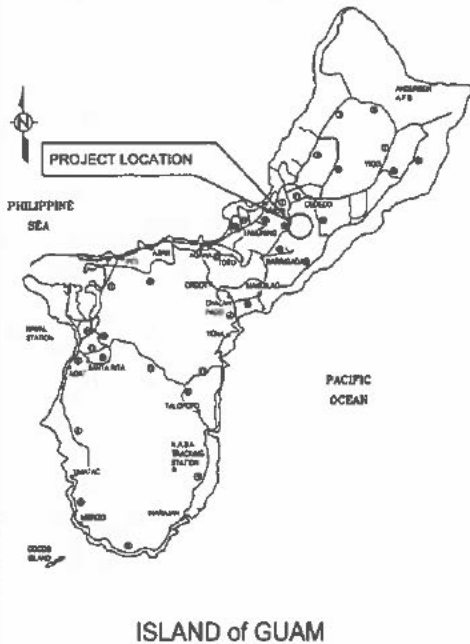
TG ENGINEERS, INC.
1001 First Street, Suite 100, Barrigada, Guam
GUAM, GUAM 96910-1001
TEL: (671) 631-0888

PROJECT TITLE :
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

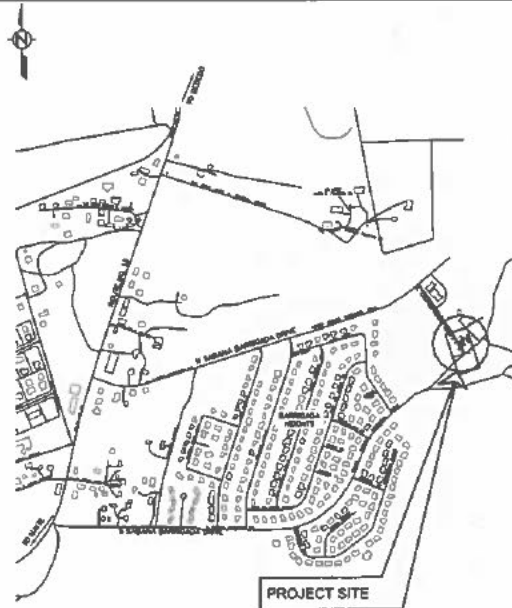
SHEET TITLE :
TITLE SHEET, LOCATION,
AND VICINITY MAP,
DRAWING INDEX
AND DESIGN TEAM

Date	Issue	
03/28/25	PERMIT SET	
Date	Work	Designing
DESIGNED BY:	JC	
DRAWN BY:	AS/ET/CL	
CHECKED BY:	JL/TC	
SUPERVISED BY:	TG	
Drawing Number	T100	
AS SHOWN	03/18/25	
1	18	

LOCATION MAP



VICINITY MAP



DRAWING INDEX

SHEET NO.	DWG NO.	DESCRIPTION
1 OF 18	T100	TITLE SHEET, LOCATION, AND VICINITY MAP, DRAWING INDEX AND DESIGN TEAM
2 OF 18	T101	GENERAL NOTES, ABBREVIATIONS, SYMBOLS AND LEGEND
3 OF 18	C100	EXISTING SITE AND SURVEY PLAN
4 OF 18	C200	GEOMETRY PLAN
5 OF 18	C201	GENERATOR BLDG ELEVATIONS
6 OF 18	C202	DOOR / WINDOWS SCHEDULE, SECTIONS AND DETAILS
7 OF 18	C300	GRADING PLAN
8 OF 18	C301	SECTIONS
9 OF 18	C400	DETAILS
10 OF 18	S100	GENERAL STRUCTURAL NOTES
11 OF 18	S200	GENERATOR BLDG, FOUNDATION PLAN, SECTION & DETAIL
12 OF 18	S300	METAL BAFFLE AND DETAILS
13 OF 18	M101	MECHANICAL GENERAL NOTES, SPECIFICATION & DETAILS
14 OF 18	M201	MECHANICAL FLOOR PLAN AND SECTIONS
15 OF 18	E100	GENERAL NOTES, SPECIFICATIONS, AND ELECTRICAL SYMBOL
16 OF 18	E200	ELECTRICAL SITE PLAN
17 OF 18	E300	ONE LINE DIAGRAM - EXISTING AND NEW
18 OF 18	E400	GENERATOR BLDG. ELECTRICAL PLAN, PANEL AND LIGHTING FIXTURE SCHEDULE

DESIGN TEAM

CIVIL ENGINEER

TG ENGINEERS, INC.
email : tgeing@tgeing.com
tel : (671) 631-0888 Fax : (671) 631-0888



03/19/25

STRUCTURAL ENGINEER

C.T. CHEN & ASSOCIATES



MECHANICAL ENGINEER

BORRULLO



ELECTRICAL ENGINEER

ALEX ANDRES, P.E.



GENERAL NOTES

1. CONTRACTOR SHALL CONFIRM ALL NECESSARY PERMITS AND APPROVALS ARE OBTAINED PRIOR TO STARTING ANY WORK.
2. THE LOCATION OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD. EXERCISE CAUTION WHEN EXCAVATING IN THE AREA. ANY DAMAGES TO EXISTING UTILITIES AND STRUCTURES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. EXISTING UTILITIES SHALL REMAIN IN SERVICE AND IN PLACE UNLESS NOTED OTHERWISE. INTERRUPTION OF SERVICE SHALL BE KEPT TO A MINIMUM AND SHALL BE DONE AT THE CONTRACTOR'S EXPENSE AND ONLY WITH THE APPROVAL OF THE ENGINEER AND GUAM POLICE DEPARTMENT.
4. RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL EXISTING IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
5. THE WORK INVOLVES CLEARING AND GRUBBING OF ALL VEGETATION, BERMS, DISPOSAL OF ABOVE GRADE GREEN WASTE AND DEBRIS WITHIN THE SPECIFIED CLEARING LIMITS, EXCAVATION, BACKFILLING, GRADING, AND STABILIZING WITH BASE COURSE TO THE FINISH CONTOURS INDICATED. ALL ABOVE GRADE GREEN WASTE, DEBRIS, AND EXCAVATED MATERIAL SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR. ALL VEHICLES AND EQUIPMENT TIRES OR TRACKS SHALL BE BROOM WIPED OR WASHED DOWN BEFORE LEAVING THE SITE AND MUST BE FREE OF SOIL/GROUND MATERIAL.
6. THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND REPORT TO THE ENGINEER IF ANY ARCHAEOLOGICAL ITEMS ARE FOUND AT THE SITE.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
CPP	CONCRETE POWER POLE
CL	CENTER LINE
(E)	EXISTING
E	EASTING
PH	FIRE HYDRANT
GV	GATE VALVE
HM	HANDHOLE
INV	INVERT
MOD	MAXIMUM DRY DENSITY
(N)	NEW
N	NORTHING
NTS	NOT TO SCALE
OC	ON CENTER
OG	ORIGINAL GRADE
PVMT	PAVEMENT
S	SOUTH
STRUCT	STRUCTURAL
W	WEST
#	DIAMETER
TBD	TO BE DETERMINE
T	TELEPHONE
(TYP)	TYPICAL

SYMBOLS & LEGEND

	BURIED CABLE
	CONCRETE SLAB
	CONCRETE POWER POLE
	ELECTRICAL MANHOLE
	FIRE HYDRANT
	WATER GATE VALVE
	PIPE BOLLARD
	MANHOLE
	CHAIN LINK FENCE
	PROPERTY LINE
	CONTOUR LINE
	LIGHT POLE
	DETAIL IDENTIFICATION SHEET NUMBER WHERE DETAIL IS DRAWN

TG ENGINEERS PC
 101 East Street, Suite 100, Hagoiti, Guam
 Phone: 768-870-4400
 Fax: 768-870-4401

PROJECT TITLE :
**MOTOROLA GENERATORS
 SITE UPGRADES
 BARRIGADA HEIGHTS SITE
 LOT 11-1
 BARRIGADA, GUAM**

SHEET TITLE :
**GENERAL NOTES,
 ABBREVIATIONS AND
 SYMBOLS AND LEGEND**



This work was prepared by me or under my responsible control.

Date	Issue
03/18/20	PERMIT SET

Date	Rev	Description

DESIGNED BY: JE
 DRAWN BY: RJ/TE/CL
 CHECKED BY: JE/TO
 SUPERVISED BY: TO

Drawing Number
T101

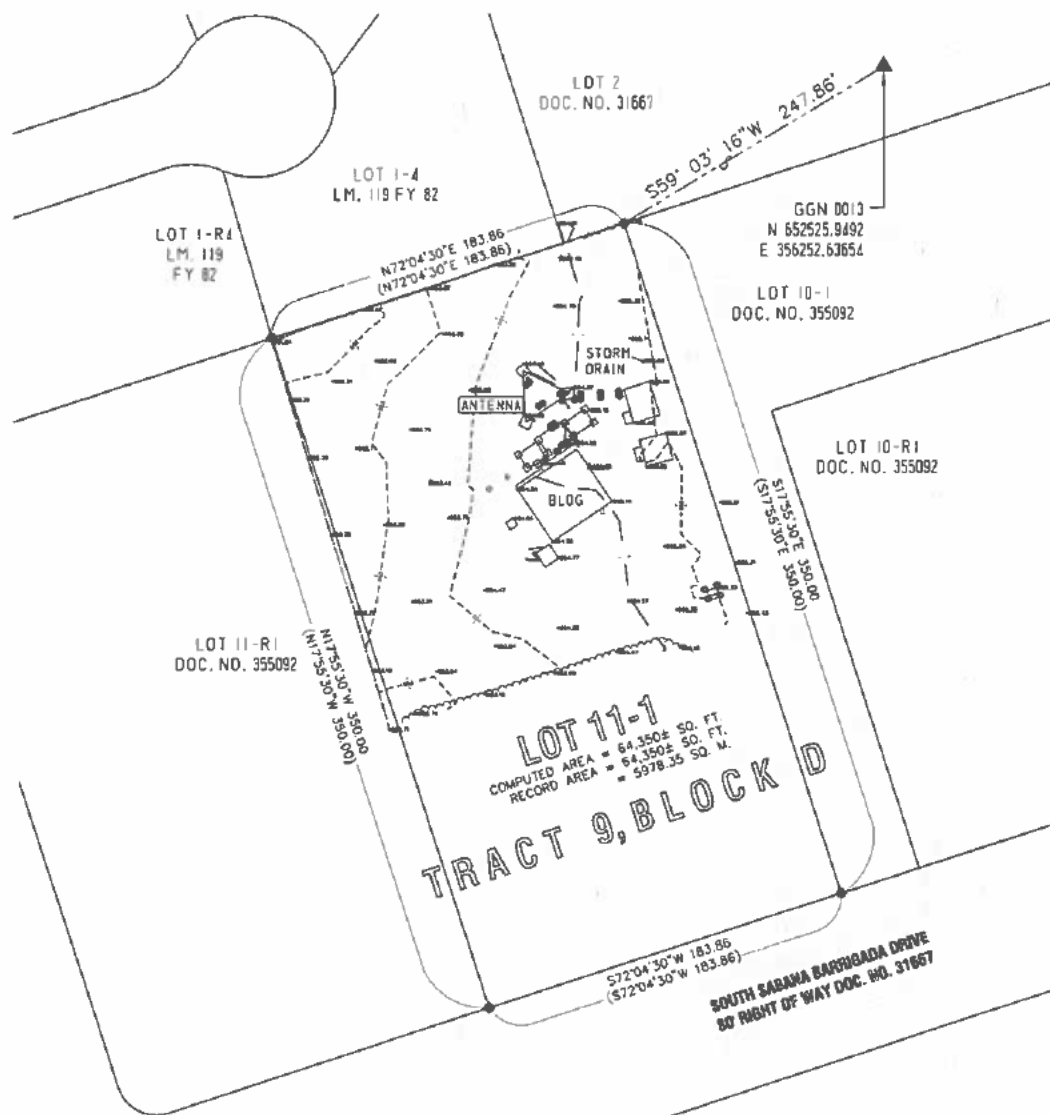
AS SHOWN 03/18/20

2 of 10

1. TOPOGRAPHIC SURVEY WAS COMPLETED IN JUNE 2025 BY TG ENGINEER, PC.
2. THE HORIZONTAL CONTROL WAS BASED ON GUAM GEODETIC NETWORK (GGM) 1993 WITH GGN 0013, N652525.8492, E366252.6365
3. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.

1. DOC. NO. 355082, LM. NO. 085 FY. 85
PARCELING SURVEY MAP OF LOTS 10 & 11,
BLOCK D, TRACT 9, PREPARED BY DLM.

- COMPUTED CORNER
- 655 — CONTOUR MAJOR
- - - 654 - - - CONTOUR MINOR
- BOLLARD
- BUILDING
- CHAINLINK FENCE
- CIRCULAR SLAB
- CONCRETE FOUNDATION
- METAL POST
- ~ EDGE OF VEGETATION
- SLAB
- TELEPHONE BOX



1 EXISTING SITE AND SURVEY PLAN



TG ENGINEERS
101 First Street, Yuen, Hong Kong, P. R. China
99912, Qwen
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TEL: +8541 8-0000

PROJECT TITLE :
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

TITLE : EXISTING SITE
AND SURVEY PLAN



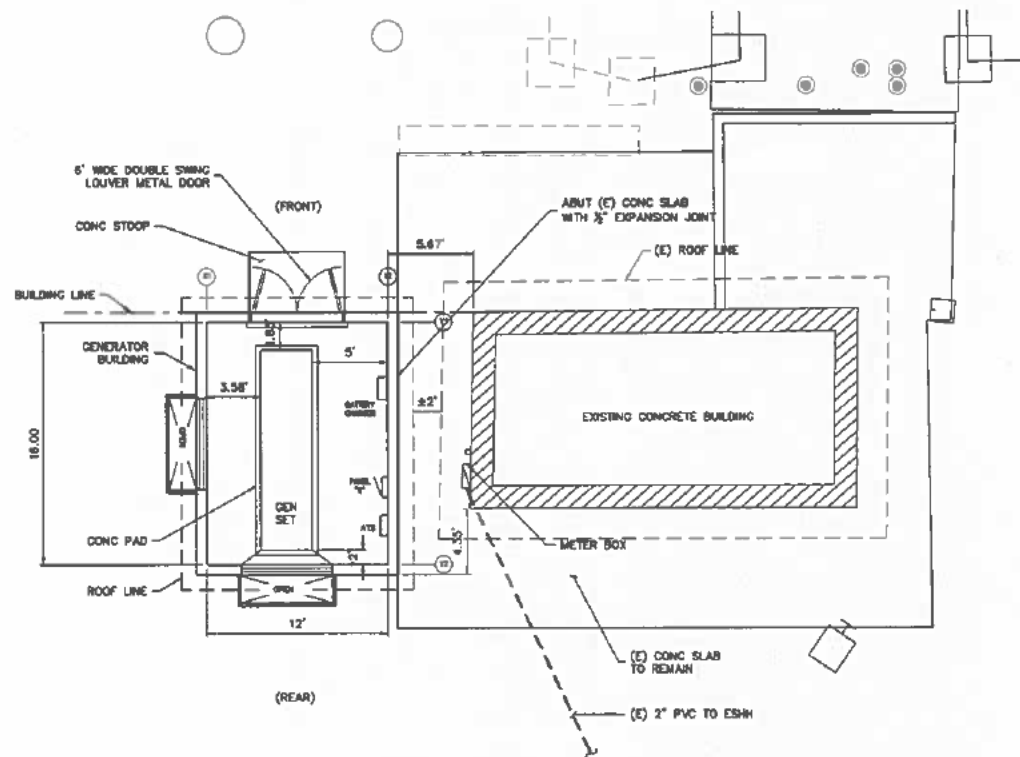
This work was prepared by me
and subject the confidentiality thereof

Date	Issued	
03/18/78	POINT SET	
Date	Start	Endtime
Inscribed by:		
JE		
Drawn by:		
RJ/YE/dl		
Checked by:		
JL/TD		
Supervised by:		
TD		

Drawing Number

C100

AS SHOWN	03/18/20
3	18



① GEOMETRY PLAN



TG ENGINEERS, PC
 101 East Street, 11th Floor, San Francisco, CA 94111
 Phone: (415) 774-4400
 Fax: (415) 774-4401

PROJECT TITLE :
 MOTOROLA GENERATORS
 SITE UPGRADES
 BARRIGADA HEIGHTS SITE
 LOT 11-1
 BARRIGADA, GUAM

SHEET TITLE :
 GEOMETRY PLAN



This work was prepared for use on a specific project and is not to be used for any other project without the written consent of TG ENGINEERS, PC.

Date	Revised
03/18/20	PERMIT SET

Date	Drawn	Reviewed

DESIGNED BY:	JZ
DRAWN BY:	AJ/FL/CL
CHECKED BY:	K/TO
APPROVED BY:	ED

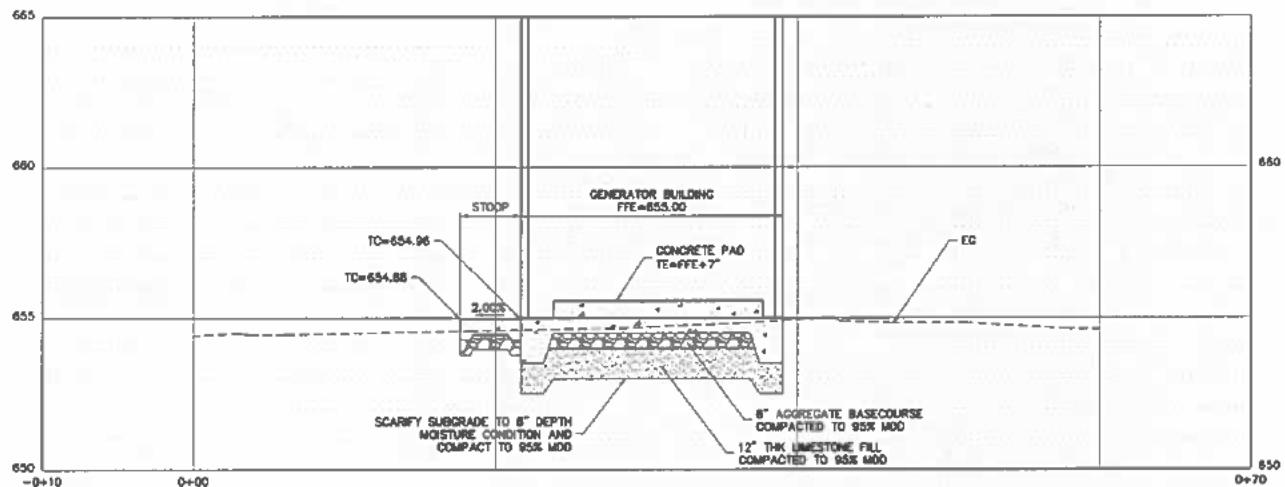
Drawing Number
C200

AS SHOWN	DATE
	03/18/20

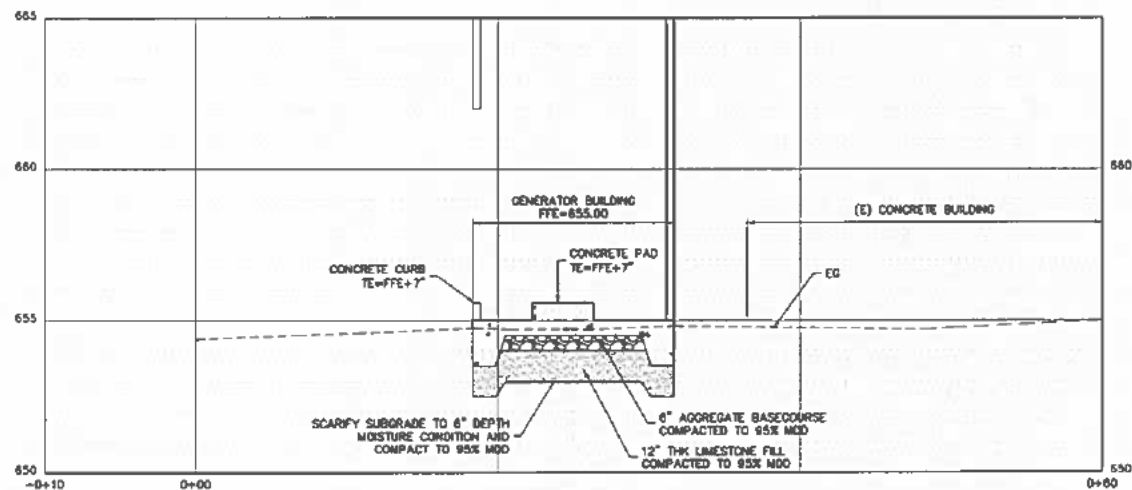
4 of 10



5	+	10
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① SECTION



② SECTION



TG ENGINEERS, PC
 101 F-100 Road, 1st Floor, Barrigada, Guam
 96910, Guam
 Phone: (671) 639-0000
 Fax: (671) 639-0000

PROJECT TITLE :
 MOTOROLA GENERATORS
 SITE UPGRADES
 BARRIGADA HEIGHTS SITE
 LOT 11-1
 BARRIGADA, GUAM

SECTIONS

SHEET TITLE :



This work was prepared by me or under my direct supervision.

Date: 03/18/26 Issue: PERMIT SET

Date: 03/18/26 Mark: Revision:

Date: 03/18/26 Mark: Revision:

Date: 03/18/26 Mark: Revision:

Date: 03/18/26 Mark: Revision:

Date: 03/18/26 Mark: Revision:

DESIGNED BY: J.C.

DRAWN BY: J.C./P.C.

CHECKED BY: J.C./T.C.

SUPERVISOR BY: T.C.

Drawing Number

C301

AS SHOWN 03/18/26

8 of 10

GENERAL STRUCTURAL NOTES

GENERAL REQUIREMENTS

- GENERAL NOTES AND TYPICAL STRUCTURAL DETAILS SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE SHOWN OR NOTED.
- FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT FOR SIMILAR CONDITIONS. MODIFY TYPICAL DETAILS AS REQUIRED TO MEET SPECIAL CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AGAINST THE PROJECT DRAWINGS PRIOR TO STARTING WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ERECTION OF ALL TEMPORARY BRACING, SHORING, GUTTS, ETC.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST APPLICABLE STANDARDS OR SPECIFICATIONS. ALL WORK SHALL CONFORM WITH THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES.
- UNLESS SPECIFICALLY DETAILED ELSEWHERE CONTRACTOR SHALL FOLLOW TYPICAL DETAILS AS SHOWN IN THESE DRAWINGS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE WORK AMONG THE VARIOUS TRADES AS NECESSARY TO AVOID CONFLICTS AND TO INSURE THE INSTALLATION OF ALL WORK WITHIN THE AVAILABLE SPACE.
- DO NOT SCALE DRAWINGS. CALLED-OUT DIMENSIONS AND STANDARD CODE REQUIREMENTS SHALL GOVERN OVER SCALED DRAWINGS.
- SPECIAL NOTE: DIMENSIONS INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS SHALL BE USED TO DEFINE DETAIL CONFIGURATIONS, ELEVATIONS, OPENINGS, JOINTS, SLOPES, ETC.
- OPTIONS AND "APPROVED EQUAL" SPECIFICATIONS ARE FOR CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY TO IMPLEMENT AN OPTION, AND SHALL COORDINATE ALL DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ADDITIONAL WORK DUE TO SELECTION OF AN OPTION, SUBSTITUTION OF MATERIAL, OR DUE TO ERRORS OR OMISSION IN CONSTRUCTION BY CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, CIVIL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR THE EXACT SIZE, NUMBER AND LOCATIONS OF ALL SLEEVES OR OPENINGS THROUGH FLOOR SLABS, BEAMS AND WALLS.

FOUNDATION NOTES

- FOUNDATION DESIGN AND SOIL PROPERTIES ARE BASED ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 4,000 PSF FOR DEAD LOAD + LIVE LOAD.
- CONTRACTOR TO FOLLOW THE GEOTECHNICAL RECOMMENDATIONS FOR THE SUBGRADE PREPARATION AND FOUNDATION CONSTRUCTION. BOTTOM OF FOOTING ELEVATION AS SHOWN ON THE DRAWINGS SHALL BE MAINTAINED AS MINIMUM.
- EXCAVATION OF ALL FOOTINGS SHALL BE DONE IN ACCORDANCE WITH THE CONTOURS AND DIMENSIONS INDICATED. BOTTOM OF EXCAVATIONS SHALL BE SLIGHTLY SLOPED TO PROVIDE PROPER SURFACE DRAINAGE AND TO AVOID SURFACE PONDING.
- FILL MATERIALS SHOULD BE INSTALLED IN MAXIMUM 8 INCHES THICK LOOSE LAYER AND COMPACTED TO A DRY DENSITY EQUIVALENT TO AT LEAST 85 PERCENT OF THE MAXIMUM ATTAINABLE BY THE METHOD OF COMPACTION.
- THE EXCAVATION AND REINSTALLATION OF BASE COURSE MATERIALS SHALL EXTEND HORIZONTALLY A DISTANCE EQUAL TO ONE HALF THE FOOTING WIDTH.
- FOOTING EXCAVATION AND RECOMPACTION SHALL BE INSPECTED BY THE SOIL ENGINEER TO VERIFY CONDITION OF SOIL BEARING PRIOR TO PLACEMENT OF FOUNDATION FORMS AND REINFORCEMENTS. WHERE UNSATISFACTORY SOILS ARE EXPOSED, THEY SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE OR CEMENT GROUT OR AS OTHERWISE INSTRUCTED BY THE ENGINEER.

REINFORCED CONCRETE NOTES

- ALL CONCRETE SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT THE END OF 28 DAYS, AS SPECIFIED UNDER BASIC DESIGN CRITERIA.
- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION CODE OF THE AMERICAN CONCRETE INSTITUTE (ACI 318-05).
- LOCATION OF ALL CONSTRUCTION OR COLD JOINTS MUST BE APPROVED BY THE ENGINEER.
- PIPES OR DUCTS EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES BUT SHALL NOT BE EMBEDDED THEREIN.
- REINFORCING BARS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN PLACE BEFORE POURING CONCRETE. BAR PLACEMENT AND SUPPORTS SHALL BE IN ACCORDANCE WITH THE RECOMMENDED ACI PRACTICE.
- ALL INSERTS, ANCHOR BOLTS, PLATES, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE HOT DIP GALVANIZED UNLESS NOTED OTHERWISE.
- IN GENERAL, THE LATEST EDITION OF "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" ACI 315, SHALL BE ADHERED TO, UNLESS SHOWN OTHERWISE.
- USE OF ADMIXTURES IS PERMITTED TO PRODUCE PROPER SLUMP AND WORKABILITY BUT SUBJECT TO THE ENGINEER'S APPROVAL. ADDITION OF WATER TO CONCRETE AT JOBSITE IS NOT ALLOWED.
- 48 HOURS PRIOR TO THE POURING OF ANY STRUCTURAL CONCRETE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO AN INSPECTION CAN BE MADE ON ALL FORMS AND REINFORCEMENT.

REINFORCING STEEL

- ALL REINFORCING BARS AS NOTED IN BASIC DESIGN CRITERIA SHALL CONFORM TO ASTM A615 REQUIREMENTS, UNLESS OTHERWISE NOTED.
- ANY WELDING TO BE PERFORMED MUST HAVE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- WELDING OF REINFORCING STEEL IS NOT PERMITTED UNLESS OTHERWISE SHOWN ON THE DRAWINGS. WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D1.4 "AWS STRUCTURAL WELDING CODE - REINFORCING STEEL" OF THE AMERICAN WELDING SOCIETY. REINFORCING STEEL WHICH IS WELDED SHALL CONFORM TO ASTM A 706. REINFORCING STEEL NOT CONFORMING TO ASTM A 706 MAY BE USED IF MATERIAL PROPERTIES OF THE REINFORCING STEEL CONFORM TO AWS D1.4.
- REINFORCING SHALL BE SPLICED ONLY AS INDICATED ON THE DRAWINGS.
- BARS NOTED AS "CONT." SHALL HAVE A MINIMUM SPLICE LENGTH OF 40 BAR DIAMETERS BUT NOT LESS THAN 2'-0", UNLESS OTHERWISE NOTED.
- WELDED WIRE FABRIC (WVF) SHALL CONFORM TO ASTM A 185. WELDED WIRE FABRIC IN SUSPENDED SLABS SHALL HAVE $P_T = 60$ KSI LAP IF MINIMUM OR ONE FULL MESH, WHICHEVER IS GREATER FOR SLABS.
- MINIMUM CONCRETE COVER FOR REINFORCING BARS SHALL BE:
CONCRETE CAST AGAINST EARTH: 3"
EXPOSED TO EARTH OR WEATHER: 2"
SLAB ON GRADE: 2"
NOT EXPOSED TO WEATHER OR GROUND:
COLUMNS & BEAMS: 1 1/2"
SLABS, WALLS, JOISTS: 3/4"
- UNLESS OTHERWISE NOTED, BAR SPLICES SHALL BE MADE AT POINTS OF MINIMUM STRESS. SPLICES SHALL BE SECURELY WIED TOGETHER. STAGGER SPLICES AT LEAST 24" WHENEVER POSSIBLE IN BEAMS AND SLABS SPLICE TOP BARS AT MIDSPAN AND BOTTOM BARS NEAR SUPPORT. SPLICE OF REINFORCEMENT SHALL BE MADE ONLY AS REQUIRED OR PERMITTED ON DESIGN DRAWINGS OR AS ALLOWED BY THE ACI CODE OR AS AUTHORIZED BY THE ENGINEER.
- ANCHOR BOLTS, CONEELS AND OTHER EMBEDDED ITEMS ARE TO BE SECURELY TIED IN PLACE BEFORE CONCRETE IS POURED.
- ALL REINFORCING BAR BENDS SHALL BE COLD BEND.
- SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REINFORCING STEEL PREPARED IN ACCORDANCE WITH ACI 315. INDICATE BENDING DIAGRAM, ASSEMBLY DIAGRAM, SPLICING AND LAPS OF ROOS AND SHAPES DIMENSIONS AND DETAILS FOR REINFORCING BARS.

FORMWORK:

- FORMS SHALL BE PROVIDED FOR ALL CONCRETE INDICATED UNLESS SPECIFIED OTHERWISE. FORMS SHALL BE SET TRUE TO LINE AND GRADE AND MAINTAINED SO AS TO INSURE COMPLETED WORK WITHIN THE ALLOWABLE TOLERANCES SPECIFIED AND SHALL BE MORTAR TIGHT.
- FORMS AND THEIR SUPPORTS SHALL BE DESIGNED SO AS NOT TO DAMAGE PREVIOUSLY PLACED STRUCTURE.
- NO CONSTRUCTION LOAD SHALL BE SUPPORTED ON, NOR ANY SHORING REMOVED FROM ANY PART OF STRUCTURE UNDER CONSTRUCTION EXCEPT WHICH THAT PORTION OF THE STRUCTURE IN COMBINATION WITH THE REMAINING FORMING AND SHORING SYSTEM HAS SUFFICIENT STRENGTH TO SUPPORT SAFELY ITS WEIGHT AND THE ADDITIONAL IMPOSED LOADS.
- FORMS SHALL BE REMOVED IN SUCH MANNER AS NOT TO IMPAIR SAFETY AND SERVICEABILITY OF THE STRUCTURE.

BASIC DESIGN CRITERIA

A. CODES AND REFERENCES

- ACI 318-05 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- 2000 INTERNATIONAL BUILDING CODE
- ASCE 7-05, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

B. MATERIALS STRESSES

- CONCRETE AT 28 DAYS
CONCRETE FOOTING & SLAB ON GRADE: $f'_c = 3,000$ PSI
CONCRETE FRAMES, SLABS, AND WALLS: $f'_c = 4,000$ PSI
- REINFORCING BARS:
#5 AND SMALLER: $f_y = 60,000$ PSI
#6 AND LARGER: $f_y = 80,000$ PSI
- CONCRETE MASONRY UNIT: $f_m = 1,350$ PSI

C. LOADING

- DEAD LOAD
A. CONCRETE (UNIT WT.): 150 PCF
B. EQUIPMENT: ACTUAL OPERATING LOAD
- WIND LOAD
A. BASIC WIND PRESSURE: $p = 74$ PSF
B. MAXIMUM WIND VELOCITY: $V = 170$ MPH
C. EXPOSURE "C"
D. IMPORTANCE FACTOR, $I = 0.77$
- SEISMIC LOAD
A. AS PER 2008 INTERNATIONAL BUILDING CODE
B. OCCUPANCY IMPORTANCE FACTOR, $I = 1.0$
C. SEISMIC DESIGN CATEGORY "D"

TG ENGINEERS, PC
1011 Fard Street, Tapan Bhatnagar, Chennai
600 016, India
EMAIL: TGENGINEERS@GMAIL.COM
TEL: 9840141588

PROJECT TITLE:
**MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM**

GENERAL
STRUCTURAL NOTES



Prepared and approved by me or under my immediate control

Date: 03/18/08

Permit No.:

Scale: AS SHOWN

Revised by:

Checked by: CTC

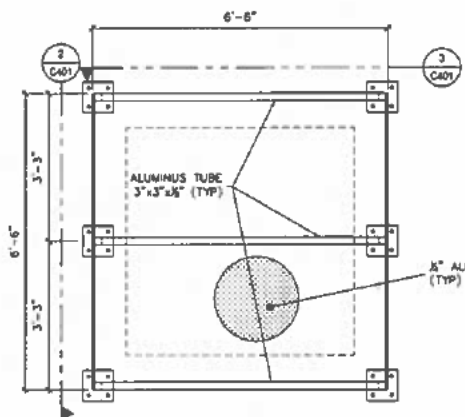
Approved by: TG

Drawing Number

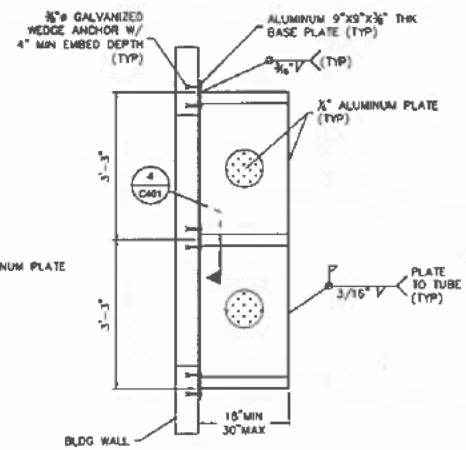
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AS SHOWN 03/18/08

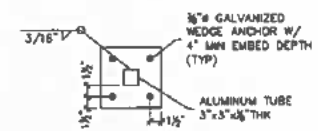
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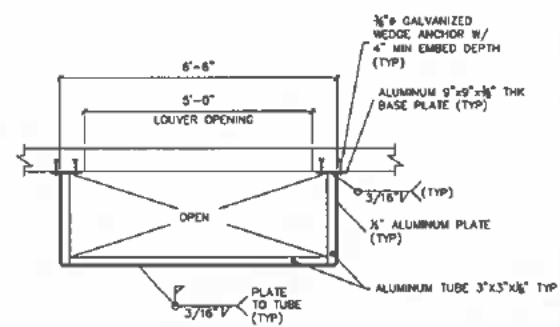
① FRONT VIEW
SCALE: NTS



② SIDE VIEW
SCALE: NTS



④ SECTION
SCALE: NTS



③ TOP AND BOTTOM VIEW
SCALE: NTS

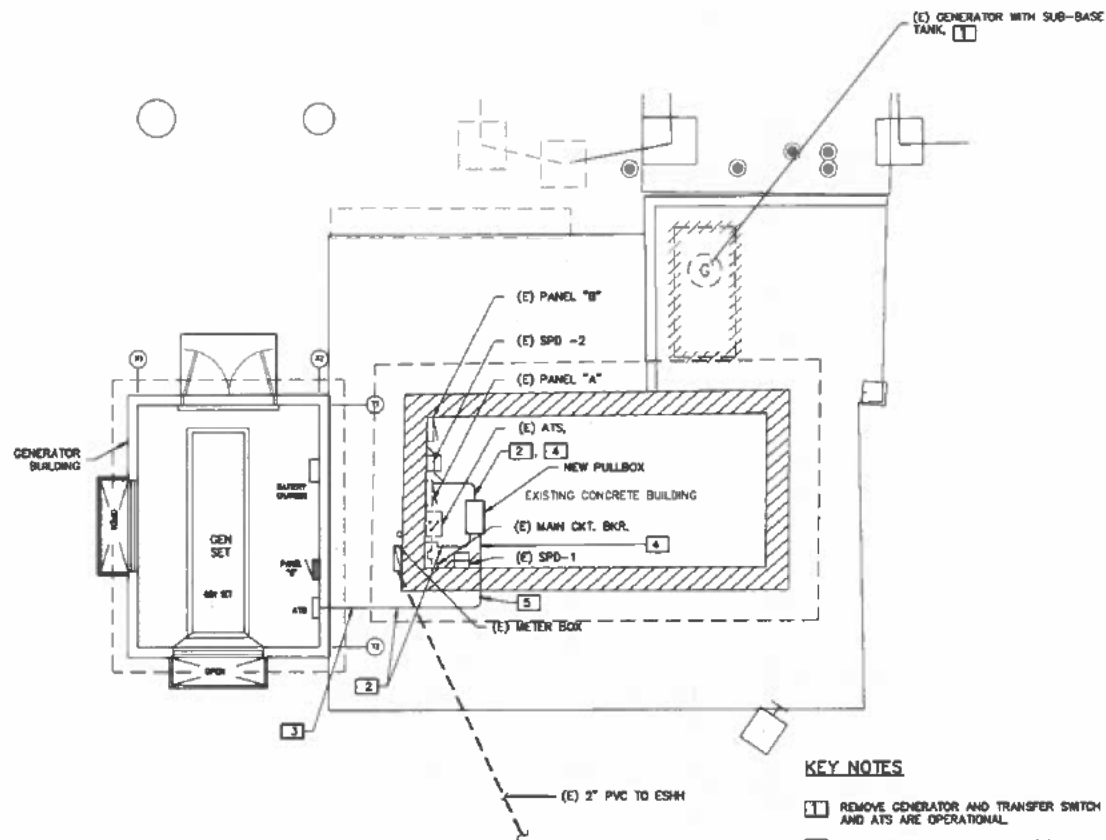
NOTES:
USE MARINE GRADE ALUMINUM 6061 FY=40KSI

TG ENGINEERS
101 East Street, 10th Floor, Honolulu, Hawaii
96813-2900
PHONE: (808) 551-0000
FAX: (808) 551-0000

PROJECT TITLE
**MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM**

SHEET TITLE
**METAL BAFFLE
AND DETAILS**

Date	Issue
03/18/26	PERMIT SET
Drawn	Check
DESIGNED BY:	CIC
DRAWN BY:	RJ/TE/CL
CHECKED BY:	CIC
SUPERVISOR BY:	TG
Drawing Number	
S300	
AS SHOWN	03/18/26
12 of 18	



1 ELECTRICAL SITE PLAN

KEY NOTES

- 1 REMOVE GENERATOR AND TRANSFER SWITCH AFTER NEW GENERATOR AND ATS ARE OPERATIONAL.
- 2 DETERMINE EXACT ROUTING IN FIELD
- 3 UNDERGROUND WIRING IN CONDUIT, 18 INCHES BELOW GRADE, PROVIDE 4\"/>



TG ENGINEERS, PC
101 Ford Blvd., Tuckersburg, Maryland
20784-0001
Phone: 410/391-4400 FAX: 410/391-4401
E-Mail: tg@tgengr.com

PROJECT TITLE :
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

SHEET TITLE :
ELECTRICAL SITE PLAN



This work was prepared by me or under my responsible direction.

Date	By	Notes
03/18/26	PERMIT SET	

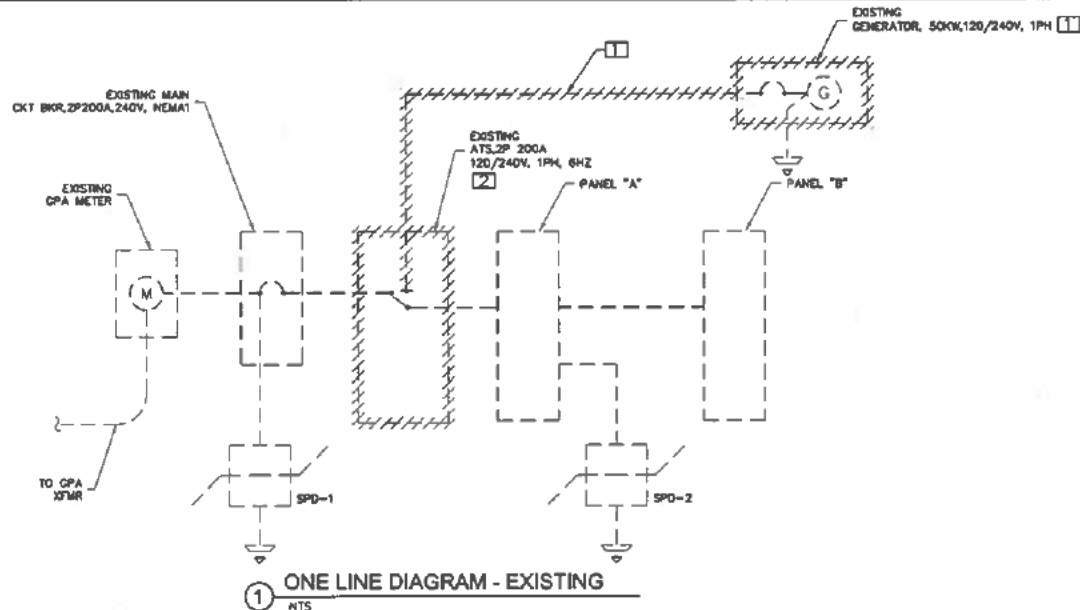
Date	By	Description

DESIGNED BY:	AA
DRAWN BY:	AA/PE/CL
CHECKED BY:	AA
SUPERVISED BY:	TG

Drawing Number
E200

AS SHOWN	03/18/26
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18 • 18

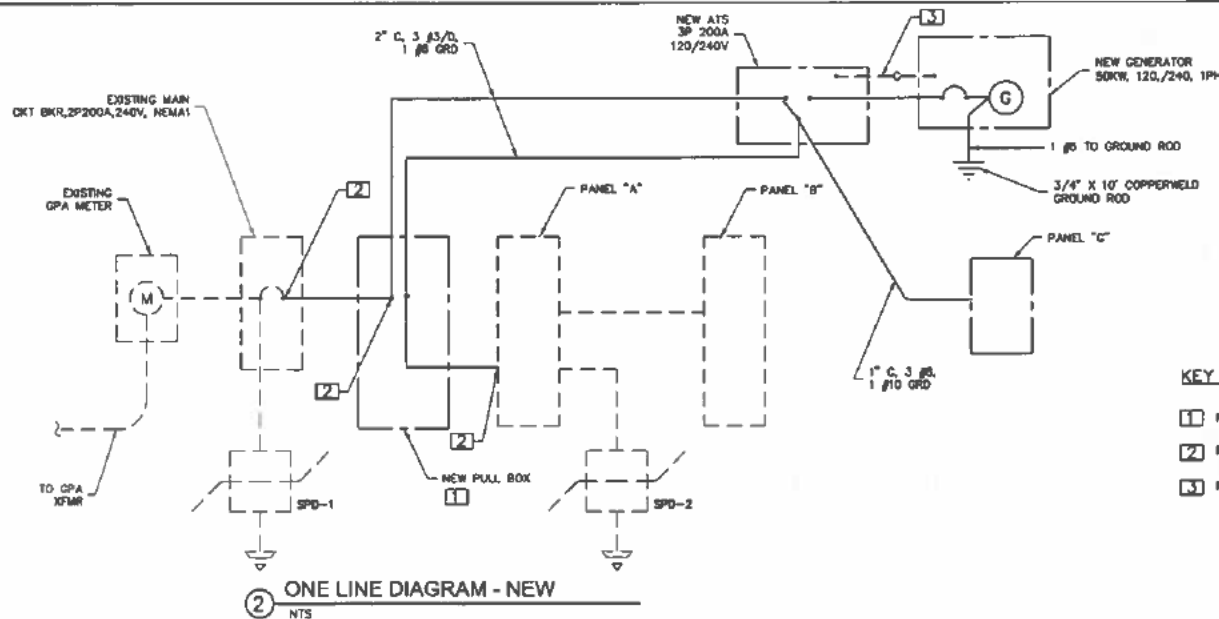


GENERAL NOTES

- EXISTING EQUIPMENT AND DEVICES INCLUDING WIRING ARE TO REMAIN UNLESS NOTED OTHERWISE. HATCH MARKS INDICATE TO BE REMOVED.

KEY NOTES

- REMOVE GENERATOR AND WIRING AFTER NEW GENERATOR IS OPERATIONAL.
- REMOVE ATS AFTER NEW GENERATOR AND ATS ARE OPERATIONAL.



KEY NOTES

- PROVIDE NEW PULL BOX 20"x20"x8" D, NEMA 1.
- RECONNECT EXISTING LOADS OR DEVICES.
- PROVIDE CONTROL WIRING IN 3/4" CONDUIT.

TE ENGINEERS
INC.
1000 E. 1st Ave., Suite 100, San Jose, CA 95126
TEL: (408) 281-1111
FAX: (408) 281-1112

PROJECT TITLE:
**MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM**

SHEET TITLE:
**ONE LINE DIAGRAM -
EXISTING AND NEW**



This work was prepared by me
or under my supervision and control.

Date: 03/18/20
Sheet: PERMIT SET

Date: Rev: Description:

DESIGNED BY: AA

SKETCH BY: R./FE/CL

CHECKED BY: AA

APPROVED BY: TG

Drawing Number

E300

AS SHOWN 03/18/20

17 18



(CHamoru Land Trust Commission)

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

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

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

Meeting Minutes

Public Notice: *Pacific Daily News*, May 21, 2026 and May 26, 2026

PRESENT:

Earl J. Garrido, Chairperson
Fabrienne C. Respicio, Commissioner
Jeremy J. Rojas, Commissioner
Annie Makepeace, Commissioner

MANAGEMENT and STAFF

Angela M. Camacho, Interim Administrative Director
Glenn Eay, Land Agent Supervisor
Jessica Dayday, Land Agent III
Eileen Chargualaf, Land Agent III
Damian Narcis, Land Agent I (via Google Meet)
Ebony Tenorio, Administrative Assistant

GUESTS:

Bernice Nelson
Shaylin Salas
Pedro B. Blas Jr.
Jin Yi
Leigh G. Pereda
Carlos Camacho (via Google Meet)
Jerry Tan (via Google Meet)
Breanna-Rose Davis Baza (via Google Meet)
Saleena Perez Pablo (via Google Meet)

*Louder A. Leon Guerrero
I Mago Hago
Governor of Guam*

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

Commission Members

*Earl J. Garrido
Chairman*

*Fabrienne Cruz Respicio
Commissioner*

*Jeremy J. Rojas
Commissioner*

*Annie M. Makepeace
Commissioner*

*Vacant
Commissioner*

*Angela M. Camacho
Interim Administrative Director*

Rev. 10/14/2024

VI. New Business

A. Constituent Matters

1. Mark J. Wright – (Kayla J. Arnaiz) Not Present

Tabled

2. Angelica Wright – (Charlene Wright) Not Present

Tabled

3. Breanna-Rose Davis Baza – Present via Google Meet

Commissioner Makepeace disclosed a conflict of interest to the board, noting her familial relationship to the applicant, who is her first cousin's daughter.

Commissioner Rojas made a motion to deem the people named in items 3 through 8 in New Business eligible beneficiaries. Commissioner Respicio seconded the motion. Chairman Garrido called for a vote.

Approved. 3-0.

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

- **Removal from Award List:** *Eileen Chargualaf* presented 76 applications for removal from the award list, following a collaborative review of 126 files (batches four and five).

Commissioner Rojas made a motion to remove from the award list pursuant to 18 GAR 6A114 (a) item numbers 1 through 76. Commissioner Respicio seconded the motion. Chairman Garrido called for a vote. Approved. 3-0

C. Guam Police Department – Jin Yi and Leigh G. Pereda Present

Lot 7054-1, Yigo, Lot 15, Block F, Tract 9, Barrigada Heights –

Commissioner Respicio noted that under item three, property description, the police facility is not constructed on this lot within a certain period of time, and that the ownership of the property shall, without requirement for any further notice of action, automatically revert to the grantor, which is CLTC. Commissioner Respicio clarified that this board does not agree, but we are granting the lot based on the public law. The board's role is to sign it and abide by the law. She then clarified that the board did not agree to the rest.

Lot 527, Merizo – No action

Commissioner Respicio stated that GPD doesn't need written consent from CLTC; the lessee, GTA, needs written consent from CLTC.

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

Commissioner Respicio instructed GPD to get the property recorded, then CLTC can move forward and grant the right of way.

Commissioner Rojas made a motion to instruct the CLTC management to develop, in conjunction with GPD, a lease, license, or other instrument as deemed necessary for a portion of Lot 11-1, Tract 9, Block D.

Commissioner Makepeace seconded the motion. Chairman Garrido called for a vote. **Approved. 3-0.**

E. Lot 10122-12, Dededo – Brett Rail, Assistant General Manager of Engineering at GWA

GWA's Request: Brett Rail, Assistant General Manager of Engineering at GWA, explained that they are seeking to revise the acreage and have the area resurveyed to accommodate a new treatment system required for contaminants in the wells.

Lease Status: The commission clarified that the property is currently under a lease agreement with GICC.

Commission Guidance: Chairman Garrido and other commissioners emphasized that because GICC is the leaseholder, any request for land expansion or modifications must be coordinated with and brought forward by GICC. They noted that the proposed expansion might intrude on GICC's existing master plan and could affect the property's appraisal.

Outcome: The commission instructed GWA to take the matter back and discuss it directly with GICC, as the commission cannot enter into a new contract or agreement on that specific lot while it is currently leased. No

F. Piti Mayor's Office – Not Present

Commissioner Rojas made a motion for CLTC management to reach out to the Piti Mayor's Office to seek more clarification and information on the matter before the board takes any kind of action. Commissioner Makepeace seconded the motion. Chairman Garrido called for a vote. **Approved. 3-0.**

G. New Bill 305-38

Introduced by Joe S. San Agustin, V. Anthony Ada, and Tina Rose Muna Barnes

An act to add a new §75A122(d), Chapter 75A Article 1, Title 21, Guam Code Annotated, Relative to Financing-Driven extensions of Commercial Ground Lease term for new and existing commercial leases and licenses, and for all types of financing and all underwriting requirements, including but not limited to Federally-assisted or Federally-insured financing.

Commissioner Makepeace made a motion for the Administrative Director to set up and organize a Q&A session, a working session with the bill writers of Bill 305-38. Commissioner Rojas seconded the motion. Chairman Garrido called for a vote. **Approved. 3-0.**



OFFICE OF LEGAL COUNSEL

Ufisinan I Maga'hågan Guåhan
Office of the Governor of Guam

LOURDES A. LEON GUERRERO
Governor of Guam

JOSHUA F. TENORIO
Lieutenant Governor of Guam

Transmitted via Central Files

April 20, 2021

LCDR Paul H. Thompson

Force Judge Advocate

Joint Region Marianas/Naval Forces Marianas

DSN

Cell:

Re: Revised Memorandum of Agreement between Commander, Joint Region Marianas and Government of Guam

Hafa Adai Mr. Thompson:

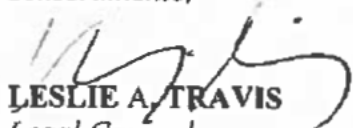
The following documents are transmitted with the signature of *I Maga'hågan Guåhan*:

Revised Memorandum of Agreement between Commander, Joint Region Marianas and Government of Guam – For the Use of JRM Radio Antenna Sites by GovGuam

Please note that Governor Leon Guerrero has made a minor correction to paragraph 8 on page 4, which erroneously referenced paragraphs 5(a) and 5(b) regarding "unforeseen circumstances," though the referenced language actually appears in paragraphs 5(b) and 5(d). The Governor has initialed and dated the correction. We request that Admiral Menoni likewise initial and date the change, and that a copy of the document be returned to our office for our records.

Any questions or concerns can be sent directly to the Legal Counsels via email (sophia.diaz@guam.gov or leslie.travis@guam.gov) or call (671) 473-1118.

Senseramente,


LESLIE A. TRAVIS

Legal Counsel

Attachment(s): *Revised MOA*

cc via email: *Maga'hågan Guåhan*
Sigundo Maga'låhen Guåhan
Chief Stephen C. Ignacio, Guam Police Department
Attorney General of Guam Leevin Taitano Camacho



GUAM POLICE DEPARTMENT

DIPATTAMENTON POLISIAN GUAHAN
Government of Guam



LOURDES A. LEON GUERRERO
Governor

JOSHUA F. TENORIO
Lieutenant Governor

Bldg. 13-16A Mariner Avenue, Tiyan
Barrigada, Guam 96913-1616
P.O. Box 23909 Barrigada, Guam 96921-3909
Telephone: (671) 475-8473 (Switchboard); (671) 475-8508 / 8509 / 8512
Fax: (671) 475-3222

STEPHEN C. IGNACIO
Chief of Police

MANUEL R. CHONG, Major
Acting Police Commander

April 09, 2021

For: The Honorable Lourdes A. Leon Guerrero
Governor of Guam

Via: Mr. Jon Junior Calvo
Governor's Chief of Staff

From: Chief of Police, Guam Police Department

Subject: Revised Memorandum of Agreement (MOA) between the
Joint Region Marianas (JRM) and Government of Guam (GovGuam)
RE: Use of GovGuam Radio Antenna Sites by JRM and the
Use of JRM Radio Antenna Sites by GovGuam
(AG Ref: GPD 21-0209)

Buenas yan Hafa Adai Transmitted herewith for your review, approval and signature is the original of the above subject MOA which has been signed by Mr. Leevin T. Camacho, Attorney General of Guam, on April 05, 2021.

Respectfully submitted,


STEPHEN C. IGNACIO

Enclosure
SCI:scr

OFFICE OF THE GOVERNOR
GOVERNOR'S CHAMBER



DATE 4-14-21
TIME 2:47p
RECEIVED BY DB
GC2021-729

2021-13422

Elaine Tajall

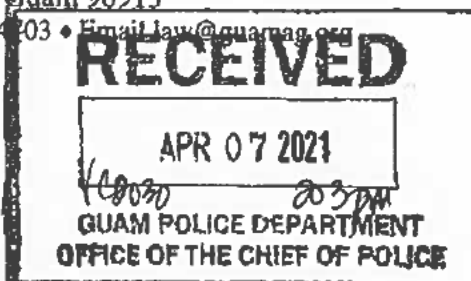


OFFICE OF THE ATTORNEY GENERAL OF GUAM

590 S. Marine Corps Drive, Suite 901, Tamuning, Guam 96913

• Phone: 671.475.3324 extension 5015 • Fax 671.477-4203 • Email law@oagguam.org

Hon. Leevin Taitano Camacho
Attorney General of Guam



April 6, 2021

AGENCY COMMUNICATION

Ref: GPD 21-0209

To: Chief of Police, Guam Police Department

From: Deputy Attorney General – Solicitor Division

Subject: Revised Memorandum of Agreement (MOA) between Joint Region Marianas (JRM) and Government of Guam for the Use of GovGuam Radio Antenna Sites by JRM and the Use of JRM Radio Antenna Sites by GovGuam

Enclosed is the revised MOA between the government of Guam and JRM that has been signed by the Attorney General and is ready for transmittal to the Governor for her review and signature.

In our review, we noted a discrepancy on page 4, Item 8, where reference is made to "paragraph[s] 5a and 5b." These references were correct in the original MOA, but because of the reformatting and reordering of Item 5 in the revised MOA, they are not currently accurate. The correct reference should be to "paragraphs 5(b) and 5(d)."

Despite this discrepancy, I recommended AG signature because the error was not material and did not affect the operability of temporary suspensions pursuant to subsections 5(b) and 5(d) themselves. I point them out to you in the event that the parties, before final execution, might desire to make this minor correction to the MOA, which it may do on the face of the document itself provided that any correction so made should be initialed and dated by the primary signatories.

If you have any questions, please feel free to contact me at 475-2709, ext. 3115/3660 or at kespaldon@oagguam.org.


KARI P. ESPALDON

Enclosure

Elaine Tajalla



DEPARTMENT OF THE NAVY
JOINT REGION MARIANAS
PSC 455 BOX 211
FPO AP 96540-1000

INFO MEMO

March 25, 2021

FOR: GOVERNMENT OF GUAM

FROM: Commander, Joint Region Marianas
(Comptroller Office) (Ms. Grace Relativo, Acting Comptroller)

SUBJECT: MEMORANDUM OF AGREEMENT FOR THE USE OF GOVGUAM RADIO
ANTENNA SITES BY JRM AND THE USE OF JRM RADIO ANTENNA
SITES BY GOVGUAM

Reference: Original Memorandum of Agreement for the Use of GovGuam Radio Antenna
Sites by JRM and the Use of JRM Radio Antenna Sites by GovGuam (previously
signed by the Governor of Guam)

Enclosure: Revised Memorandum of Agreement for the Use of GovGuam Radio Antenna
Sites by JRM and the Use of JRM Radio Antenna Sites by GovGuam

Please accept this cover letter as official notice that the above referenced Memorandum of Agreement (MOA), endorsed by Commander, Joint Region Marianas, has been significantly modified.

As a result of these changes, the document previously signed by the Governor of Guam on December 18, 2020 is no longer valid.

Enclosed please find a revised Memorandum of Agreement in support of the Use of GovGuam Radio Antenna Sites by JRM and the Use of JRM Radio Antenna Sites by Gov Guam.

The following administrative changes have been made to the MOA:

- The document was brought up to Navy Correspondence standards
- The font on the document was modified to Times New Roman
- The use of the language "The Navy and GovGuam" was replaced by Joint Region Marianas and GovGuam
- The use of the language "Department of the Navy (DoN)" was replaced by Joint Region Marianas (JRM)
- The use of the language "ELMR Zone Controller" was replaced by radio sites

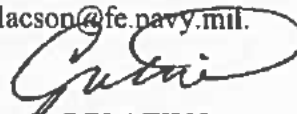
SUBJECT: MEMORANDUM OF AGREEMENT FOR THE USE OF GOVGUAM RADIO
ANTENNA SITES BY JRM AND THE USE OF JRM RADIO ANTENNA
SITES BY GOVGUAM

The following material changes have been made to the MOA:

- An additional reference entitled DoD Instruction 4000.19 of December 2020, Support Agreements, was added
- Paragraph 7. Review and Revisions. Was modified to state that reviews are conducted biennially and/or when there are change in principles.
- Paragraph 9. Termination. Was modified to request that 180 days written notice be provided to each party in the event that a termination is requested
- Paragraph 10. Effective Date. Was modified to extend the duration of the agreement to a period of 9 years or until modified or terminated
- Enclosure 1. Was updated with all applicable definitions

Once changes have been reviewed and approved, kindly request coordination of all signatures for GovGuam. Please note that all parties from JRM have already signed the document and one original copy of the document is enclosed in this package.

If you have any questions or concerns regarding this MOA, please contact Janean Harris, Joint Region Marianas, Region Support Agreement Manager at (671) 349-5611 or via e-mail at janean.harris@fe.navy.mil or Jim Lacson, Joint Region Marianas, Chief Information Office, Director at (671) 349-3280 or via email at jim.lacson@fe.navy.mil.



G. RELATIVO

Prepared By: Ms. Janean Harris, Joint Region Marianas, 671-349-5611

Copy to:
JRM J6
GovGuam

21-0209

DEPARTMENT OF THE NAVY
JOINT REGION MARIANAS 96540
GOVERNMENT OF GUAM
RICARDO J. BORDALLO GOVERNOR'S COMPLEX
ADELUP, GU 96910

JTREGMARIANAS
4000
Ser J8/0358
26 Mar 21

MEMORANDUM OF AGREEMENT
BETWEEN
COMMANDER, JOINT REGION MARIANAS
AND
GOVERNMENT OF GUAM

Subj: MEMORANDUM OF AGREEMENT FOR THE USE OF GOVGUAM RADIO
ANTENNA SITES BY JRM AND THE USE OF JRM RADIO ANTENNA SITES BY
GOVGUAM

- Ref: (a) National Defense Authorization Act for FY 2013, Section 331
(b) Robert T. Stafford Disaster Relief and Emergency Assistance Act, FEMA 592, June 2007
(c) DoD Directive 1100.20 of April 2004, Support and Services for Eligible Organizations and Activities Outside the Department of Defense
(d) DoD Instruction 6055.06 of December 2006, DoD Fire and Emergency Services (F&ES) Program
(e) DoD Instruction 4000.19 of December 2020, Support Agreements
(f) CNICINST 4000.1C, CNIC Support Agreement Program of June 2016

Encl: (1) Definitions

1. Purpose. This Memorandum of Agreement (MOA) identifies the Enterprise Land Mobile Radio (ELMR) services and support that Commander, Joint Region Marianas (JRM) will continue to provide to the Government of Guam (GovGuam) (hereafter, referred to as the "parties"). All parties understand that the specified ELMR services and support provided in this MOA will be executed in accordance with (IAW) references (a) through (f) and all applicable laws, directives, instructions, and regulations.

2. Definitions. Enclosure (1) provides definitions for terms and acronyms used in this MOA.

3. Background

a. Effective emergency communication is key to reducing the loss of life in any crisis or incident. The JRM and GovGuam systems allow coordinated responses between JRM

Subj: MEMORANDUM OF AGREEMENT FOR THE USE OF GOVGUAM RADIO
ANTENNA SITES BY JRM AND THE USE OF JRM RADIO ANTENNA
SITES BY GOVGUAM

emergency services, GovGuam and other federal public safety agencies. Additionally, the JRM ELMR provides operability within and between Department of Defense (DoD) service components and supports JRM's daily ELMR requirements for base and installation industrial operations. Maintaining effective communication amongst the parties is in their mutual interest.

b. To ensure continued interoperability and improve communications coverage throughout the island, JRM and GovGuam will agree to the shared use of their respective antenna sites listed below. This shared use includes the installation of a 10 channel JRM ELMR repeater site at the GovGuam Barrigada communications site in support of DoD requirements. The JRM repeater site will include two small shelters, three radio antennas and two microwave antennas on the tower. The microwave antennas will point towards Mt. Alutom and Mt. Santa Rosa.

4. Scope. The signing of this MOA formally authorizes actions in support of this agreement on the use of the radio sites. The signing of this MOA formally authorizes actions in support of this agreement on the use of GovGuam's radio sites.

5. General Terms and Agreements

a. JRM agrees to allow GovGuam to utilize the following antenna sites:

- (1) Orote point on Naval Base Guam
- (2) Mt. Santa Rosa
- (3) Mt. Alutom
- (4) Ritidian Point on Andersen Air Force Base.

b. GovGuam agrees to be responsible for all unanticipated or additional expenses associated with their use of the listed antenna sites. If GovGuam does not defray all anticipated or additional expenses associated with its use of the antenna sites, then JRM at its sole discretion, may disallow said use. JRM further reserves the right to suspend GovGuam use for near term or immediate mission necessity purposes, or terminate the agreement immediately in the event that GovGuam's usage of the sites results in significant degradation of DoD capabilities, operational or mission readiness, or a threat to national security.

c. GovGuam agrees to continue to allow JRM to use the following antenna sites:

- (1) Inarajan (at Malojloj)
- (2) Barrigada
- (3) Orote Point
- (4) Malesso (at Pigua)

Subj: MEMORANDUM OF AGREEMENT FOR THE USE OF GOV GUAM RADIO
ANTENNA SITES BY JRM AND THE USE OF JRM RADIO ANTENNA
SITES BY GOV GUAM

d. JRM agrees to be responsible for all unanticipated or additional expenses associated with their use of the radio antenna sites. If JRM does not defray all anticipated or additional expenses associated with its use of the antenna sites, then GovGuam at its sole discretion, may disallow said use. GovGuam further reserves the right to temporarily suspend JRM's use of the sites if required for GovGuam mission purposes, or terminate the agreement immediately in the event that JRM's usage of the antenna sites results in significant degradation of GovGuam capabilities. JRM's use of the antenna sites is coterminous with GovGuam's use of the JRM antenna sites.

e. JRM reserves the right, with advance notice to GovGuam whenever possible, to perform all necessary antenna upgrades, maintenance, and system fixes on JRM antenna sites during the period of this agreement.

f. GovGuam reserves the right, with advance notice to JRM whenever possible, to perform all necessary antenna upgrades, maintenance, and system fixes on GovGuam antenna sites during the period of this agreement.

g. JRM and GovGuam agree to hold each other harmless for equipment failures associated with Acts of God or normal equipment aging.

h. Each party will endeavor to give the other party advance notice in the event the other party's use may be suspended or terminated.

6. Responsibilities and Requirements

a. JRM will:

(1) Allow GovGuam to co-locate equipment on its antenna sites during the period of this agreement.

(2) Retain responsibility for all ELMR system program management during the period of this agreement is in effect.

(3) Not incur any costs associated with GovGuam's use of JRM's antenna site. All cost associated with such use will be covered by GovGuam.

(4) Defray all cost associated with its use of the GovGuam antenna sites.

b. GovGuam will:

(1) Allow JRM to co-locate equipment on its antenna sites during the period this agreement is in effect.

Subj: MEMORANDUM OF AGREEMENT FOR THE USE OF GOV GUAM RADIO
ANTENNA SITES BY JRM AND THE USE OF JRM RADIO ANTENNA
SITES BY GOV GUAM

(2) Defray all costs associated with its use of the JRM antenna sites.

(3) Not incur any costs associated with JRM's use of the GovGuam antenna sites. All cost associated with such use will be covered by JRM.

c. Joint Responsibilities

(1) The parties will work cooperatively to operate the interoperability talk-group(s). Any issues affecting policy, recommendation, and/or subsequent change that alter the purpose of the inter-operability talk-group(s) will be resolved in accordance with the applicable Department of Navy (DoN) guidance and implemented only after 30 day's notice is given.

(2) Each party agrees to accept full responsibility for the operation of the communications systems, especially with respect to radiation safety and the licensing requirements of the Federal Communications Commission, National Telecommunications and Information Administration, and the reporting requirements of the Federal Aviation Administration and the Federal Communications Commission.

(3) Each party will assume the costs and liabilities associated with the operation and maintenance of their equipment located on the other's site.

(4) The obligations and liabilities in this MOA are subject to the availability of funds authorized and appropriated for such purposes.

7. Review and Revisions. This MOA may be reviewed at any time, but must be reviewed biennially and/or when there is a change in principles (GovGuam or JRM) to evaluate its effectiveness and determine if there is a continuing requirement for this MOA. The MOA may be revised only by mutual written agreement of all parties.

8. Suspension. Both parties understand that portions of this MOA may be temporarily suspended in unforeseen circumstances as indicated in paragraph ~~5(a) and 5(b)~~ ^{5(b) and 5(d)}.

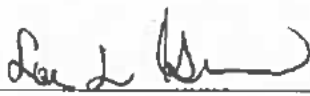
9. Termination. This MOA may be terminated by either party by giving at least 180 days written notice to the other Party.

10. Effective Date. This agreement shall be effective on the date of final signature and shall remain in force for a period of 9 years or until modified or terminated.

Subj: MEMORANDUM OF AGREEMENT FOR THE USE OF GOVGUAM RADIO
ANTENNA SITES BY JRM AND THE USE OF JRM RADIO ANTENNA
SITES BY GOV GUAM

APPROVED:

GOVERNMENT OF GUAM

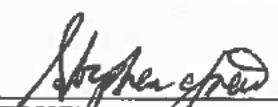

LOURDES A. LEON GUERRERO
Governor of Guam

Date: 4/14/2021

ATTESTED:


FRANK LG LUJAN JR
Chief Technology Officer

Date: 3/31/2021


STEPHEN C. IGNACIO
Chief of Police
Guam Police Department

Date: 3/29/21

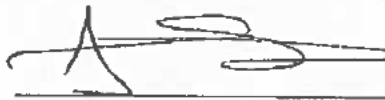
Date: _____

JOINT REGION MARIANAS


J. V. MENONI
Rear Admiral, U.S. Navy
Commander
Joint Region Marianas

Date: 3/24/21

ATTESTED:


JIM LACSON
Command Information Office

Date: 3/24/21


GRACE RELATIVO
Comptroller (Acting)

Date: 3/24/21


KARIANNE CAMACHO
Real Estate Contracting Officer
NAVFAC Marianas

Date: 3/24/21

APPRO

21-0209

AGREEMENT NUMBER: N61128-20200610-3953

Subj: MEMORANDUM OF AGREEMENT FOR THE USE OF GOV GUAM RADIO
ANTENNA SITES BY JRM AND THE USE OF JRM RADIO ANTENNA
SITES BY GOV GUAM

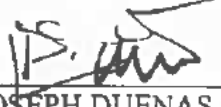
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



LEEVIN T. CAMACHO
Attorney General

Date: 4/15/21
GPD 21-0209

Copy to:
GovGuam (GPD, AGO)
JRM(J6)
NAVFAC Marianas



JOSEPH DUENAS
Counsel

Date: 3/16/2021

DEFINITIONS

Term	Definition
MOA	Memorandum of Agreement
ELMR	Enterprise Land Mobile Radio
JRM	Joint Region Marianas
GovGuam	Government of Guam
DoD	Department of Defense
DoN	Department of Navy
Emergency Communications	Critical forms of communications utilized by first responders during day to day activities and during emergencies.
Antenna Sites	Geographical locations where emergency communications equipment are housed.
Talk-Group	The grouping of radios that have the ability to talk to each other through the radio system. A radio must be a member of a specific talk group in order to be able to transmit and receive radio signals from other members of the talk group.

Enclosure (1)

16-0542
16-0183

Agreement Number: N61128-20160322-0017

DEPARTMENT OF THE NAVY
JOINT REGION MARIANAS, 96540
GOVERNMENT OF GUAM, 96910

JTREGMARIANAS
4000
Ser J5/0308
19 Sep 16

MEMORANDUM OF AGREEMENT
BETWEEN
JOINT REGION MARIANAS
AND
GOVERNMENT OF GUAM

Subj: MEMORANDUM OF AGREEMENT FOR THE CONTINUED USE OF ONE SECTOR OF THE JOINT REGION MARIANAS ENTERPRISE LAND MOBILE RADIO ZONE CONTROLLER DURING THE RADIO SYSTEM UPGRADE AT THE GOVERNMENT OF GUAM

Ref: (a) National Defense Authorization Act for FY 2013, Section 331
(b) Robert T. Stafford Disaster Relief and Emergency Assistance Act, FEMA 592, June 2007
(c) DoD Directive 1100.20 of April 2004
(d) DoD Instruction 6055.06 of December 2006
(e) CNICINST 4000.1B, Support Agreement Program

Encl: (1) Definitions

1. Purpose. This Memorandum of Agreement (MOA) identifies the Enterprise Land Mobile Radio (ELMR) services and support that Joint Region Marianas (JRM) will continue to provide to the Government of Guam (GovGuam) during Phase 1 of GovGuam's Radio Communication System Upgrade Plan. All parties understand the specified ELMR services and support provided in this MOA will be executed in accordance with (IAW) references (a) through (e) and all applicable laws, directives, instructions, and regulations. This MOA will not require the installation of any additional facilities or equipment by the Department of the Navy (DON).

2. Definitions. Enclosure (1) provides definitions for terms and acronyms used in this MOA.

3. Background

a. Effective emergency communication is key to reducing the loss of life in any crisis or incident. The Navy and GovGuam ELMR systems allow coordinated responses between Navy emergency services,



Subj: MEMORANDUM OF AGREEMENT FOR THE CONTINUED USE OF ONE
SECTOR OF THE JOINT REGION MARIANAS ENTERPRISE LAND
MOBILE RADIO ZONE CONTROLLER DURING THE RADIO SYSTEM
UPGRADE AT THE GOVERNMENT OF GUAM

GovGuam, and other federal public safety agencies. Additionally, the JRM ELMR provides operability within and between Department of Defense (DoD) service components and supports the Navy's daily ELMR requirements for base and Navy industrial operations.

b. The GovGuam radio communications system is beyond end of service/end of life. An increase in recent maintenance failures within the radio system and the difficulty in procuring repair parts have indicated the critical need for a system upgrade.

c. GovGuam has developed an upgrade plan for their radio system consisting of two phases and requested funding from Compact/Impact sources for both phases. Phase 1 consists of upgrades to the radio repeaters and subscriber units. Phase 2 consists of upgrades to the Master Station/Zone Controller. The estimated required time for DON support under this MOA would be approximately two years.

d. GovGuam is requesting the use of one spare sector of the JRM Zone Controller to support its radio system during the period from when the Phase 1 upgrades come online until the period when Phase 2 upgrades come online.

e. In consideration for the use of the spare JRM Zone Controller sector, GovGuam will allow JRM to use GovGuam's radio antenna sites. This will allow JRM to expand the coverage of the current Navy ELMR radio repeater antenna system and provide better coverage.

4. General Terms and Agreements

a. JRM agrees to allow GovGuam to use, at JRM's sole discretion, one spare sector in the JRM Zone Controller portion of the Master Station on the requirement that all Information Assurance (IA) restrictions identified in paragraph 4b are met and adhered to. Additionally, JRM will allow GovGuam access to three JRM radio antenna sites located at Mt. Santa Rosa, Mt. Alutom, and Ritidian Point. GovGuam agrees to be responsible for all unanticipated or additional expenses associated with their use of the three radio antenna sites and the JRM Zone Controller. If GovGuam does not defray all anticipated or additional expenses associated with its use of the antenna sites, then JRM at its sole discretion may disallow said use. JRM further reserves the right to suspend or terminate the agreement immediately in the event that GovGuam's usage of the spare sector results in significant

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degradation of DoD capabilities, operational or mission readiness,
or a threat to national security.

b. JRM's ELMR system is currently operating under Commander, Navy Installations Command's system requirements version 7.5 and anticipates this system upgrade to version 7.13 or later in Fiscal Year 2018. Version 7.13 or later will include ELMR IA compliance requirements (e.g., additional system hardening services, network security monitoring, vulnerability scans, password, and patch management). GovGuam agrees to maintain system capability by sustaining ELMR IA compliancy. JRM reserves the right to suspend or terminate this agreement immediately in the event GovGuam cannot sustain IA controls IAW Version 7.13.

c. GovGuam agrees to allow JRM to use four GovGuam radio antenna sites located at Inarajan (at Malojloj), Barrigada, Orote Point, and Merizo (at Pigua). JRM agrees to be responsible for all unanticipated or additional expenses associated with their use of the radio antenna sites. If JRM does not defray all anticipated or additional expenses associated with its use of the antenna sites, GovGuam at its sole discretion may disallow said use. GovGuam further reserves the right to suspend or terminate the agreement immediately in the event JRM's usage of the antenna sites results in significant degradation of GovGuam capabilities. JRM's use of the antenna sites is coterminous with GovGuam's use of the JRM Zone Controller.

d. JRM and GovGuam both agree to use only exclusive, predetermined, authorized, and certified ELMR support technicians for all preventive, sustainment, and corrective maintenance for the JRM ELMR System during the period of this agreement. Therefore, no GovGuam personnel will be involved in any system (preventive, sustainment, corrective or maintenance) support.

e. JRM reserves the right, with advance notice to GovGuam whenever possible, to perform all necessary ELMR system upgrades, system patches, maintenance, and system fixes during the period of this agreement.

f. GovGuam reserves the right, with advance notice to JRM whenever possible, to perform all necessary antenna upgrades, maintenance, and system fixes to the GovGuam antenna and antenna sites during the period of this agreement.

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g. JRM and GovGuam agree to hold each other harmless for equipment failures associated with Acts of God or normal equipment aging.

h. Both parties agree to negotiate support arrangements for Phase 2 in a separate MOA.

5. Responsibilities and Requirements

a. JRM will:

(1) Allow GovGuam the ability to use one unused sector of the Zone Controller to control the GovGuam radio system during the period of this agreement.

(2) Retain responsibility for all ELMR system program management during the period this agreement is in effect.

(3) Not incur any costs associated with GovGuam's use of the JRM Zone Controller. All costs associated with such use will be covered by GovGuam.

(4) Continue to pursue upgrades, patches, and fixes to the ELMR system as they become available and applicable IAW JRM mission requirements.

(5) Defray all cost associated with its use of the GovGuam antenna sites.

b. GovGuam will:

(1) Retain all responsibility for the GovGuam radio system management during the period this agreement is in effect.

(2) Defray all costs associated with its use of the JRM Zone Controller.

(3) Utilize the authorized ELMR support services contractor as the vendor for all maintenance and interface actions associated with the use of the ELMR Zone Controller.

(4) Provide the appropriate agreements required by DON to allow JRM access to four specified radio tower sites for the duration of this agreement as in-kind consideration.

Subj: MEMORANDUM OF AGREEMENT FOR THE CONTINUED USE OF ONE
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MOBILE RADIO ZONE CONTROLLER DURING THE RADIO SYSTEM
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(5) Not incur any costs associated with JRM's use of the GovGuam antenna sites. All cost associated with such use will be covered by JRM.

c. Joint Responsibilities

(1) The parties will work cooperatively to operate the inter-operability talk-group(s). Any issues affecting policy, recommendation, and/or subsequent change that alter the purpose of the inter-operability talk-group(s) will be resolved IAW the applicable DON guidance and implemented only after 30 days notice is given.

(2) Each party agrees to accept full responsibility for the operation of the communications systems, especially with respect to radiation safety and the licensing requirements of the Federal Communications Commission, National Telecommunications and Information Administration, and the reporting requirements of the Federal Aviation Administration and the Federal Communications Commission.

6. Suspension. Both parties understand that portions of this MOA may be temporarily suspended in unforeseen circumstances as indicated in paragraph 4a.

7. Modification. This MOA may be modified at any time. Any party desiring to modify the MOA will notify the other party in writing, 30 days in advance of any modification. If modified, the MOA will be resigned by all parties.

8. Review. This MOA will be reviewed biennially and/or when there is a change in principals (GovGuam or JRM) to evaluate its effectiveness and determine if any modifications are required.

9. Effective Date. This MOA is effective upon the date of final signature and will supersede all previous agreements of the same subject. This MOA shall remain in effect for a period of two years and may be terminated by mutual consent of the parties concerned. Unilateral termination of this MOA may be made by any party with a minimum of 30 days written notice.

Subj: MEMORANDUM OF AGREEMENT FOR THE CONTINUED USE OF ONE
SECTOR OF THE JOINT REGION MARIANAS ENTERPRISE LAND
MOBILE RADIO ZONE CONTROLLER DURING THE RADIO SYSTEM
UPGRADE AT THE GOVERNMENT OF GUAM

APPROVED:



RAYMOND S. TENORIO
Acting Governor of G. m



B. BOLIVAR
Rear Admiral, U.S. Navy
Commander, Joint Region Marianas

Date: Aug. 28, 2016

Date: 17 SEP 2016

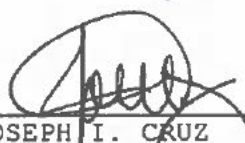
Reviewed for form and legality by:



ELIZABETH BARRETT-ANDERSON
Attorney General
Government of Guam

~~GPD 16-05422~~ ^{GOV} 16-0183

Date: 8/22/16



JOSEPH I. CRUZ
Chief of Police
Guam Police Department

Date: 8/2/16

Copy to:
GovGuam (GPD, AGO)
JRM (J6)



DEFINITIONS

Term	Definition
ELMR	Enterprise Land Mobile Radio, the name for the radio system in use by the U.S. Navy on Guam.
Master Station	The part of the ELMR system that provides control functions for all other parts of the radio system. All radio system servers are located in this area.
Phase 1 and Phase 2	GovGuam has divided their upgrade plan for their radio system into two parts, Phase 1 and Phase 2. Phase 1 consists of upgrades to their radios and their radio repeater equipment. Phase 2 consists of upgrades to the Master Station and Zone Controller. These two phases will be done sequentially.
Talk Group	The grouping of radios that have the ability to talk to each other through the radio system. A radio must be a member of a specific talk group in order to be able to transmit and receive radio signals from other members of the talk group.
Zone Controller	The portion of the radio Master Station that contains seven independent radio sectors. Each sector can manage one independent radio system.
Zone Controller Sector	Each independent sector creates and transmits the electronic commands that direct the rest of the radio system.

2021 JUN 14 10:13 AM
U.S. NAVY

7007/1438
DATE 3/2/21

Enclosure (1)



Guam Police Department- Maintenance Building



**Enterprise Land Mobile Radio (ELMR)
Joint Region Marianas (JRM)**

LOT 11-1, BLOCK-D, TRACT 9, BARRIGADA



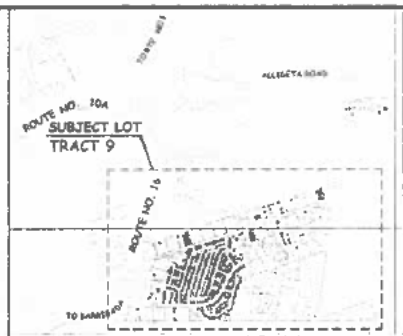
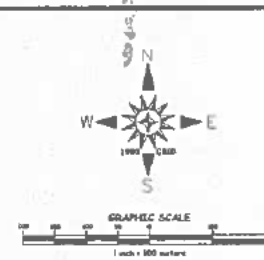
TRACT 9

MUNICIPALITY OF BARRIGADA
SUBDIVISION MASTER PLAN NO. 2015-____M04 - P____
WE HEREBY AFFIX OUR SIGNATURE OF APPROVAL OF THIS AGRICULTURAL SUBDIVISION MASTER PLAN MAP
AS PREPARED BY THE DEPARTMENT OF LAND MANAGEMENT PURSUANT TO GUAM LAND USE COMMISSION
RESOLUTION NO 2015 2

Lawrence Rivers 7/17/15
Lawrence Rivers, Chairman Date
Guam Land Use Commission

David J. Montanano, Chairman Date
Chenango Land Trust Commission

TRACT 2					
ABSTRACT OF LESSEES					
LOT	BLOCK	NAME	S.M.	ACRES	
3-3	0	MATTHEW & CLARENE LEONARDSON	2.239	5	
3-8	0	DORIS CARACHO	2.839	5	
10-1	0	DPS (SECURITY TRANSMITTING STA	4.31	4	
10-8	0	REIT TV	5.922	13	
11-1	0	SCARLETT CABLE TV	5.175	12	
14-1	0	LATTE CABLE TV	6.049	13	
14-1	E	SCARLETT PAUL SUENAS	4.047	1	
6-3	E	CHRISTINE JO SANTOS TATIANO	2.261	5	
6-81	E	JEAN MARIE TATIANO	2.281	5	
13-81	F	LEONARD Q. AMADOR	2.522	18	
14-182	F	AMADOR MARIA TATIANO	3.059	8	
FINREV	F	ISMAEL JO S N GUERBERO	23.776		
		OSCAR A SUENAS			



Registration Book

Agent of Customs, Government of Customs
Department of Land Management Office of the Recorder

File for Record to Instrument No. 880750

On the Year 15 Month 07 Day 22 Year 87

Recording Fee _____

Deputy Recorder _____

LIBR & CLERK

1. WATER AND POWER ARE WITHIN THE SUBDIVISION
2. SUBJECT LOT IS ZONED "A" (RURAL, AGRICULTURAL)
3. SUBJECT LOT IS OUTSIDE THE GUAM WATER SOURCE RECHARGE AREA

1 THIS PLAT WAS PREPARED FOR THE USE OF THE DEPARTMENT OF LAND MANAGEMENT
CHAMBERLAIN LAND TITLE COMMISSION AND THE DEPARTMENT OF REVENUE AND TAXATION

2 THIS SURVEY WAS PREPARED FROM RECORD DATA SOLELY. NO SURVEY FIELD WORK
WAS UNDERTAKEN TO FURNISH THIS PLAT

3 THIS PLAT IS TO BE USED FOR PLANNING AND REAL PROPERTY ASSESSMENT PER SECTION
78 FOR LOCATION PURPOSES ONLY, BUT IT DOES NOT SURVEY ACCURATE

4 SECTION PERIOD RECORDS FROM

5 TO THE LIEBSE SMALL PLOT TAXES ARE ASSIGNED UPON THE TRACT AND EMPLOYMENTS
THEREON

6 PROPERTY DATA, INCLUDING LOT NUMBERS AND CONFIGURATION, ARE SUBJECT
TO CHANGE ON REVISIONS UPON DETERMINATION OF TOPOGRAPHIC AND NATURAL
OR MANMADE CONSTRAINTS

7 THIS PLAT WAS PREPARED PURSUANT TO TITLE 21, SEVEN CODE ANNOTATED, CHAPTER 29
CHAMBERLAIN LAND TITLE COMMISSION PREPARED AND

8 CHAMBERLAIN LAND TITLE COMMISSION TO CLAIM A CHAIN OF TITLE IT DEEDS AS EVIDENCE
TO ASSIST LESSEES IN OBTAINING MAXIMUM UTILIZATION OF LEASABLE LANDS
INCLUDING ANY STEPS NECESSARY TO DEVELOP THE LANDS FOR THEIR MAXIMUM AND
EFFECTIVE USE AND ENJOYMENT. THIS PLAT IS NOT TO BE USED AS A BASIS FOR
PRODUCTION FOR SECTION 78(2) AND 88(2) SURVEYS OR IN ANY PROCESS OF FARMING
AND MINING OPERATIONS AND THE ABSENCE OF THEIR APPLICABLE RULES, PROVISIONS
AND LIVESTOCK.

9 (IN THE COMMISSION AREA ONLY) SEPARATE AND PLAIN SURVEY SHALL BE IN ACCORDANCE WITH
THE PROVISIONS OF CHAPTER 29, SECTION 78(2) AND 88(2) ON AVAILABLE LANDS
NOT ADJACENT TO OR NEAR ANY VESSEL.

2. DWG NO E4-37210, BARRISGADA HEIGHT SUBDIVISION BLOCKS A, B, C & D. PREPARED BY DEPARTMENT OF LAND MANAGEMENT, DOC. NO 31067

LAND ADMINISTRATOR

MARGARITA V. BORDA
LAND MANAGEMENT/COMING TRAFFIC

GUAM, CHIEF PLANNER

RECEIVED
CLARK COUNTY CLERK

CHIEF OF CADASTRE/GUAM CHIEF SURVEYOR

MAUL C. SANTOS
SPECIAL AGENT IN CHARGE

PROFESSIONAL CODE SUBJECT FOR NO. 63

AGRICULTURAL SUBDIVISION MASTER PLAN

AGRICULTURAL SUBDIVISION MASTER PLAN
OF

TRACT 9

SURVEY DATA		BASIC LOT DATA	
Job No. 2219-11-14	DATE	LOT	2219

COMPUTED BY SURVEY OCT-DEC 14 CERTIFICATE OF TITLE NO 9098
DRAWN BY SURVEY JAN-MAR 18 REGISTERED ON CH-08-56
RESEARCHED BY SURVEY OCT-DEC 14 ESTATE NO 9477

FIELD BY: N/A N/A IN THE NAME OF
REVIEWED BY: PLS APRIL 2018
SCALE IS IN METRIC SYSTEM AS SHOWN

OWB NO 2213-18-24

GOVERNMENT OF GUAM
SUBSISTENCE ON GUAM

DEPARTMENT OF LAND MANAGEMENT
DEPUTY MINISTER MINERALS LANC

LAND SURVEY DIVISION
DIVISION AGRIKOLA NEGAS TANYA



V. Old Business
D. Guam Police Department
Lot 527, Municipality of Merizo



624 North Marine Corps Drive
Tamuning Guam 96913

Website: www.gta.net
Telephone: (671) 644 4482

June 5, 2026

Chamorro Land Trust Commission
ITC Building
590 S. Marine Corps Drive, Suite 222
Tamuning, Guam 96913

Attn: Mr. Earl Garrido, Chairman

Re: Notice of Construction

Hafa Adai Mr. Garrido,

On December 15, 2004, the Chamorro Land Trust Commission (the "Commission") entered into a Lease Agreement with Guam Telephone Authority to lease Lot 527 in Merizo (the "Pigua Lot") (the "Lease Agreement"). On December 30, 2004, Guam Telephone Authority assigned its rights and obligations under the Lease Agreement to TeleGuam Holdings, LLC ("GTA"), who now occupies the Pigua Lot. The Lease Agreement was extended through 2034 by the Renewal and Extension of Leases dated November 14, 2014.

Prior to GTA's privatization, the Guam Police Department (GPD) was permitted to affix law enforcement equipment on the communications tower on the Pigua Lot. GTA has continued to this arrangement as GPD's maintenance and operation of its equipment is a necessary and beneficial service to the public.

In an effort to upgrade and safeguard its capabilities, GPD intends to build a concrete structure to house a new generator. A copy of GPD's Request for Consent is attached as Exhibit A. As we have been reminded by recent typhoons, back up power is crucial to the continuity of essential services, and GTA welcomes GPD's equipment upgrade and protection measure.

As required by Section 6(A) of the Lease Agreement, GTA hereby provides the Commission written notice of the construction of a concrete generator shelter on the Pigua Lot. This construction is an improvement to the Pigua Lot, for a telecommunications purpose, and does not reduce the market value of the Pigua Lot or materially interfere with the Commission's use thereof.

Should you have any questions, please contact me at agayle@gta.net or 671-644-0006.

Kind regards,



ANDREW M. GAYLE
Chief Operating Officer
TELEGUAM HOLDINGS, LLC

EXHIBIT A



GUAM POLICE DEPARTMENT

DIPATTAMENTON POLISIAN GUAHAN

Government of Guam



LOURDES A. LEON GUERRERO
Governor

JOSHUA F. TENORIO
Lieutenant Governor

Bldg. 13-16A Mariner Avenue, Tiyan
Barrigada, Guam 96913-1616
P.O. Box 23909 Barrigada, Guam 96921-3909
Telephone: (671) 475-8473 (Switchboard); (671) 475-8508 / 8509 / 8512
Fax: (671) 475-3222

STEPHEN C. IGNACIO
Chief of Police

COL. JOSEPH S. CARBULLIDO
Police Commander

June 4, 2026

Mr. Andrew M. Gayle, Jr.
Chief Operating Officer
TeleGuam Holdings, LLC
624 N. Marine Corps Drive
Tamuning, Guam 96913

RE: REQUEST FOR WRITTEN CONSENT TO BUILD GENERATOR SHELTER AT PIGUA LMR SITE

Hafa Adai Mr. Gayle,

On behalf of the Guam Police Department, I want to thank GTA for your ongoing partnership as we upgrade the GovGuam Land Mobile Radio (LMR) System. Your collaboration remains vital to the success of this project.

As part of these upgrades, we are constructing a new generator shelter at the Pigua site in Merizo. This facility will secure a new backup generator designed to power both GPD and GTA equipment during electrical outages.

Because GTA holds the current Chamorro Land Trust Commission (CLTC) lease for this property, we respectfully request your written authorization to proceed with this upgrade. Your formal approval is required so our team can secure the building permits necessary to begin construction.

Thank you for your time and continued support. If you have any questions or require further details, please contact our Special Projects Coordinator, Ms. Leigh G. Pereda, at 671-475-8512 or leigh.pereda@gpd.guam.gov.

Senseramente,


STEPHEN C. IGNACIO
Chief of Police

SCI:lgp

cc: L. Pereda, GPD
K. Chamran, Motorola



GUAM POLICE DEPARTMENT

DIPATTAMENTON POLISIAN GUAHAN

Government of Guam



LOURDES A. LEON GUERRERO
Governor

JOSHUA F. TENORIO
Lieutenant Governor

Bldg. 13-16A Mariner Avenue, Tiyan
Barrigada, Guam 96913-1616
P.O. Box 23909 Barrigada, Guam 96921-3909
Telephone: (671) 475-8473 (Switchboard); (671) 475-8508 / 8509 / 8512
Fax: (671) 475-3222

STEPHEN C. IGNACIO
Chief of Police

COL. JOSEPH S. CARBULLIDO
Police Commander

March 31, 2026

Mr. Earl J. Garrido
Chairman
Chamoru Land Trust Commission
Suite 222, 2nd Floor, ITC Building
Tamuning, Guam 96913

RE: REQUEST FOR WRITTEN CONSENT - LOT 527 MERIZO AND LOT 11-1, TRACT 9, BLOCK D
BARRIGADA

Hafa Adai Mr. Garrido:

The existing Government of Guam Land Mobile Radio Communication System is managed by the Guam Police Department and is over 30 years old. We are currently in the process to upgrade the system which includes infrastructure upgrades to support the new system, including new generators and housing for some of the sites.

We are respectfully requesting for the Chamoru Land Trust Commission (CLTC) Board to provide written consent to construct generator shelters at the GovGuam Land Mobile Radio (LMR) Communication sites at Merizo (Pigua) and Barrigada Heights, referenced in the above subject line.

Attached are the civil drawings that have been prepared and signed by TG Engineering. Please let us know if you need additional information in order to bring the request to the CLTC Board at the upcoming April 2026 meeting.

Thank you for your assistance in this important matter. You may contact me directly at stephen.ignacio@gpd.guam.gov or 671-475-8508/18 or Ms. Pereda at leigh.pereda@gpd.guam.gov or 671-475-8512 if you have any questions.

Senseramente,


STEPHEN C. IGNACIO
Chief of Police

SCI:lgp
Attachments

LAND MOBILE RADIO SITE UPGRADES MERIZO SITE, LOT 527 MERIZO, GUAM

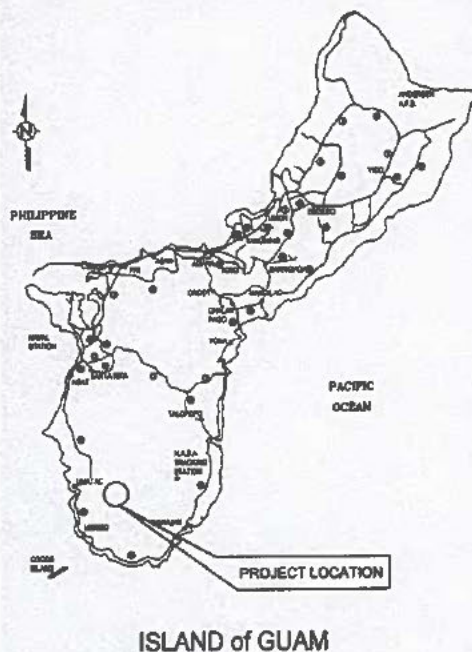
TE ENGINEERS
301 First Street, 10th Floor, San Francisco, California
94104-1000
Tel: 415 774-1000

PROJECT TITLE:
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

SHEET TITLE:
TITLE SHEET, LOCATION
AND VICINITY MAP,
DRAWING INDEX
AND DESIGN TEAM

Date	03/18/20
Drawn By	AL/TE/CL
Checked By	AL/TE
Approved By	TE
Drawing Number	T100
AS Shown	03/18/20
1	15

LOCATION MAP



VICINITY MAP



DRAWING INDEX

SHEET NO.	DWG NO.	DESCRIPTION
1 OF 15	T100	TITLE SHEET, LOCATION AND VICINITY MAP, DRAWING INDEX AND DESIGN TEAM
2 OF 15	T101	GENERAL NOTES, ABBREVIATIONS, SYMBOLS AND LEGEND
3 OF 15	C100	EXISTING SITE AND SURVEY PLAN
4 OF 15	C200	GEOMETRY PLAN
5 OF 15	C201	GENERATOR BLDG ELEVATIONS
6 OF 15	C202	DOOR / WINDOWS SCHEDULE, SECTIONS AND DETAILS
7 OF 15	C300	GRADING PLAN
8 OF 15	C301	SECTIONS
9 OF 15	C400	DETAILS
10 OF 15	S100	GENERAL STRUCTURAL NOTES
11 OF 15	S200	GENERATOR BLDG. FOUNDATION PLAN, SECTION & DETAIL
12 OF 15	S300	METAL BAFFLE AND DETAILS
13 OF 15	M101	MECHANICAL GENERAL NOTES, SPECIFICATION & DETAILS
14 OF 15	M201	MECHANICAL FLOOR PLAN
15 OF 15	E100	GENERAL NOTES, SPECIFICATIONS, AND ELECTRICAL SYMBOL
16 OF 15	E200	ELECTRICAL SITE PLAN
17 OF 15	E300	ONE LINE DIAGRAM - EXISTING AND NEW
18 OF 15	E400	GENERATOR BLDG. ELECTRICAL PLAN, PANEL, LIGHTING FIXTURE AND MOUNTING HEIGHT SCHEDULE

DESIGN TEAM

CIVIL ENGINEER

TE ENGINEERS PC
301 First Street, 10th Floor, San Francisco, California
Tel: 415 774-1000 Fax: 415 774-1001



03/14/20

STRUCTURAL ENGINEER

C.T. CHIEN & ASSOCIATES
10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
Tel: 310 206-1000 Fax: 310 206-1001



03/14/20

MECHANICAL ENGINEER

BORDALLO
10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
Tel: 310 206-1000 Fax: 310 206-1001



03/14/20

ELECTRICAL ENGINEER

ALEX ANDRES, P.E.



03/14/20

GENERAL NOTES

1. CONTRACTOR SHALL CONFIRM ALL NECESSARY PERMITS AND APPROVALS ARE OBTAINED PRIOR TO STARTING ANY WORK.
2. THE LOCATION OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD. EXERCISE CAUTION WHEN EXCAVATING IN THE AREA. ANY DAMAGES TO EXISTING UTILITIES AND STRUCTURES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. EXISTING UTILITIES SHALL REMAIN IN SERVICE AND IN PLACE UNLESS NOTED OTHERWISE. INTERRUPTION OF SERVICE SHALL BE KEPT TO A MINIMUM AND SHALL BE DONE AT THE CONTRACTOR'S EXPENSE AND ONLY WITH THE APPROVAL OF THE ENGINEER AND GUAM POLICE DEPARTMENT.
4. RESTORE TO THEIR ORIGINAL CONDITION OR BETTER. ALL EXISTING IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
5. THE WORK INVOLVES CLEARING AND GRUBBING OF ALL VEGETATION, BERMS, DISPOSAL OF ABOVE GRADE GREEN WASTE AND DEBRIS WITHIN THE SPECIFIED CLEARING LIMITS, EXCAVATION, BACKFILLING, GRADING, AND STABILIZING WITH BASE COURSE TO THE FINISH CONTOURS INDICATED. ALL ABOVE GRADE GREEN WASTE, DEBRIS, AND EXCAVATED MATERIAL SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR. ALL VEHICLES AND EQUIPMENT TIRES OR TRACKS SHALL BE BROOM WIPED OR WASHED DOWN BEFORE LEAVING THE SITE AND MUST BE FREE OF SOIL/GROUND MATERIAL.
6. THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND REPORT TO THE ENGINEER IF ANY ARCHAEOLOGICAL ITEMS ARE FOUND AT THE SITE.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
CPP	CONCRETE POWER POLE
CL	CENTER LINE
(E)	EXISTING
E	EASTING
PH	FIRE HYDRANT
GV	GATE VALVE
HH	HANDHOLE
INV	INVERT
MDD	MAXIMUM DRY DENSITY
(N)	NEW
N	NORTHING
NTS	NOT TO SCALE
OC	ON CENTER
OG	ORIGINAL GRADE
PVMT	PAVEMENT
S	SOUTH
STRUCT	STRUCTURAL
W	WEST
Ø	DIAMETER
TBD	TO BE DETERMINE
T	TELEPHONE
(TYP)	TYPICAL

SYMBOLS & LEGEND

	BURIED CABLE
	CONCRETE SLAB
	CONCRETE POWER POLE
	ELECTRICAL MANHOLE
	FIRE HYDRANT
	WATER GATE VALVE
	PIPE BOLLARD
	HANDHOLE
	CHAIN LINK FENCE
	PROPERTY LINE
	CONTOUR LINE
	LIGHT POLE
	DETAIL IDENTIFICATION SHEET NUMBER WHERE DETAIL IS DRAWN

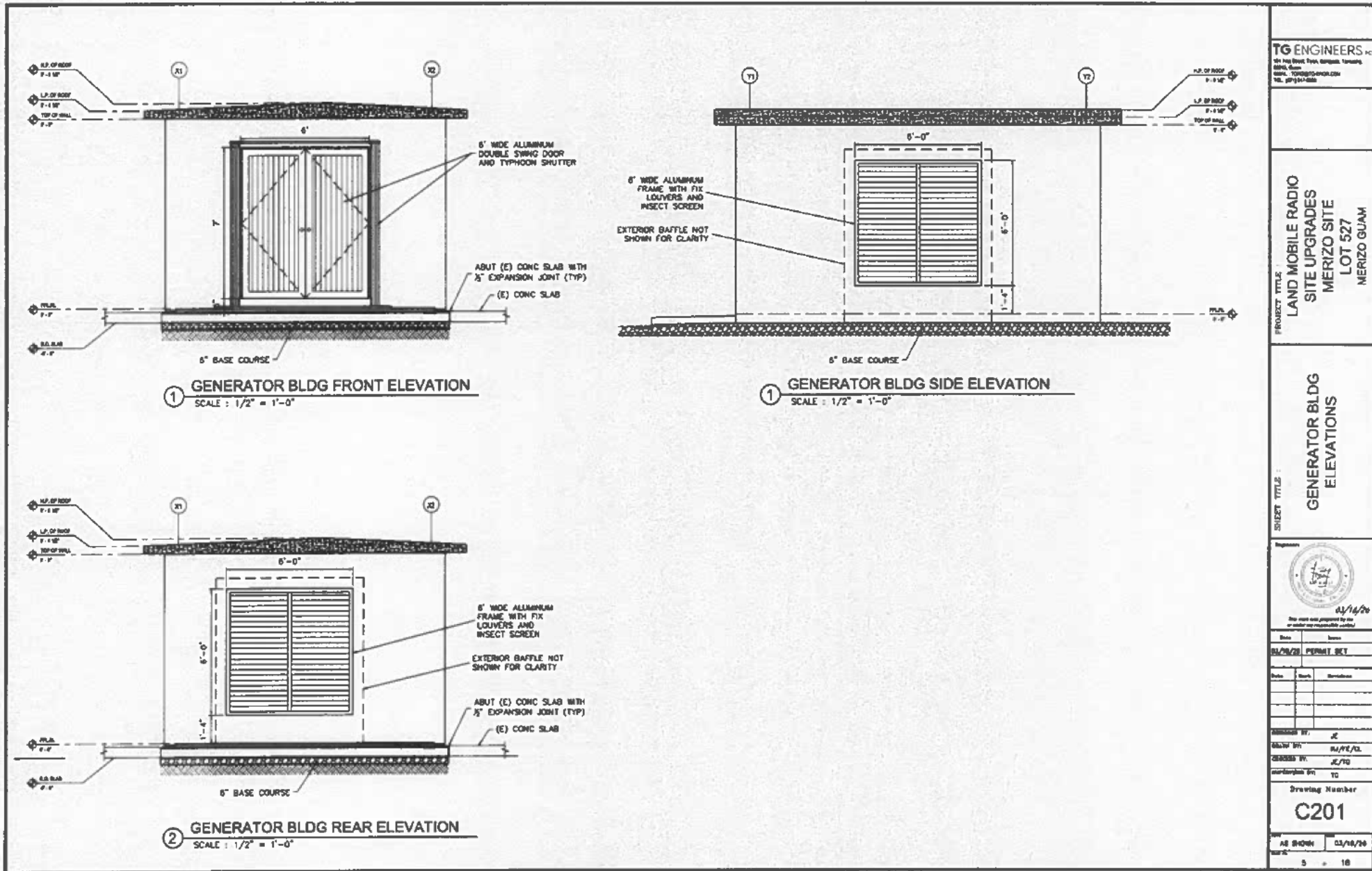
TG ENGINEERS, PC

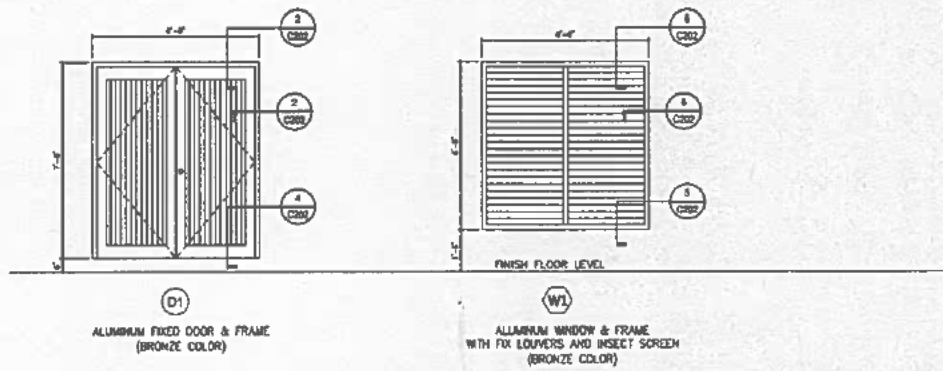
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PROJECT TITLE:
**LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM**

SHEET TITLE:
**GENERAL NOTES,
ABBREVIATIONS AND
SYMBOLS AND LEGEND**

03/14/16		
This work was prepared by me or under my supervision and seal.		
Date	Drawn	Permit
03/28/26	PERMIT SET	
Date	Drawn	Permit
Checked By:	JE	
Drawn By:	RL/PY/CL	
Reviewed By:	RL/10	
Supervised By:	TO	
Drawing Number		
T101		
AS SHOWN	03/18/26	
2 - 18		



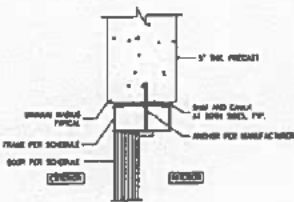


SCHEDULE OF DOORS & WINDOWS

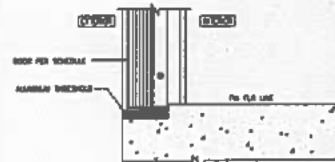
DOOR/WINDOW NUMBER	DOOR/WINDOW SIZE		DOOR/WINDOW/FRAMES		DETAILS			HW SET	REMARKS
	WIDTH	HEIGHT	MAT'L	FINISH	HEADER	JAMB	SILL		
(D1)	SEE ELEV.	SEE ELEV.	ALUMINUM	ANODIZED BRONZE	2/5-6.0	2/5-6.0	3/5-6.0	HW-1	FLUSH ALUMINUM DOOR (ANODIZED BRONZE)
(W1)	SEE ELEV.	SEE ELEV.	ALUMINUM	ANODIZED BRONZE	5/5-6.0	6/5-6.0	5/5-6.0	N/A	FIXED BRONZE ALUMINUM LOUVERS

HW-1
 4"x4" STAINLESS STEEL HINGES - 1 PAIRS
 LOCKSET (COMMERCIAL GRADE, KEYPED ENTRY) - 1 EACH
 THRESHOLD, BRONZE ALUMINUM - 1 EACH
 DOOR CLOSER - 1 EACH

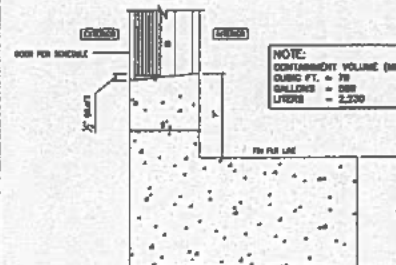
1 DOORS & WINDOWS SCHEDULE



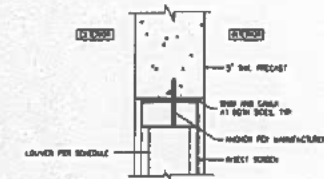
2 ALUM. DOOR HEAD/JAM SIM.



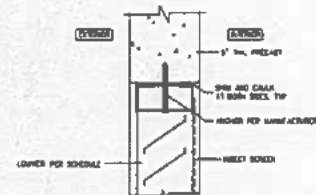
3 DOOR THRESHOLD



4 DOOR SILL



5 ALUM. LOUVER JAMB



5 ALUM. LOUVER SILL/HEADER

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PROJECT TITLE
**LAND MOBILE RADIO
 SITE UPGRADES
 MERIZO SITE
 LOT 527
 MERIZO GUAM**

SHEET TITLE
**DOOR / WINDOWS
 SCHEDULE, SECTIONS
 AND DETAILS**



03/18/20

Date	Issue
03/18/20	PERMIT SET

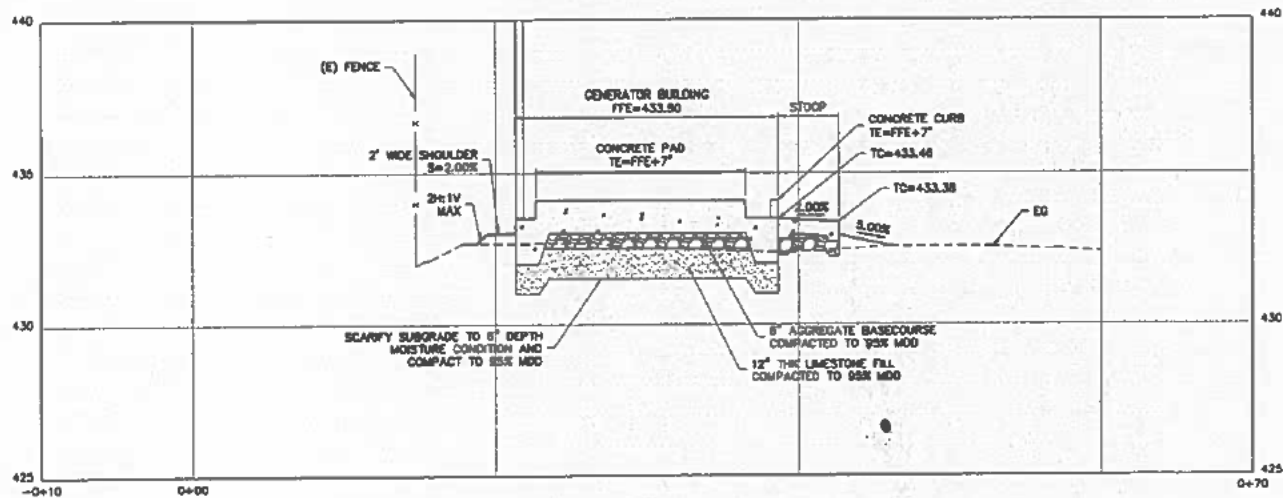
Date	Mark	Description

DESIGNED BY: JF
 DRAWN BY: RA/PL/CL
 CHECKED BY: JF/TG
 APPROVED BY: TG

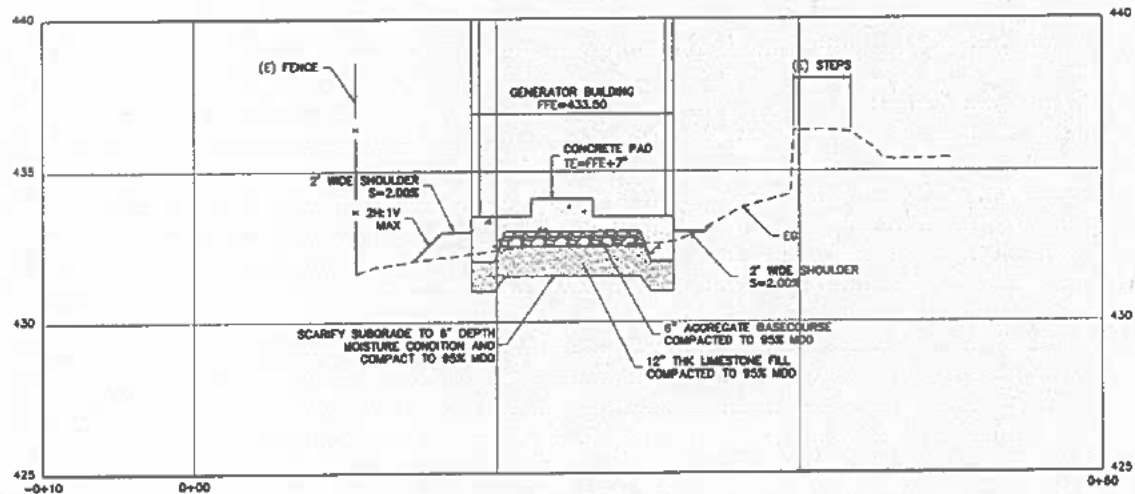
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C202

AS SHOWN 02/18/20

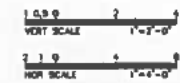
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① SECTION



② SECTION



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PROJECT TITLE
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

SECTIONS

SHEET TITLE



Date	Issue	
03/14/26	PERMIT SET	
Date	Mark	Description
REMOVED BY: J		
MADE BY: R/V/A		
CHECKED BY: J/V		
SUPERVISOR BY: M		

Drawing Number
C301
AS SHOWN 03/14/26
1 of 15



1. PRE-ASSEMBLED SLT FENCE OPTIONS WILL BE ALLOWED AS LONG AS SPECIFIED MINIMUMS ARE SATISFIED. FOLLOW MANUFACTURER'S INFORMATION FOR INSTALLATION PROCEDURES.
2. SLT FENCING IS REQUIRED TO CONTAIN AND PREVENT MOVEMENT OF CONSTRUCTION SEDIMENTS TO NON-CONSTRUCTION AREAS. LOCATION TO BE COORDINATED WITH SITE ACCESS REQUIREMENTS.
3. GEOTEXTILE FABRIC SHALL MEET THE FOLLOWING CRITERIA:
 - 3.1. GRAB TENSILE STRENGTH 100 lbs. (min.)
 - 3.2. MAULEN BURST 230 psi (min.)
 - 3.3. EQUIVALENT OPENING SIZE SHALL BE SMALLER THAN OR EQUAL TO A STD. #80 SIEVE.
 - 3.4. MATERIAL SHALL BE SUITABLE FOR LONG TERM EXPOSURE TO SUNLIGHT.
4. REINFORCING DORD SHALL HAVE A MIN. TENSILE STRENGTH OF 500 lbs.
5. SLT FENCE SPACING ACCORDING TO THE SLOPE OF THE GROUND
 - < 2% 30' SPACING MAX
 - 2% - 8% 25' SPACING MAX
 - > 8% 10' SPACING MAX

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PROJECT TITLE :
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

DETAILS



GENERAL STRUCTURAL NOTES

GENERAL REQUIREMENTS

- GENERAL NOTES AND TYPICAL STRUCTURAL DETAILS SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE SHOWN OR NOTED.
- FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT FOR SIMILAR CONDITIONS. MODIFY TYPICAL DETAILS AS REQUIRED TO MEET SPECIAL CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AGAINST THE PROJECT DRAWINGS PRIOR TO STARTING WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ERECTION OF ALL TEMPORARY BRACING, SHORING, GUYS, ETC.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST APPLICABLE STANDARDS OR SPECIFICATIONS. ALL WORKS SHALL CONFORM WITH THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES.
- UNLESS SPECIFICALLY DETAILLED ELSEWHERE CONTRACTOR SHALL FOLLOW TYPICAL DETAILS AS SHOWN IN THESE DRAWINGS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE WORK AMONG THE VARIOUS TRADES AS NECESSARY TO AVOID CONFLICTS AND TO INSURE THE INSTALLATION OF ALL WORK WITHIN THE AVAILABLE SPACE.
- DO NOT SCALE DRAWINGS. CALLED-OUT DIMENSIONS AND STANDARD CODE REQUIREMENTS SHALL GOVERN OVER SCALED DIMENSIONS.
- SPECIAL NOTE: DIMENSIONS INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS SHALL BE USED TO DEFINE DETAIL CONFIGURATIONS, ELEVATIONS, OPENINGS, JOINTS, SLOPES, ETC.
- OPTIONS AND "APPROVED EQUAL" SPECIFICATIONS ARE FOR CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY TO IMPLEMENT AN OPTION, AND SHALL COORDINATE ALL DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ADDITIONAL WORK DUE TO SELECTION OF AN OPTION, SUBSTITUTION OF MATERIAL, OR DUE TO ERRORS OR OMISSION IN CONSTRUCTION BY CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, CIVIL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR THE EXACT SIZE, NUMBER AND LOCATIONS OF ALL SLEEVES OR OPENINGS THROUGH FLOOR SLABS, BEAMS AND WALLS.

FOUNDATION NOTES

- FOUNDATION DESIGN AND SOIL PROPERTIES ARE BASED ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 4,000 PSF FOR DEAD LOAD + LIVE LOAD.
- CONTRACTOR TO FOLLOW THE GEOTECHNICAL RECOMMENDATIONS FOR THE SUBGRADE PREPARATION AND FOUNDATION CONSTRUCTION. BOTTOM OF FOOTING ELEVATION AS SHOWN ON THE DRAWINGS SHALL BE MAINTAINED AS MINIMUM.
- EXCAVATION OF ALL FOOTINGS SHALL BE DONE IN ACCORDANCE WITH THE CONTOURS AND DIMENSIONS INDICATED. BOTTOM OF EXCAVATIONS SHALL BE SLIGHTLY SLOPED TO PROVIDE PROPER SURFACE DRAINAGE AND TO AVOID SURFACE PONDING.
- FILL MATERIALS SHOULD BE INSTALLED IN MAXIMUM 8 INCHES THICK LOOSE LAYER AND COMPACTED TO A DRY DENSITY EQUIVALENT TO AT LEAST 90 PERCENT OF THE MAXIMUM ATTAINABLE BY THE METHOD OF COMPACTION.
- THE EXCAVATION AND REINSTALLATION OF BASE COURSE MATERIALS SHALL EXTEND HORIZONTALLY A DISTANCE EQUAL TO ONE HALF THE FOOTING WIDTH.
- FOOTING EXCAVATION AND RECOMPACTION SHALL BE INSPECTED BY THE SOIL ENGINEER TO VERIFY CONDITION OF SOIL BEARING PRIOR TO PLACEMENT OF FOUNDATION FORMS AND REINFORCEMENTS. WHERE UNSATISFACTORY SOILS ARE EXPOSED, THEY SHALL BE EXCAVATED AND REPLACED WITH LEAN CONCRETE OR CEMENT GROUT OR AS OTHERWISE INSTRUCTED BY THE ENGINEER.

REINFORCED CONCRETE NOTES

- ALL CONCRETE SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT THE END OF 28 DAYS, AS SPECIFIED UNDER BASIC DESIGN CRITERIA.
- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION CODE OF THE AMERICAN CONCRETE INSTITUTE (ACI 318-05).
- LOCATION OF ALL CONSTRUCTION OR COLD JOINTS MUST BE APPROVED BY THE ENGINEER.
- PIPES OR DUCTS EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES BUT SHALL NOT BE EMBEDDED THEREIN.
- REINFORCING BARS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN PLACE BEFORE POURING CONCRETE. BAR PLACEMENT AND SUPPORTS SHALL BE IN ACCORDANCE WITH THE RECOMMENDED AIA PRACTICE.
- ALL INSERTS, ANCHOR BOLTS, PLATES, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE NOT OF GALVANIZED UNLESS NOTED OTHERWISE.
- IN GENERAL, THE LATEST EDITION OF "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" ACI 315, SHALL BE ADHERED TO, UNLESS SHOWN OTHERWISE.
- USE OF ADMIXTURES IS PERMITTED TO PRODUCE PROPER SLUMP AND WORKABILITY BUT SUBJECT TO THE ENGINEER'S APPROVAL. ADDITION OF WATER TO CONCRETE AT JOBSITE IS NOT ALLOWED.
- 48 HOURS PRIOR TO THE POURING OF ANY STRUCTURAL CONCRETE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO AN INSPECTION CAN BE MADE ON ALL FORMS AND REINFORCEMENT.

REINFORCING STEEL

- ALL REINFORCING BARS AS NOTED IN BASIC DESIGN CRITERIA SHALL CONFORM TO ASTM A615 REQUIREMENTS, UNLESS OTHERWISE NOTED.
- ANY WELDING TO BE PERFORMED MUST HAVE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- WELDING OF REINFORCING STEEL IS NOT PERMITTED UNLESS OTHERWISE SHOWN ON THE DRAWINGS. WELDING OF REINFORCING STEEL SHALL CONFORM TO AISC D14 "AISC STRUCTURAL WELDING CODE - REINFORCING STEEL" OF THE AMERICAN WELDING SOCIETY. REINFORCING STEEL WHICH IS WELDED SHALL CONFORM TO ASTM A 706. REINFORCING STEEL NOT CONFORMING TO ASTM A 706 MAY BE USED IF MATERIAL PROPERTIES OF THE REINFORCING STEEL CONFORM TO AISC D14.
- REINFORCING SHALL BE SPLICED ONLY AS INDICATED ON THE DRAWINGS.
- BARS NOTED AS "CONT." SHALL HAVE A MINIMUM SPlice LENGTH OF 40 BAR DIAMETERS BUT NOT LESS THAN 2'-0", UNLESS OTHERWISE NOTED.
- WELDED WIRE FABRIC (WFF) SHALL CONFORM TO ASTM A 185. WELDED WIRE FABRIC IN SUSPENDED SLABS SHALL HAVE $F_y = 60$ KSI. LAP 6" MINIMUM OR ONE FULL MESH, WHICHEVER IS GREATER FOR SLABS.
- MINIMUM CONCRETE COVER FOR REINFORCING BARS SHALL BE:

CONCRETE CAST AGAINST EARTH	3"
EXPOSED TO EARTH OR WEATHER	2"
SLAB ON GRADE	2"
NOT EXPOSED TO WEATHER OR GROUND:	
COLUMNS & BEAMS	1 1/2"
SLABS, WALLS, JOISTS	3/4"
- UNLESS OTHERWISE NOTED, BAR SPLICES SHALL BE MADE AT POINTS OF MINIMUM STRESS. SPLICES SHALL BE SECURELY WIRE TOGETHER. STAGGER SPLICES AT LEAST 24" WHENEVER POSSIBLE IN BEAMS AND SLABS. SPLICE TOP BARS AT MIDSPAN AND BOTTOM BARS NEAR SUPPORT. SPLICE OF REINFORCEMENT SHALL BE MADE ONLY AS REQUIRED OR PERMITTED ON DESIGN DRAWINGS OR AS ALLOWED BY THE AIA CODE OR AS AUTHORIZED BY THE ENGINEER.
- ANCHOR BOLTS, BOWELS AND OTHER EMBEDDED ITEMS ARE TO BE SECURELY TIED IN PLACE BEFORE CONCRETE IS POURED.
- ALL REINFORCING BAR BENDS SHALL BE COLD BEND.
- SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REINFORCING STEEL, PREPARED IN ACCORDANCE WITH AIA 315. INDICATE BENDING DIAGRAM, ASSEMBLY DIAGRAM, SPLICING AND LAPS OF REINFORCING BARS AND DETAILS FOR REINFORCING BARS.

FORMWORK:

- FORMS SHALL BE PROVIDED FOR ALL CONCRETE INDICATED UNLESS SPECIFIED OTHERWISE. FORMS SHALL BE SET TRUE TO LINE AND GRADE AND MAINTAINED SO AS TO INSURE COMPLETED WORK WITHIN THE ALLOWABLE TOLERANCES SPECIFIED AND SHALL BE MORTAR TIGHT.
- FORMS AND THEIR SUPPORTS SHALL BE DESIGNED SO AS NOT TO DAMAGE PREVIOUSLY PLACED STRUCTURE.
- NO CONSTRUCTION LOAD SHALL BE SUPPORTED ON, NOR ANY SHORING REMOVED FROM ANY PART OF STRUCTURE UNDER CONSTRUCTION EXCEPT WHEN THAT PORTION OF THE STRUCTURE IN CONNECTION WITH THE REMAINING FORMING AND SHORING SYSTEM HAS SUFFICIENT STRENGTH TO SUPPORT SAFELY ITS WEIGHT AND THE ADDITIONAL IMPOSED LOADS.
- FORMS SHALL BE REMOVED IN SUCH MANNER AS NOT TO IMPAIR SAFETY AND SERVICEABILITY OF THE STRUCTURE.

BASIC DESIGN CRITERIA

A. CODES AND REFERENCES

- ACI 318-05 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- 2008 INTERNATIONAL BUILDING CODE
- ASCE 7-05, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

B. MATERIALS STRENGTH

- CONCRETE AT 28 DAYS
CONCRETE FOOTING & SLAB ON GRADE: $f'_c = 3,000$ PSI
CONCRETE, FRAMES, SLABS, AND WALLS: $f'_c = 4,000$ PSI
- REINFORCING BARS
#5 AND SMALLER: $f_y = 60,000$ PSI
#6 AND LARGER: $f_y = 60,000$ PSI
- CONCRETE MASONRY UNIT: $f_m = 1,300$ PSI

C. LOADING

- DEAD LOAD
A. CONCRETE (UNIT WT.) $= 150$ PCF
B. EQUIPMENT $=$ ACTUAL OPERATING LOAD
- WIND LOAD
A. BASIC WIND PRESSURE $= 24$ PSF
B. MAXIMUM WIND VELOCITY $= 178$ MPH
C. EXPOSURE "C"
D. IMPORTANCE FACTOR, $I = 0.77$
- SEISMIC LOAD
A. AS PER 2008 INTERNATIONAL BUILDING CODE
B. OCCUPANCY IMPORTANCE FACTOR, $I = 1.0$
C. SEISMIC DESIGN CATEGORY "D"

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PROJECT TITLE:
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

SHEET TITLE:
GENERAL
STRUCTURAL NOTES

This work was prepared by me or under my direct supervision.



This work was prepared by me or under my direct supervision.

Date: 03/18/20 Permet SET

Date: 03/18/20

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ELECTRICAL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE NATIONAL ELECTRICAL CODE (NEC) 2026, NATIONAL ELECTRICAL SAFETY CODE (NEISC) 2023, GUAM TROPICAL ENERGY CODE (GTEC) 2012, RULES AND REGULATIONS OF DEPARTMENT OF PUBLIC WORKS AND GOVERNMENT OF GUAMA.

ALL EQUIPMENT AND MATERIALS SHALL BE LISTED (UL, ETL, ETC. OR OTHER RECOGNIZED ORGANIZATION) WHERE LISTING IS APPLICABLE FOR THAT TYPE OF EQUIPMENT OR CONFORM TO ANSI OR IEEE STANDARDS. SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR APPROVAL.

INSTALLATION SHALL CONFORM TO CONSTRUCTION STANDARDS DEPICTED IN THE AMERICAN ELECTRICIANS HANDBOOK BY CROFT (LATEST EDITION) AND SHALL BE SUBJECT TO THE APPROVAL OF THE AGENCY WHO HAS JURISDICTION AND THE ENGINEER.

ANY DEVICE MAY BE RELOCATED FROM THE LOCATION SHOWN ON DRAWINGS PRIOR TO INSTALLATION AT THE DIRECTION OF THE ENGINEER AND AT AN ADDITIONAL COST TO THE OWNER.

METALLIC ENCLOSURES, RACINTERS, AND ELECTRICAL EQUIPMENT SHALL BE CONFORMANT WITH REQUIREMENTS OF NEC ARTICLE 350. PROVIDE GROUNDING WIRE IN EVERY RACINTER, SIZED IN ACCORDANCE WITH NEC TABLE.

PROCESS AND PAY FOR BUILDING PERMITS. COOPERATE WITH REVIEWING AGENCIES.

UNDERGROUND CONDUIT SHALL BE PVC SCH 40 (ENCHASED IN CONCRETE AND BELOW GRADE), ALUMINUM (EXPPOSED INSTALLATION), EMT (DRY LOCATIONS, CONCEALED ABOVE GRADE), 3/4" MINIMUM DIAMETER UNLESS OTHERWISE NOTED.

WIRING SHALL BE NEC TYPE THW, THHN OR THHN, BODY. CONDUCTORS SHALL BE COPPER.

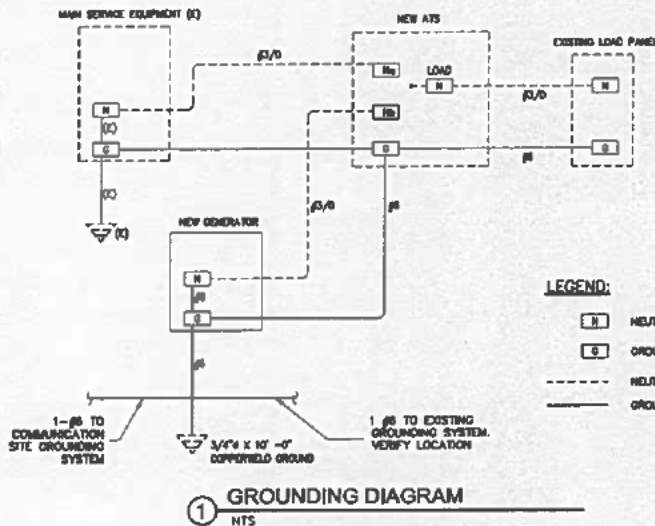
TEST: PERFORM THE FOLLOWING TESTS IN PRESENCE OF OWNER'S REPRESENTATIVE. RESULTS SUBMITTED FOR APPROVAL TO ENGINEER.

1. MEASUREMENT OF VOLTAGES AT SERVICE EQUIPMENT AND INDIVIDUALLY SELECTED LOADS.
2. OPERATION TEST
3. INSULATION RESISTANCE TEST
4. GROUNDING TEST

- E. CLEAN ALL SURFACES TO RECEIVE PAINT. PAINT ANY SURFACE DAMAGED DURING INSTALLATION.
 - F. REPAIR ALL SURFACES DAMAGED DURING THE INSTALLATION OF THE WORK SUBJECT TO THE APPROVAL OF THE OWNER.
 - G. PROVIDE EXPANSION/DEFLECTION FITTING FOR CONDUITS PASSING THROUGH BEARING JOINTS.
 - H. PROVIDE CONDUIT SEAL FOR CONDUITS PASSING THROUGH AIR CONDITIONED AND NON-AIR CONDITIONED AREAS.
 - I. SUPPORTING STRUCTURES SHALL BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S RECOMMENDATION.
 - J. OUTDOOR INSTALLATIONS SHALL BE RATED FOR 175 MPH WINDSPEED PER IBC 2008.
3. WIRING DEVICES:
- A. SWITCHES: 20A - POLES AS INDICATED 120/277V, COLOR TO MATCH DEVICE PLATE.
 - B. RECEPTACLES: 20A, 125V, COLOR TO MATCH DEVICE PLATE.
4. FIXTURES - INSTALL FIXTURES INDICATED IN LUMINAIRE SCHEDULE COMPLETE WITH LAMPS, HANGERS, SUPPORTS, BALLAST, DIMMERS, AND ACCESSORIES.
5. DEVICE PLATES - PLASTIC - COLOR TO MATCH DEVICE.
6. OUTLETS - PROVIDE OUTLET BOXES TO SUIT CONDITIONS ENCOUNTERED. BOXES WOOD TO ACCOMMODATE CONDUITS. PROVIDE 1" DEPTH OF BOX FOR USE WITH ANCHOR SYSTEMS TO BE 4" SQUARE BY 2-1/8" DEEP.
7. CIRCUIT BREAKERS AND SAFETY SWITCHES - GENERAL ELECTRIC BRUNNEN, ETC. WESTHOUSE OR CHALLENGER SAFETY SWITCH - HEAVY DUTY TYPE.
8. COATING ORA SURFACE AND WEATHERING ARE SUFFICIENT AND NO CHANGES OR ADDITION IS REQUIRED.

TESTING METHODS AND PROCEDURE SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA) AND NECA. TEST RESULTS CERTIFIED BY THE MASTER ELECTRICIAN SUBMITTED TO THE ENGINEER FOR APPROVAL. REPORTS SHALL INCLUDE PROOF OF CALIBRATION OF THE TESTING INSTRUMENT.

10. ELECTRICAL WORK SHALL BE UNDER FULL SUPERVISION OF A PROFESSIONAL ELECTRICAL ENGINEER OR A MASTER ELECTRICIAN REGISTERED TO PRACTICE IN OHIO.
11. PANELBOARD SHALL BE COMPLETE WITH COPPER BUS, ENCLOSURE AND TRIM, COMPLETION OF MOLDED PLASTIC CASE, CIRCUIT BREAKERS, AND ALL ACCESSORIES AS INDICATED, AND COMPLETED TYPICAL CIRCUIT DIAGRAM. PROVIDE AFC CIRCUIT BREAKERS AS REQUIRED BY NEC.
12. SUBSTITUTE MATERIALS TO BE EQUAL QUALITY TO SPECIFIED ITEM. IF SUBSTITUTE MATERIALS ARE PROPOSED, SUBMIT THREE (3) COPIES OF SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.
13. GUARANTEE THE INSTALLATION SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE BY THE OWNER.
14. INSTALLATION AND WORKMANSHIP:
 - (1) ALL WORK SHALL BE NEATLY EXECUTED, WORKMANLIKE IN APPEARANCE, SYMMETRICAL, PLUMB, UNIFORM, PROPERLY ALIGNED AND SECURED IN PLACE.
 15. WIRING METHODS:
 - (1) USE REINLITE FLEX FOR CONNECTION TO EQUIPMENT.
 - (2) ATTACH TO CONCRETE AND MASONRY WITH EXPANSION ANCHORS AND TO WOOD WITH SCREW DRIVEN SYSTEMS.
 - (3) SUPPORT RACINOTS FOR NEC.
 - (4) DO NOT SUPPORT RACEWAYS AND BOXES FROM AND ON MECHANICAL SYSTEMS.
 - (5) CABLES WILL NOT BE PERMITTED.
15. CONDUCTORS:
 - (1) MAKE SPICES IN ACCESSIBLE LOCATIONS. MAKE SPICES IN CONDUITS 1/2" AND SMALLER DIAMETER WITH INSULATED, PRESSURE-TYPE CONNECTOR. MAKE SPICES IN CONDUCTORS 1/2" AND LARGER DIAMETER WITH SOLDERLESS CONNECTOR AND COVER WITH INSULATION MATERIAL EQUIVALENT TO CONDUCTOR INSULATION.
 - (2) FUSE WIRE NEATLY IN ENCLOSURE.
 - (3) IDENTIFY CONDUCTORS BY COLOR CODE - NEUTRAL WIRE TO BE WHITE AND GROUND WIRE TO BE GREEN.
16. CUT, DRILL AND PATCH AS REQUIRED. REPAIR ANY SURFACES DAMAGED OR MARKED. CUTTING, REPAIRS AND REFINISHING ARE SUBJECT TO THE APPROVAL OF THE ENGINEER.



EXISTING	NEW	ELECTRICAL SYMBOL LIST
		KILOWATT HOUR METER
		CIRCUIT BREAKER
		AUTOMATIC TRANSFER SWITCH (ATS)
		PANEL BOARD
		GENERATOR
		FLEXIBLE CONDUIT
		GPA POWER POLE
		LINEAR LUMINAIRE LED, CEILING MTD.
		LIGHT, LED, CEILING / WALL MTD.
		SWITCH, FLUSH, SINGLE, 20A, 125, 277V, WALL MOUNTED
		RECEPTACLE, DUPLEX, WALL MOUNTED, 20A, 125V, NEMA 5-25R
		RACEWAY CONCEALED BELOW FIN FLOOR OR CEILING, NUMBER OF WIRES WITHIN INCLUDING GROUND
		RACEWAY CONCEALED IN CEILING OR WALL, NUMBER OF WIRES WITHIN INCLUDING GROUND
		RACEWAY, STUBBED AND CAPPED
		ARROW, HORIZONTAL TO CABINET OR PANEL AS INDICATED, NUMBER OF WIRES WITHIN AS REQUIRED INCLUDING GROUND
		INDICATOR, DETAIL: TOP HALF-DETAIL, NUMBER BOTTOM HALF-SHEET NUMBER (DETAIL LOCATION)
		INDICATOR, RACEWAY SECTION
		NOTE INDICATOR
		ABOVE FINISH FLOOR/ABOVE TOP
		ABOVE FINISH FLOOR/ABOVE FINISH GRADE
		NON-FUSIBLE SWITCH
		PROVISION FOR FUTURE BREAKER
		SURGE PROTECTIVE DEVICE
		INDICATES WEATHERPROOF
		WEATHER RESISTANT
		WEATHERPROOF

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PROJECT TITLE :
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

357 TITLE :
GENERAL NOTES,
SPECIFICATIONS, AND
ELECTRICAL SYMBOL



This report was prepared by me
or under my responsible control

Date	Issued
03/10/20	PERMIT SET

Day	Month	Year

NAME	DATE
67	AA

DATE OF:	01/05/02
CLASS OF:	AA

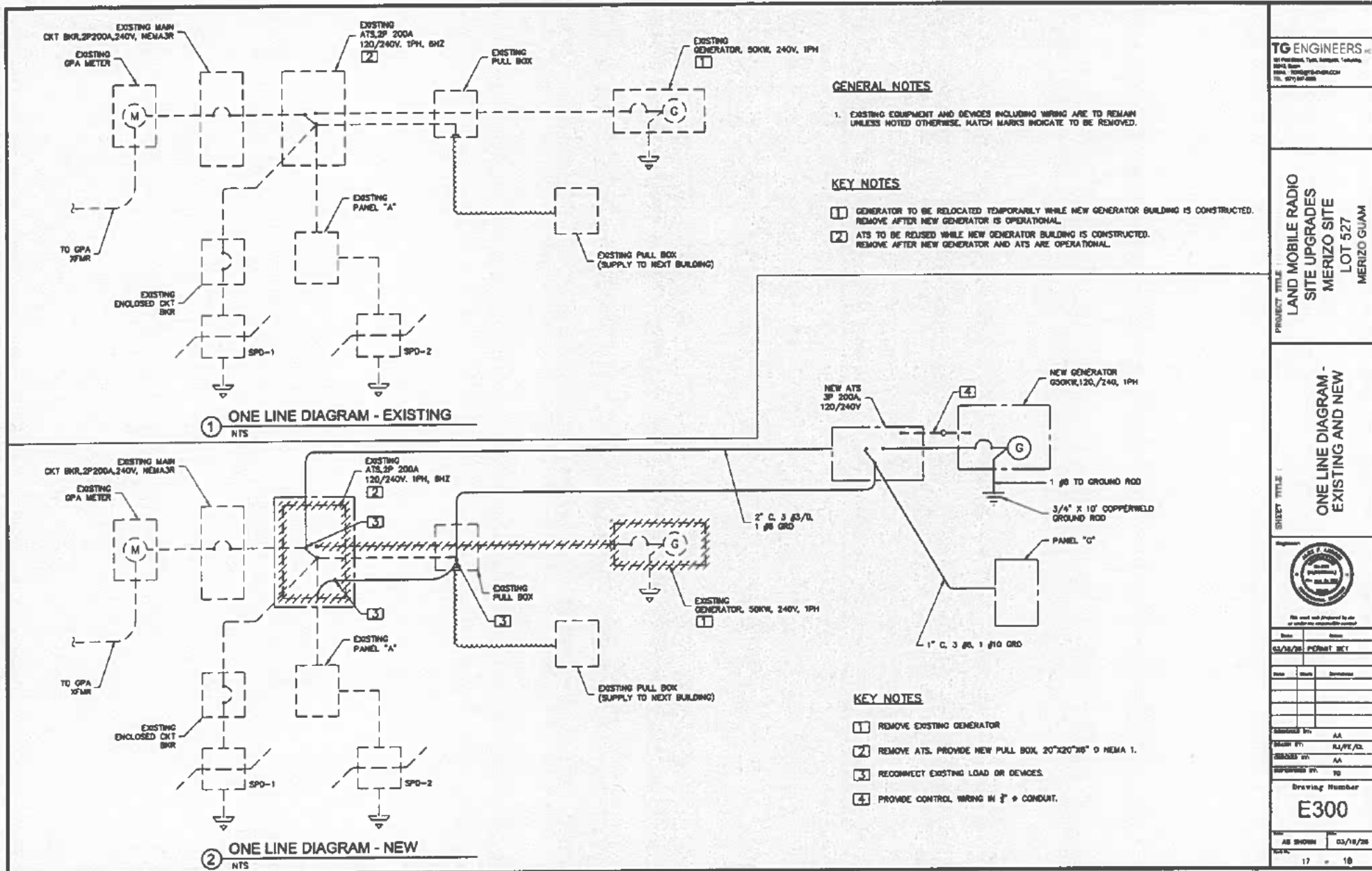
Supervisor's Sign	To
Drawing Number	

E100

L 100

AD-2000-001	03/18/2000
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15 10



TG ENGINEERS

101 Prudential, Tuck, Langdon, & Company
1000, 1000
1000, 1000
1000, 1000

PROJECT TITLE
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

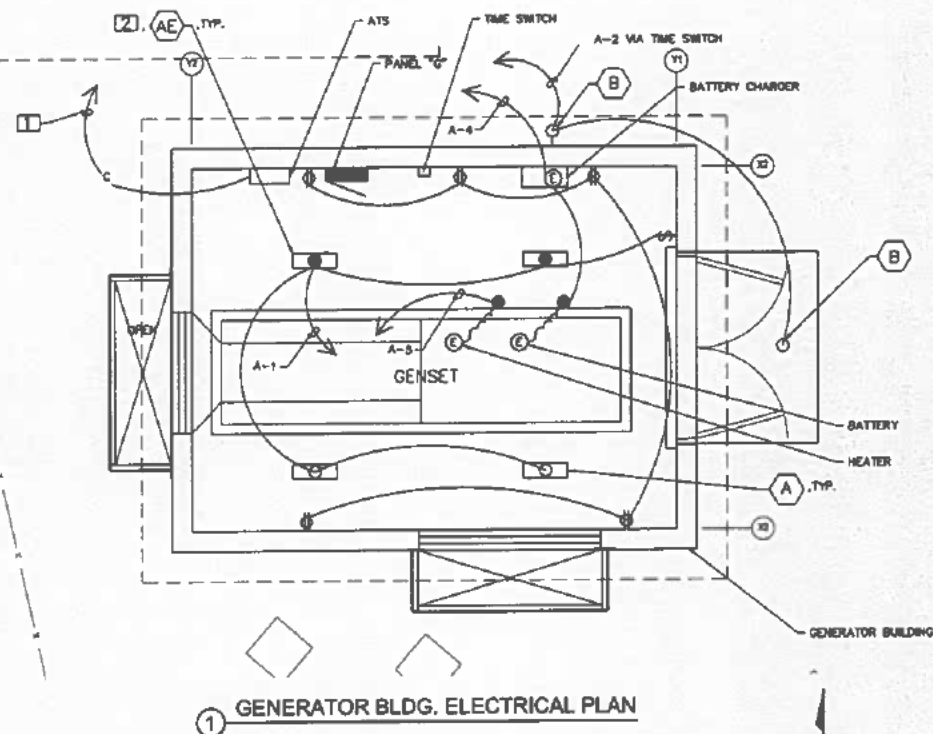
SHEET TITLE
ONE LINE DIAGRAM -
EXISTING AND NEW



Drawn by	AA
Checked by	AA/PE/CL
Reviewed by	AA
Approved by	TO
Drawing Number	E300
AS SHOWN	03/18/26
17	18

LIGHTING FIXTURE SCHEDULE						
FIXTURE TYPE	LAMP DATA		MOUNTING		DESCRIPTION	MANUFACTURER NO. OR APPROVED EQUAL
	NO.	WATTS	CEILING	WALL		
A	LED	37.8	SURFACE FOR PENDANT		LED LINEAR ENCLOSED AND GASKETED	LITHONIA FEM-L48-4000LM-BAFL-80-MVOLT-6210-40K-800R
AE					(WITH EMERGENCY BATTERY)	FEM-L48-4000LM-BAFL-80-MVOLT-6210-40K-800R-EX10W10P
B	LED	13	SURFACE		BAUHQEAD FIXTURE, DIE CAST ALUMINUM HOUSING, LISTED FOR WET LOCATIONS	TERON LIGHTING BRODE-BEC-GR-L13.0-UNY-18H-40K-SP0-3P

MOUNTING HEIGHT SCHEDULE						
(UNLESS OTHERWISE INDICATED)						
DEVICE OR PLAN	MOUNTING HEIGHT	REFERENCE POINT				
		FLOOR	CEILING	TO	Q	TOP
⊕, ⊕, ⊕	15"	•			•	
⊕, ⊕	48"	•			•	
⊕	5'-6"	•				•
⊕	4'-0"	•				•



NOTES:

- 1 PROVIDE 3/4" C TO EXISTING TELECOM CABINET.
- 2 CONNECT TO UNSWITCHED LIGHT CIRCUIT.

PANEL SCHEDULE "A"		WIRE 30A, 2 POLE		VOLTAGE: 120/240	
		MOUNTING SURFACE		ENCL. TYPE: NEMA 1	
OUT. NO.	LOAD DESCRIPTION	OR RATING AMPS	POLE	LOAD PER PHASE A	WIRE SIZE
1	LIGHTS	20	1	0.3	8
2	EXT LITS			0.1	12
3	RECEP			0.8	
4	BATTERY CHARGER			1.2	
5	HEATER			1.5	
6	EXH FAN			1.2	
7	SPARE			1.0	
8				1.0	
9				1.0	
10				1.0	
11				1.0	
12				1.0	
13	WFB				
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
TOTAL LOAD/PHASE				5.0	8.1
TOTAL CORR LOAD, KVA				11.1	
DEMAND FACTOR				0.46	
DEMAND LOAD, KVA				5.1	

*NOTE:

USE #10 AWG FOR HOMERUN EXCEEDS 50 FT.
#12 BETWEEN FIXTURES.

TE ENGINEERS PC

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PROJECT TITLE:
LAND MOBILE RADIO
SITE UPGRADES
MERIZO SITE
LOT 527
MERIZO GUAM

SHEET TITLE:
GENERATOR BLDG.
ELECTRICAL PLAN,
PANEL, LIGHTING FIXTURE,
MOUNTING HEIGHT
SCHEDULE



By seal and signature of me or under my supervision, I certify that the work shown on this drawing was prepared by me or under my supervision, and that I am a duly Licensed Professional Engineer in the State of California.

DATE	ISSUE
01/18/25	PERMIT SET
DATE	REVISION
DESIGNED BY:	AA
CHECKED BY:	AA/RE/D.
APPROVED BY:	AA
DATE:	TO
Drawing Number	
E400	
AS SHOWN	01/18/25
18	18

LAND MOBILE RADIO SITE UPGRADES BARRIGADA HEIGHTS SITE, LOT 11-1 BARRIGADA, GUAM

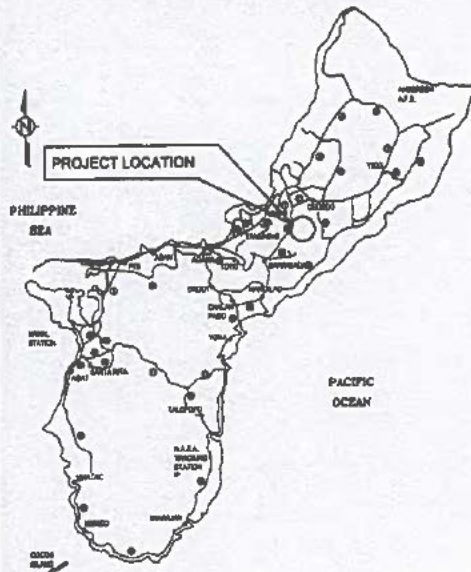
TO ENGINEERS, PC
1000 Redwood, Yonkers, New York 10461
Phone: (914) 961-1000
Fax: (914) 961-1001
E-Mail: info@toengineers.com

PROJECT TITLE:
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

SHEET TITLE:
TITLE SHEET, LOCATION,
AND VICINITY MAP,
DRAWING INDEX
AND DESIGN TEAM

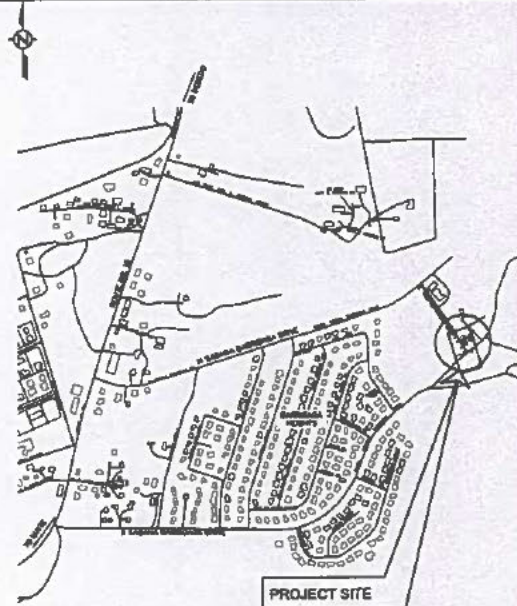
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03/19/26	PERMIT SET
Drawn	Check
Reviewed by:	E
Drawn by:	AJ/TE/CL
Checked by:	E/TE
Reviewed by:	SC
Drawing Number	
T100	
AS SHOWN	03/19/26
1 of 18	

LOCATION MAP



ISLAND of GUAM

VICINITY MAP



DRAWING INDEX

SHEET NO.	DWG NO.	DESCRIPTION
1 OF 18	T100	TITLE SHEET, LOCATION, AND VICINITY MAP, DRAWING INDEX AND DESIGN TEAM
2 OF 18	T101	GENERAL NOTES, ABBREVIATIONS, SYMBOLS AND LEGEND
3 OF 18	C100	EXISTING SITE AND SURVEY PLAN
4 OF 18	C200	GEOMETRY PLAN
5 OF 18	C201	GENERATOR BLDG ELEVATIONS
6 OF 18	C202	DOOR / WINDOWS SCHEDULE, SECTIONS AND DETAILS
7 OF 18	C300	GRADING PLAN
8 OF 18	C301	SECTIONS
9 OF 18	C400	DETAILS
10 OF 18	S100	GENERAL STRUCTURAL NOTES
11 OF 18	S200	GENERATOR BLDG, FOUNDATION PLAN, SECTION & DETAIL
12 OF 18	S300	METAL BAFFLE AND DETAILS
13 OF 18	M101	MECHANICAL GENERAL NOTES, SPECIFICATION & DETAILS
14 OF 18	M201	MECHANICAL FLOOR PLAN AND SECTIONS
15 OF 18	E100	GENERAL NOTES, SPECIFICATIONS, AND ELECTRICAL SYMBOL
16 OF 18	E200	ELECTRICAL SITE PLAN
17 OF 18	E300	ONE LINE DIAGRAM - EXISTING AND NEW
18 OF 18	E400	GENERATOR BLDG, ELECTRICAL PLAN, PANEL AND LIGHTING FIXTURE SCHEDULE

DESIGN TEAM

CIVIL ENGINEER



STRUCTURAL ENGINEER



MECHANICAL ENGINEER



ELECTRICAL ENGINEER

ALEX ANDRES, P.E.



GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS ARE OBTAINED PRIOR TO STARTING ANY WORK.
2. THE LOCATION OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD. EXERCISE CAUTION WHEN EXCAVATING IN THE AREA. ANY DAMAGES TO EXISTING UTILITIES AND STRUCTURES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. EXISTING UTILITIES SHALL REMAIN IN SERVICE AND IN PLACE UNLESS NOTED OTHERWISE. INTERRUPTION OF SERVICE SHALL BE KEPT TO A MINIMUM AND SHALL BE DONE AT THE CONTRACTOR'S EXPENSE AND ONLY WITH THE APPROVAL OF THE ENGINEER AND OAHN POLICE DEPARTMENT.
4. RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL EXISTING IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
5. THE WORK INVOLVES CLEARING AND GRUBBING OF ALL VEGETATION, BOWNS, DISPOSAL OF ABOVE GRADE GREEN WASTE AND DEBRIS WITHIN THE SPECIFIED CLEARING LIMITS, EXCAVATION, BACKFILLING, GRADING, STABILIZING AND GRASS SEED TO THE FINISH CONTOURS INDICATED, ALL ABOVE GRADE GREEN WASTE, DEBRIS, AND EXCAVATED MATERIAL SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR. ALL VEHICLES AND EQUIPMENT TIRES OR TRACKS SHALL BE BROOM WIPED OR WASHED DOWN BEFORE LEAVING THE SITE AND MUST BE FREE OF SOIL/GROUND MATERIAL.
6. THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND REPORT TO THE ENGINEER IF ANY ARCHAEOLOGICAL ITEMS ARE FOUND AT THE SITE.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
CPP	CONCRETE POWER POLE
CL	CENTER LINE
(E)	EXISTING
E	EASTING
FN	FIRE HYDRANT
GV	GATE VALVE
HN	HANDHOLE
INV	INVERT
MDD	MAXIMUM DRY DENSITY
(N)	NEW
N	NORTHING
NTS	NOT TO SCALE
OC	ON CENTER
OG	ORIGINAL GRADE
PWNT	PAVEMENT
S	SOUTH
STRUCT	STRUCTURAL
W	WEST
#	DIAMETER
TBD	TO BE DETERMINE
T	TELEPHONE
(TYP)	TYPICAL

SYMBOLS & LEGEND

	BURIED CABLE
	CONCRETE SLAB
	CONCRETE POWER POLE
	ELECTRICAL MANHOLE
	FIRE HYDRANT
	WATER GATE VALVE
	PIPE BOLLARD
	HANDHOLE
	CHAIN LINK FENCE
	PROPERTY LINE
	CONTOUR LINE
	LIGHT POLE
	DETAIL IDENTIFICATION SHEET NUMBER WHERE DETAIL IS DRAWN

TG ENGINEERS

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 Tel: 02-110-7-4000

PROJECT TITLE :
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE,
LOT 11-1
BARRIGADA, GUAM

**GENERAL NOTES,
ABBREVIATIONS AND
SYMBOLS AND LEGEND**



05/14/20

The work was prepared by the

date	name
------	------

AS/NZS PERMIT SET

[illegible]

Page	Date	Signature

1	2	3
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RECEIVED BY THE SECRETARY OF THE ARMY
JAN 10 1964

DATE: 12/15/2011

DATE: 10/10/01 BY: J/TG

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10	
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Drawing Number

T401

1101

41	42
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1998	1999
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2 10

SURVEY NOTES:

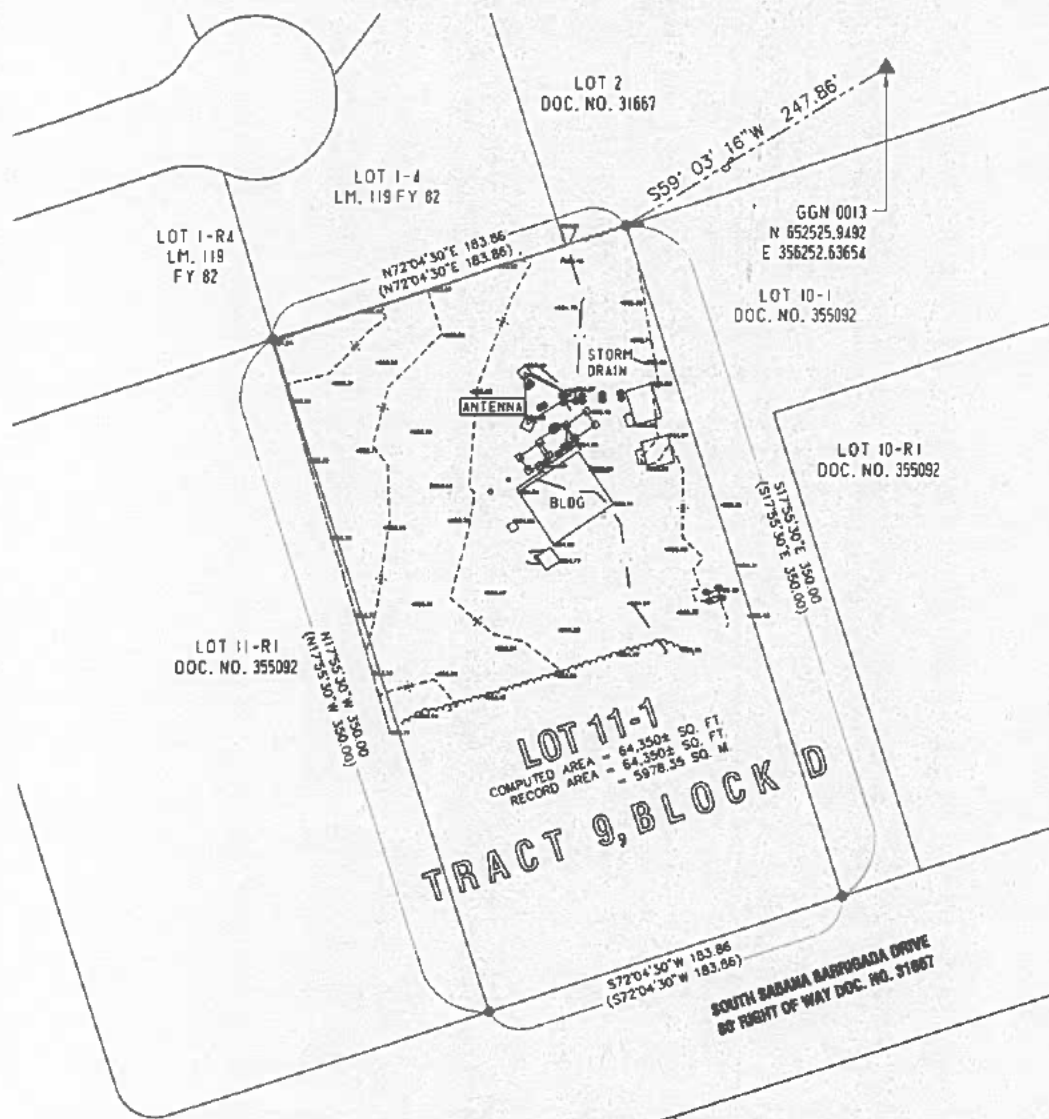
1. TOPOGRAPHIC SURVEY WAS COMPLETED IN JUNE 2025 BY TO ENGINEER, PC.
2. THE HORIZONTAL CONTROL WAS BASED ON GUAM GEODETIC NETWORK (GGN) 1993 WITH GGN 0013, N652525.9492, E358252.6365.
3. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.

REFERENCES

1. DOC. NO. 355092, LM. NO. 089 FY. 85 PARCELING SURVEY MAP OF LOTS 10 & 11, BLOCK D, TRACT 9, PREPARED BY DLM.

LEGEND:

- ◆ COMPUTED CORNER
- 855- CONTOUR MAJOR
- 854- CONTOUR MINOR
- BOLLARD
- BUILDING
- - - CHAINLINK FENCE
- CIRCULAR SLAB
- CONCRETE FOUNDATION
- METAL POST
- - - EDGE OF VEGETATION
- SLAB
- TELEPHONE BOX



1 EXISTING SITE AND SURVEY PLAN



TE ENGINEERS PC

101 Poy Street, Tapa, Bangua, Tapa
99701 Guam
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PROJECT TITLE:
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

SHEET TITLE:
EXISTING SITE
AND SURVEY PLAN

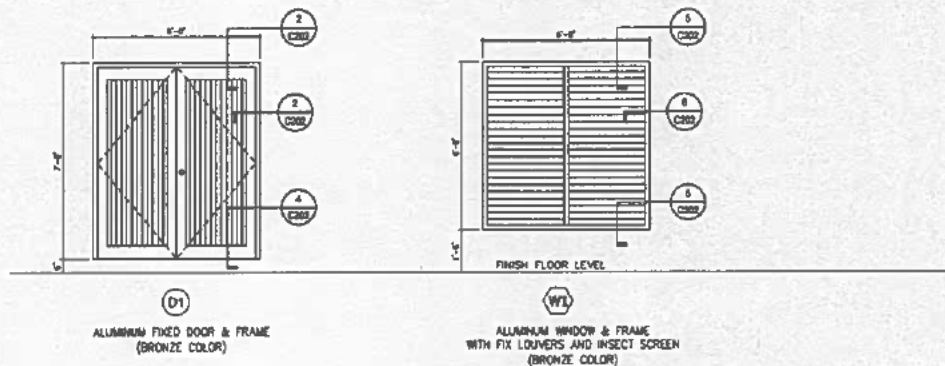


This work was prepared by me or under my supervision.		
Date:	03/18/26	
Drawn by:	PERMIT SET	
Scale:	Sheet:	Revisions:
Approved by:	E	
Author:	R/PC/D	
Reviewer:	R/TO	
Revised by:	TD	
Drawing Number		
C100		
AS SHOWN	03/18/26	
Sheet:	3 of 18	



2 1 0 4



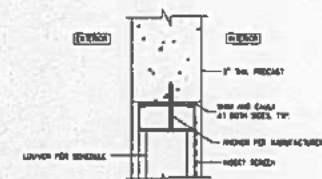


SCHEDULE OF DOORS & WINDOWS

DOOR/WINDOW NUMBER	DOOR/WINDOW SIZE		DOOR/WINDOW/FRAMES		DETAILS			HW SET	REMARKS
	WIDTH	HEIGHT	MATL	FINISH	HEADER	JAMB	SILL		
D1	SEE ELEV.	SEE ELEV.	ALUMINUM	ANODIZED BRONZE	2/5-6.0	2/5-6.0	3/5-6.0	HW-1	FLUSH ALUMINUM DOOR (ANODIZED BRONZE)
W1	SEE ELEV.	SEE ELEV.	ALUMINUM	ANODIZED BRONZE	5/5-6.0	6/5-6.0	5/5-6.0	N/A	FIXED BRONZE ALUMINUM LOUVERS

HW-1
 4" x 4" STAINLESS STEEL HINGES - 1 PAIRS
 LOCKSET (COMMERCIAL GRADE: KEYED ENTRY) - 1 EACH
 THRESHOLD, BRONZE ALUMINUM - 1 EACH
 DOOR CLOSER - 1 EACH

1 DOORS & WINDOWS SCHEDULE
 SCALE: 1/8" = 1'-0"



6 ALUM. LOUVER JAMB
 SCALE: 3/8" = 1'-0"

TG ENGINEERS PC
 100 East Street, 10th Floor, Tamarindo
 P.O. Box 1000
 San Jose, Costa Rica
 Tel: 506/222-1000

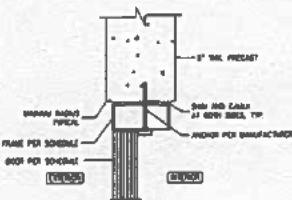
PROJECT TITLE
 MOTOROLA GENERATORS
 SITE UPGRADES
 BARRIGADA HEIGHTS SITE
 LOT 11-1
 BARRIGADA, GUAM

SHEET TITLE
 DOOR / WINDOWS
 SCHEDULE, SECTIONS
 AND DETAILS

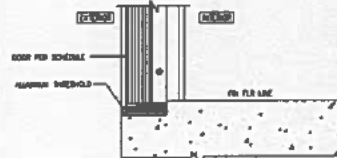


03/18/00
 This work was prepared by me or under my supervision and control.
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 Drawn by: [Signature]
 Checked by: [Signature]
 Approved by: [Signature]
 Title: [Signature]
 Date: 03/18/00
 Drawing Number: C202

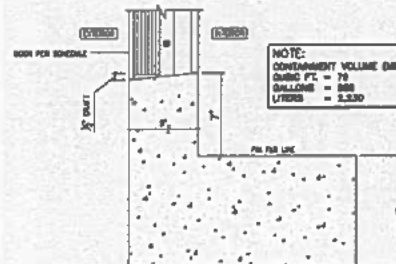
AS SHOWN 03/18/00
 18



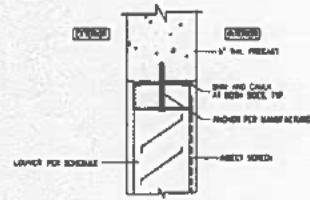
2 ALUM. DOOR HEAD/JAMB SIM.
 SCALE: 3/8" = 1'-0"



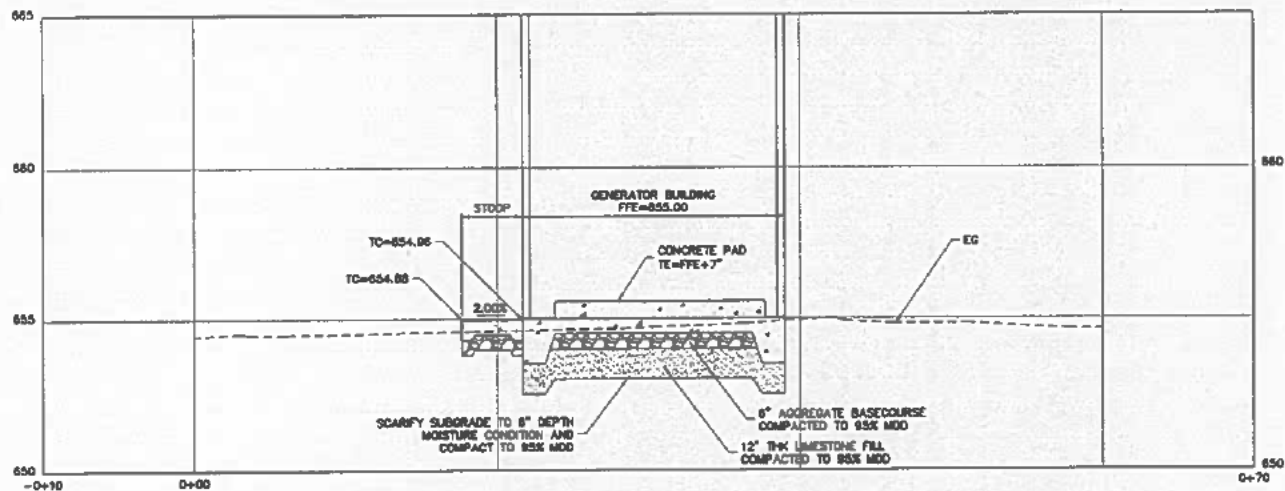
3 DOOR THRESHOLD
 SCALE: 3/8" = 1'-0"



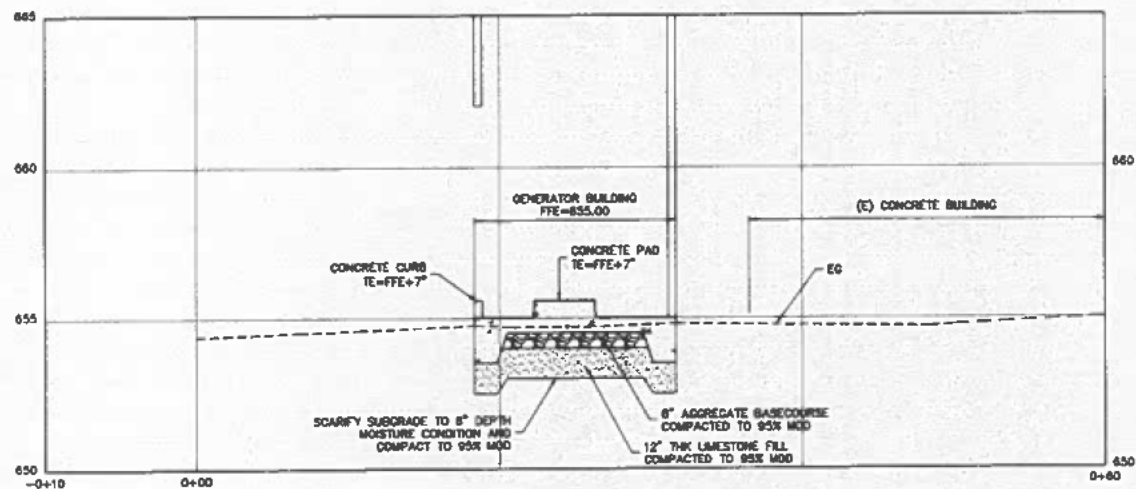
4 DOOR SILL
 SCALE: 3/8" = 1'-0"



5 ALUM. LOUVER SILL/HEADER
 SCALE: 3/8" = 1'-0"



① SECTION



② SECTION



TE ENGINEERS INC.
 401 West Street, Tapan, Barrigada, Guam
 96911, Guam
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PROJECT TITLE:
 MOTOROLA GENERATORS
 SITE UPGRADES
 BARRIGADA HEIGHTS SITE
 LOT 11-1
 BARRIGADA, GUAM

SECTION

SHEET TITLE:



Map upon map prepared by me
 or under my responsible control

Date: 03/19/20 Issue: PERMIT SET

Rev	Desc	Description

DESIGNED BY: J.E.
 DRAWN BY: M.J./P.E./J.L.
 CHECKED BY: J.E./T.O.
 SUPERVISED BY: T.O.

Drawing Number
C301

AS SHOWN 03/19/20
 SCALE: 8" = 16'



1. PRE-ASSEMBLED SILT FENCE OPTIONS WILL BE ALLOWED AS LONG AS SPECIFIED MINIMUMS ARE SATISFIED. FOLLOW MANUFACTURER'S INFORMATION FOR INSTALLATION PROCEDURES.
2. SILT FENCING IS REQUIRED TO CONTAIN AND PREVENT MOVEMENT OF CONSTRUCTION SEDIMENTS TO NON-CONSTRUCTION AREAS. LOCATION TO BE COORDINATED WITH SITE ACCESS REQUIREMENTS.
3. GEOTEXTILE FABRIC SHALL MEET THE FOLLOWING CRITERIA:
 - 3.1. GRAB TENSILE STRENGTH 100 lbs. (min.)
 - 3.2. MULLER BURST 250 psi (min.)
 - 3.3. EQUIVALENT OPENING SIZE SHALL BE SMALLER THAN OR EQUAL TO A STD. #60 SIEVE.
 - 3.4. MATERIAL SHALL BE SUITABLE FOR LONG TERM EXPOSURE TO SUNLIGHT.
4. REINFORCING CORD SHALL HAVE A MIN. TENSILE STRENGTH OF 500 lbs.
5. SILT FENCE SPACING ACCORDING TO THE SLOPE OF THE GROUND:
 - < 2% 30' SPACING MAX
 - 2% - 6% 20' SPACING MAX
 - > 6% 10' SPACING MAX

SCALE: NTS



18

GENERAL STRUCTURAL NOTES

GENERAL REQUIREMENTS

- GENERAL NOTES AND TYPICAL STRUCTURAL DETAILS SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE SHOWN OR NOTED.
- FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT FOR SIMILAR CONDITIONS. MODIFY TYPICAL DETAILS AS REQUIRED TO MEET SPECIAL CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AGAINST THE PROJECT DRAWINGS PRIOR TO STARTING WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ERECTION OF ALL TEMPORARY BRACING, SHORING, CUTS, ETC.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST APPLICABLE STANDARDS OR SPECIFICATIONS. ALL WORK SHALL CONFORM WITH THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES.
- UNLESS SPECIFICALLY DETAILED ELSEWHERE CONTRACTOR SHALL FOLLOW TYPICAL DETAILS AS SHOWN IN THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK AMONG THE VARIOUS TRADES AS NECESSARY TO AVOID CONFLICTS AND TO INSURE THE INSTALLATION OF ALL WORK WITHIN THE AVAILABLE SPACE.
- DO NOT SCALE DRAWINGS. CALLED-OUT DIMENSIONS AND STANDARD CODE REQUIREMENTS SHALL GOVERN OVER SCALED DRAWINGS.
- SPECIAL NOTE: DIMENSIONS INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS SHALL BE USED TO DEFINE DETAIL CONFIGURATIONS, ELEVATIONS, OPENINGS, JOINTS, SLABS, ETC.
- OPTIONS AND "APPROVED EQUAL" SPECIFICATIONS ARE FOR CONTRACTORS CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY TO IMPLEMENT AN OPTION, AND SHALL COORDINATE ALL DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ADDITIONAL WORK DUE TO SELECTION OF AN OPTION, SUBSTITUTION OF MATERIAL, OR DUE TO CHANGES OR OMISSION IN CONSTRUCTION BY CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, CIVIL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR THE EXACT SIZE, NUMBER AND LOCATIONS OF ALL REEVES OR OPENINGS THROUGH FLOOR SLABS, BEAMS AND WALLS.

FOUNDATION NOTES

- FOUNDATION DESIGN AND SOIL PROPERTIES ARE BASED ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 4,000 PSF FOR DEAD LOAD + LIVE LOAD.
- CONTRACTOR TO FOLLOW THE GEOTECHNICAL RECOMMENDATIONS FOR THE SURFACE PREPARATION AND FOUNDATION CONSTRUCTION. BOTTOM OF FOOTING ELEVATION AS SHOWN ON THE DRAWINGS SHALL BE MAINTAINED AS MINIMUM.
- EXCAVATION OF ALL FOOTINGS SHALL BE DONE IN ACCORDANCE WITH THE CONTOURS AND DIMENSIONS INDICATED. BOTTOM OF EXCAVATIONS SHALL BE SLIGHTLY SLOPED TO PROVIDE PROPER SURFACE DRAINAGE AND TO AVOID SURFACE PONDING.
- FILL MATERIALS SHOULD BE INSTALLED IN MAXIMUM 8 INCHES THICK LOOSE LAYER AND COMPACTED TO A DRY DENSITY EQUIVALENT TO AT LEAST 95 PERCENT OF THE MAXIMUM ATTAINABLE BY THE METHOD OF COMPACTION.
- THE EXCAVATION AND REINSTALLATION OF BASE COURSE MATERIALS SHALL EXTEND HORIZONTALLY A DISTANCE EQUAL TO ONE HALF THE FOOTING WIDTH.
- FOOTING EXCAVATION AND RECOMPACTION SHALL BE INSPECTED BY THE SOIL ENGINEER TO VERIFY CONDITION OF SOIL BEARING PRIOR TO PLACEMENT OF FOUNDATION FORMS AND REINFORCEMENTS. WHERE UNSATISFACTORY SOILS ARE EXPOSED, THEY SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE OR CEMENT GROUT OR AS OTHERWISE INSTRUCTED BY THE ENGINEER.

REINFORCED CONCRETE NOTES

- ALL CONCRETE SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT THE END OF 28 DAYS, AS SPECIFIED UNDER BASIC DESIGN CRITERIA.
- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION CODE OF THE AMERICAN CONCRETE INSTITUTE (ACI 318-05).
- LOCATION OF ALL CONSTRUCTION OR COLD JOINTS MUST BE APPROVED BY THE ENGINEER.
- PIPES OR DUCTS EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES BUT SHALL NOT BE EMBEDDED THEREIN.
- REINFORCING BARS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN PLACE BEFORE POURING CONCRETE. BAR PLACEMENT AND SUPPORTS SHALL BE IN ACCORDANCE WITH THE RECOMMENDED AS PRACTICE.
- ALL INSERTS, ANCHOR BOLTS, PLATES, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE NOT OF GALVANIZED UNLESS NOTED OTHERWISE.
- IN GENERAL, THE LATEST EDITION OF "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" ACI 315, SHALL BE AMENDED TO, UNLESS SHOWN OTHERWISE.
- USE OF ADMIXTURES IS PERMITTED TO PRODUCE PROPER SLUMP AND WORKABILITY BUT SUBJECT TO THE ENGINEER'S APPROVAL. ADDITION OF WATER TO CONCRETE AT JOBSITE IS NOT ALLOWED.
- 48 HOURS PRIOR TO THE POURING OF ANY STRUCTURAL CONCRETE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO AN INSPECTION CAN BE MADE ON ALL FORMS AND REINFORCEMENT.

REINFORCING STEEL

- ALL REINFORCING BARS AS NOTED IN BASIC DESIGN CRITERIA SHALL CONFORM TO ASTM A615 REQUIREMENTS, UNLESS OTHERWISE NOTED.
- ANY WELDING TO BE PERFORMED MUST HAVE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- WELDING OF REINFORCING STEEL IS NOT PERMITTED UNLESS OTHERWISE SHOWN ON THE DRAWINGS. WELDING OF REINFORCING STEEL SHALL COM- FORM TO AISI 01.4 "AISI STRUCTURAL WELDING CODE - REINFORCING STEEL" OF THE AMERICAN WELDING SOCIETY. REINFORCING STEEL WHICH IS WELDED SHALL CONFORM TO ASTM A 705. REINFORCING STEEL NOT CONFORMING TO ASTM A 705 MAY BE USED IF MATERIAL PROPERTIES OF THE REINFORCING STEEL CONFORM TO AISI 01.4.
- REINFORCING SHALL BE SPLICED ONLY AS INDICATED ON THE DRAWINGS.
- BARS NOTED AS "CONT." SHALL HAVE A MINIMUM SPICE LENGTH OF 40 BAR DIAMETERS BUT NOT LESS THAN 2'-0", UNLESS OTHERWISE NOTED.
- WELDED WIRE FABRIC (WFF) SHALL CONFORM TO ASTM A 185. WELDED WIRE FABRIC IN SUSPENDED SLABS SHALL HAVE $F_y = 60$ KSI. LAP IF MINIMUM OR ONE FULL MESH, WHICHEVER IS GREATER FOR SLABS.
- MINIMUM CONCRETE COVER FOR REINFORCING BARS SHALL BE:
 CONCRETE CAST AGAINST EARTH..... 5"
 EXPOSED TO EARTH OR WEATHER..... 2"
 SLAB ON GRADE..... 2"
 NOT EXPOSED TO WEATHER OR GROUND:
 COLUMNS & BEAMS..... 1 1/2"
 SLABS, WALLS, JOISTS..... 3/4"
- UNLESS OTHERWISE NOTED, BAR SPLICES SHALL BE MADE AT POINTS OF MINIMUM STRESS. SPLICES SHALL BE SMOOTHLY WELDED TOGETHER. STAGGER SPLICES AT LEAST 24" WHENEVER POSSIBLE IN BEAMS AND SLABS. SPLICE TOP BARS AT MIDSPAN AND BOTTOM BARS NEAR SUPPORT. SPLICE OF REINFORCEMENT SHALL BE MADE ONLY AS REQUIRED OR PERMITTED ON DESIGN DRAWINGS OR AS ALLOWED BY THE ACI CODE OR AS AUTHORIZED BY THE ENGINEER.
- ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS ARE TO BE SECURELY TIED IN PLACE BEFORE CONCRETE IS POURED.
- ALL REINFORCING BAR BENDS SHALL BE COLD BEND.
- SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REINFORCING STEEL. PREPARED IN ACCORDANCE WITH ACI 315. INDICATE BENDING DIAGRAM, ASSEMBLY DIAGRAM, SPLICES AND LAPS OF RODS AND SHAPES DIMENSIONS AND DETAILS FOR REINFORCING BARS.

FORMWORK:

- FORMS SHALL BE PROVIDED FOR ALL CONCRETE INDICATED UNLESS SPECIFIED OTHERWISE. FORMS SHALL BE SET TRUE TO LINE AND GRADE AND MAINTAINED SO AS TO INSURE COMPLETED WORK WITHIN THE ALLOWABLE TOLERANCES SPECIFIED AND SHALL BE WORTHY TIGHT.
- FORMS AND THEIR SUPPORTS SHALL BE DESIGNED SO AS NOT TO DAMAGE PREVIOUSLY PLACED STRUCTURE.
- NO CONSTRUCTION LOAD SHALL BE SUPPORTED ON, NOR ANY SHORING REMOVED FROM ANY PART OF STRUCTURE UNDER CONSTRUCTION EXCEPT WHEN THAT PORTION OF THE STRUCTURE IN COMBINATION WITH THE REMAINING FORMING AND SHORING SYSTEM HAS SUFFICIENT STRENGTH TO SUPPORT SAFELY ITS WEIGHT AND THE ADDITIONAL IMPOSED LOADS.
- FORMS SHALL BE REMOVED IN SUCH MANNER AS NOT TO IMPAIR SAFETY AND SERVICEABILITY OF THE STRUCTURE.

BASIC DESIGN CRITERIA

- CODES AND REFERENCES**
 - ACI 318-05 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - 2009 INTERNATIONAL BUILDING CODE
 - ASCE 7-05, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- MATERIALS STRENGTHS**
 - CONCRETE AT 28 DAYS
 CONCRETE FOOTING & SLAB ON GRADE..... $f'_c = 3,000$ PSI
 CONCRETE FRAMES, SLABS, AND WALLS..... $f'_c = 4,000$ PSI
 - REINFORCING BARS
 f_y AND SMALLER..... $f_y = 60,000$ PSI
 f_y AND LARGER..... $f_y = 80,000$ PSI
 - CONCRETE MASONRY UNIT..... $f_m = 1,350$ PSI
- LOADING**
 - DEAD LOAD
 - CONCRETE (UNIT WT.)..... 150 PCF
 - EQUIPMENT..... ACTUAL OPERATING LOAD
 - WIND LOAD
 - BASIC WIND PRESSURE..... $p = 74$ PSF
 - MAXIMUM WIND VELOCITY..... $V = 176$ MPH
 - EXPOSURE "C"
 - IMPORTANCE FACTOR, $I = 0.77$
 - SEISMIC LOAD
 - AS PER 2009 INTERNATIONAL BUILDING CODE
 - OCCUPANCY IMPORTANCE FACTOR, $I = 1.0$
 - SEISMIC DESIGN CATEGORY "D"

TE ENGINEERS

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 Web: www.te-engineers.com

PROJECT TITLE:
**MOTOROLA GENERATORS
 SITE UPGRADES
 BARRIGADA HEIGHTS SITE
 LOT 11-1
 BARRIGADA, GUAM**

SHEET TITLE:
**GENERAL
 STRUCTURAL NOTES**



This seal was prepared by me or under my supervision and/or

Date: 05/16/2010

05/16/2010 PERMIT SET

Date: 05/16/2010

Date: 05/16/2010

Date: 05/16/2010

Date: 05/16/2010

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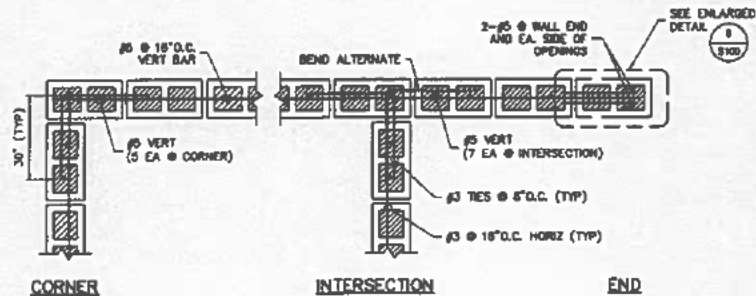
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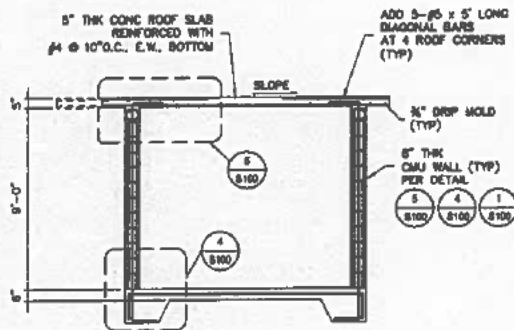
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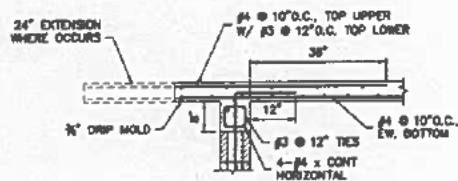
Date: 05/16/2010



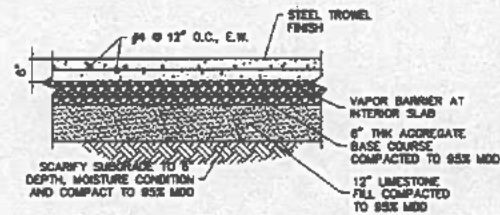
① TYPICAL CMU WALL REINFORCEMENT
NTS



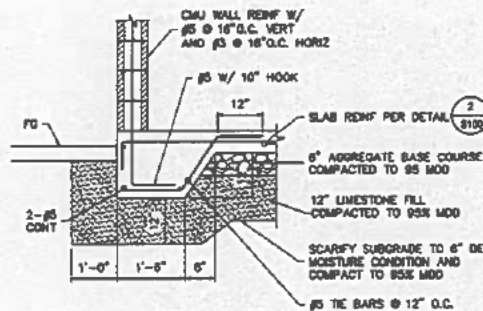
③ GENERATOR BLDG - SECTION
SCALE: 3/8"=1'-0"



⑤ DETAIL
SCALE: NTS



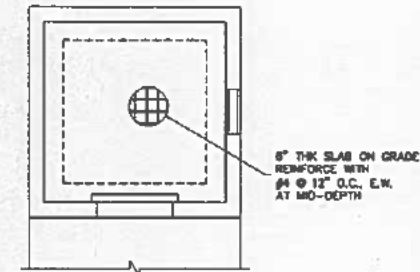
② INTERIOR SLAB ON GRADE
NTS



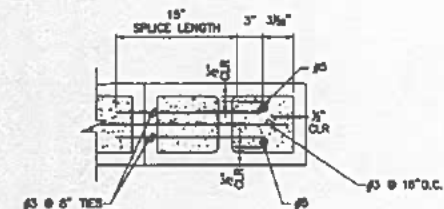
④ WALL FOOTING
NTS

NOTES:

1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.



⑥ FOUNDATION PLAN
SCALE: 3/8"=1'-0"



⑦ ENLARGED DETAIL
SCALE: NTS

TG ENGINEERS

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PROJECT TITLE:
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

SHEET TITLE:
GENERATOR BLDG.
FOUNDATION PLAN,
SECTION & DETAIL



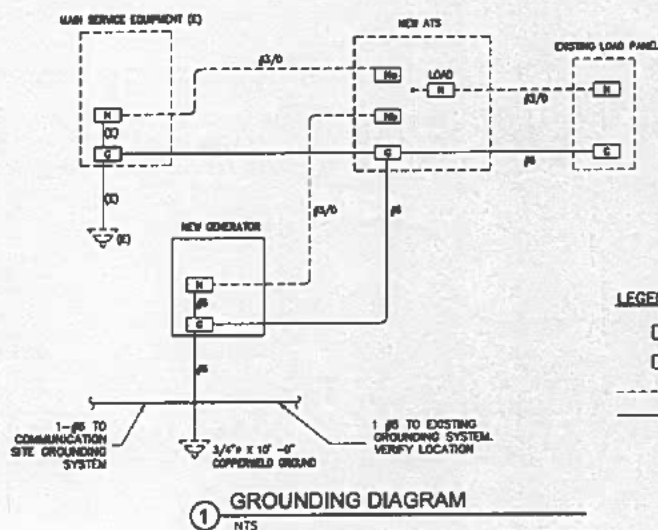
Drawn by:	CTC
Check by:	SL/PT/SL
Design by:	CTC
Reviewed by:	TO
Drawing Number	S200
AS 8-10-98	03/18/98

GENERAL NOTES AND SPECIFICATIONS

1. ELECTRICAL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE NATIONAL ELECTRICAL CODE (NEC) 2020, LATEST EDITION NATIONAL ELECTRICAL SAFETY CODE (NECS) 2023, GUAM TROPICAL ENERGY CODE (GTREC) 2012, RULES AND REGULATIONS OF DEPARTMENT OF PUBLIC WORKS AND GOVERNMENT OF GUAM.
2. ALL EQUIPMENT AND MATERIALS SHALL BE LISTED (UL, ETL, EAL OR OTHER RECOGNIZED ORGANIZATION) WHERE LISTING IS AVAILABLE FOR THAT TYPE OF EQUIPMENT OR CONFORM TO ANSI OR NEMA STANDARDS. SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR APPROVAL.
3. INSTALLATION SHALL CONFORM TO CONSTRUCTION STANDARDS SPECIFIED IN THE AMERICAN ELECTRICIANS HANDBOOK BY CROFT (LATEST EDITION) AND SHALL BE SUBJECT TO THE APPROVAL OF THE AGENCY WHO HAS JURISDICTION AND THE ENGINEER.
4. ANY DEVICE MAY BE RELOCATED FROM THE LOCATION SHOWN ON DRAWINGS PRIOR TO INSTALLATION AT THE DIRECTION OF THE ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
5. METALLIC ENCLOSURES, RACEWAYS, AND ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH REQUIREMENTS OF NEC ARTICLE 250. PROTECT GROUND WIRE IN EVERY RACEWAY, SIZED IN ACCORDANCE WITH NEC TABLE.
6. PROTECT AND PAY FOR BUILDING PERMITS. COORDINATE WITH REVIEWING AGENCIES.
7. UNDERGROUND CONDUIT SHALL BE PVC SCH 40 (EMBEDDED IN CONCRETE AND BELOW GRADE), ALUMINUM (EMBEDDED INSTALLATION), BUT (DRY LOCATIONS, CONCEALED ABOVE GRADE), 3/4" MINIMUM DIAMETER UNLESS OTHERWISE NOTED.
8. WIRING SHALL BE NEC TYPE THW, THHN OR THWN, BODY CONDUCTORS SHALL BE COPPER.
9. TEST: PERFORM THE FOLLOWING TESTS IN PRESENCE OF OWNER'S REPRESENTATIVE. RESULTS SUBMITTED FOR APPROVAL TO ENGINEER.
 - A. MEASUREMENT OF VOLTAGES AT SERVICE EQUIPMENT AND RANDOMLY SELECTED LOADS.
 - B. OPERATION TEST
 - C. INSULATION RESISTANCE TEST
 - D. GROUNDING TEST

TESTING METHODS AND PROCEDURE SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA) AND NEC. TEST RESULTS OBTAINED BY THE MASTER ELECTRICIAN SUBMITTED TO THE ENGINEER FOR APPROVAL. REPORTS SHALL INCLUDE PROOF OF CALIBRATION OF THE TESTING INSTRUMENT.
10. ELECTRICAL WORK SHALL BE UNDER FULL SUPERVISION OF A PROFESSIONAL ELECTRICAL ENGINEER OR A MASTER ELECTRICIAN REGISTERED TO PRACTICE IN CHAM.
11. PANELBOARD SHALL BE COMPLETE WITH COPPER BUS, ENCLOSURE AND TRIM, COMPLIMENT OF MOLDED PLASTIC CASE, CIRCUIT BREAKERS WITH RATINGS AS INDICATED, AND COMPLETED TYPEWRITTEN CIRCUIT DIRECTORY. PROVIDE AFCI CIRCUIT BREAKERS AS REQUIRED BY NEC.
12. SUBSTITUTE MATERIALS TO BE EQUAL QUALITY TO SPECIFIED ITEM IF SUBSTITUTE MATERIALS ARE PROPOSED. SUBMIT THREE (3) COPIES OF SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.
13. GUARANTEE - THE ENTIRE INSTALLATION SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE BY THE OWNER.
14. INSTALLATION AND WORKMANSHIP:
 - A. ALL WORK SHALL BE NEATLY EXECUTED, WORKMANLIKE IN APPEARANCE, STRAIGHT, PLUMB, UNIFORM, PROPERLY ALIGNED AND SECURED IN PLACE.
 - B. WIRING METHODS:
 - (1) USE SEALTITE FLEX FOR CONNECTION TO EQUIPMENT.
 - (2) ATTACH TO CONCRETE AND MASONRY WITH EXPANDED ANCHORS AND TO WOOD WITH WOOD SCREWS.
 - (3) SUPPORT RACEWAYS PER NEC.
 - (4) DO NOT SUPPORT RACEWAYS AND BOXES FROM AND ON MECHANICAL SYSTEMS.
 - (5) CABLES WILL NOT BE PERMITTED.
 - C. CONDUCTORS:
 - (1) MAKE SPLICES IN ACCESSIBLE LOCATIONS. MAKE SPLICES IN CONDUCTORS NO. 10 AND SMALLER DIAMETER WITH INSULATED, PRESSURE-TYPE CONNECTOR. MAKE SPLICES IN CONDUCTORS NO. 8 AND LARGER DIAMETER WITH SOLDERLESS CONNECTOR AND COVER WITH INSULATION MATERIAL EQUIVALENT TO CONDUCTOR INSULATION.
 - (2) FORM WIRE NEATLY IN ENCLOSURES.
 - (3) IDENTIFY CONDUCTORS BY COLOR CODE - NEUTRAL, WIRE TO BE WHITE AND GROUND WIRE TO BE GREEN.
 - D. CUT, CORAL AND PATCH AS REQUIRED. REPAIR ANY SURFACES DAMAGED OR MARKED, CUTTING, REPAIRS AND RETEERING SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.

- E. CLEAN ALL SURFACES TO RECEIVE PAINT. PAINT ANY SURFACE DAMAGED DURING INSTALLATION.
- F. REPAIR ALL SURFACES DAMAGED DURING THE INSTALLATION OF THE WORK SUBJECT TO THE APPROVAL OF THE ARCHITECT.
- G. PROVIDE EXPANSION/DEFLECTION FITTING FOR CONDUITS PASSING THROUGH JOINTS.
- H. PROVIDE CONDUIT SEAL FOR CONDUITS PASSING THROUGH AIR CONDITIONED AND NON-AIR CONDITIONED AREAS.
- I. SUPPORTING STRUCTURES SHALL BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S RECOMMENDATION.
- J. OUTDOOR INSTALLATIONS SHALL BE RATED FOR 120 MPH WINDSPEED PER IBC 2008.
15. WIRING DEVICES:
 - A. SWITCHES: 20A - POLES AS INDICATED 120/277V, COLOR TO MATCH DEVICE PLATE.
 - B. RECEPTACLES: 20A, 120V, COLOR TO MATCH DEVICE PLATE.
16. FIXTURES - INSTALL FIXTURES INDICATED IN LUMINAIRE SCHEDULE COMPLETE WITH LAMPS, HANGERS, SUPPORTS, BALLAST, DIMMERS, AND ACCESSORIES.
17. DEVICE PLATES - PLASTIC - COLOR TO MATCH DEVICE.
18. OUTLETS - PROVIDE OUTLET BOXES TO SUIT CONDITIONS ENCOUNTERED. BOXES SIZED TO ACCOMMODATE CONDUCTORS PER NEC. MINIMUM SIZE OF BOX FOR USE WITH RACEWAY SYSTEMS TO BE 4" SQUARE BY 2-1/8" DEEP.
19. CIRCUIT BREAKERS AND SAFETY SWITCHES - GENERAL ELECTRIC, SQUARE D, ITS WESTINGHOUSE OR CHILDRIDGE SAFETY SWITCH - HEAVY DUTY TYPE.
20. EXISTING GROUND SERVICE AND WEATHERING ARE SUFFICIENT AND NO CHANGES OR ADDITION IS REQUIRED.



LEGEND:

- N NEUTRAL BUS
- G GROUND BUS
- NEUTRAL
- GROUND

EXISTING	NEW	ELECTRICAL SYMBOL LIST
		HOURMETER HOUR METER
		CIRCUIT BREAKER
		AUTOMATIC TRANSFER SWITCH (ATS)
		PANEL BOARD
		GENERATOR
		FLEXIBLE CONDUIT
		SPA POWER POLE
		LINEAR LUMINAIRE LED, COULING NTD.
		LIGHT, LED, CEILING / WALL NTD.
		SWITCH, FLUSH, TAMPER, 20A, 120, 277V, WALL MOUNTED
		RECEPTACLE, DUPLEX, WALL MOUNTED, 20A, 120V, NEMA 3-20R
		RACEWAY CONCEALED BELOW FIN FLOOR OR GROUND, NUMBER OF WIRES WITHIN INCLUDING GROUND
		RACEWAY CONCEALED IN CEILING OR WALL, NUMBER OF WIRES WITHIN INCLUDING GROUND
		RACEWAY, STUBBED AND CAPPED
		ARROW, HORIZONTAL TO CABINET OR PANEL, AS INDICATED, NUMBER OF WIRES WITHIN AS REQUIRED INCLUDING GROUND
		INDICATOR, DETAIL: TOP HALF-DETAIL NUMBER BOTTOM HALF-SHEET NUMBER (DETAIL LOCATION)
		INDICATOR, RACEWAY SECTION
		NOTE INDICATOR
		N/A
		ABOVE FINISH FLOOR/ABOVE FINISH GRADE
		NON-FLEXIBLE SWITCH
		PROVISION FOR FUTURE BREAKER
		SURGE PROTECTIVE DEVICE
		INDICATES WEATHERPROOF
		WEATHER RESISTANT
		HANDHOLE

TG ENGINEERS

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94000, Kuching
Email: tgengineers@tgk.com
Tel: 960-9333333

PROJECT TITLE:
**MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM**

SHEET TITLE:
**GENERAL NOTES,
SPECIFICATIONS, AND
ELECTRICAL SYMBOL**



No work was prepared by me
or under my supervision except

Date: 04/16/26

Signature: T. G. ENGINEERS, INC.

Date: 04/16/26

Signature: T. G. ENGINEERS, INC.

Date: 04/16/26

Signature: T. G. ENGINEERS, INC.

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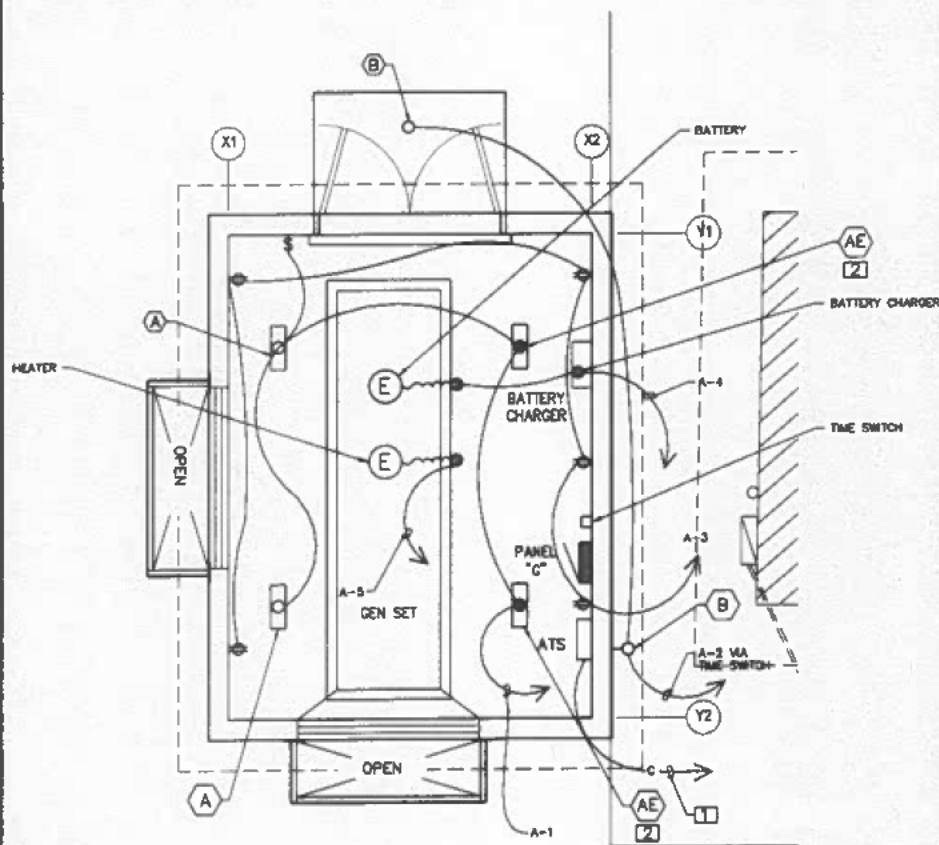
Date: 04/16/26



1. REMOVE GENERATOR AND TRANSFER SWITCH AFTER NEW GENERATOR AND ATS ARE OPERATIONAL.
2. DETERMINE EXACT ROUTING IN FIELD
3. UNDERGROUND WIRING IN CONDUIT, 18 INCHES BELOW GRADE. PROVIDE 4" SAND CUSHION.
4. EXPOSED CONDUIT WITH WIRING, PROVIDE CONDUIT CLAMP SUPPORT.
5. TRANSITION FROM UNDERGROUND TO EXPOSED.



7 1 0 4
SCALE 1"=6'-0"



1 GENERATOR BLDG. ELECTRICAL PLAN

NOTES:

- 1 PROVIDE 3/4" C TO EXISTING TELECOM CABINET.
- 2 CONNECT TO UNSWITCHED LIGHT CIRCUIT.

MOUNTING HEIGHT SCHEDULE

(UNLESS OTHERWISE INDICATED)

DEVICE ON PLAN	MOUNTING HEIGHT	REFERENCE POINT					REMARKS
		FLOOR	CEILING	TO	TO	TOP	
CH. 1	15"	•			•		
S. S.	48"	•			•		
•	5'-6"	•				•	
•	4'-0"	•				•	

PANEL SCHEDULE "A"				MAIN SGA, 2 POLE		VOLTAGE: 120/240	
CMT. NO.	LOAD DESCRIPTION	MOUNTING: SURFACE		ENCL. TYPE: NEMA 1		WIRE SIZE	REMARKS
		OR RATING	POLE	A	B		
1	LIGHTS	20	1	0.3		12	
2	EXT. LTS			0.1			
3	ROCEP				0.9		
4	BATTERY CHARGER				1.2		
5	HEATER			1.5			
6	CH. FAN			1.2			
7	SPARE				1.0		
8				1.0	1.0		
9				1.0			
10					1.0		
11					1.0		
12					1.0		
13	PTB						
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
TOTAL LOAD/PHASE				5.0	6.1		
TOTAL CORR. LOAD, KVA				11.1			
DEMAND FACTOR				0.46			
DEMAND LOAD, KVA				5.1			

*NOTE:

USE #10 AWG FOR HOMERUN EXCEEDS 50 FT.
#12 BETWEEN FIXTURES.

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	LAMP DATA	MOUNTING	DESCRIPTION	MANUFACTURER NO. OR APPROVED EQUAL	REMARKS
A	LED 37.8	SURFACE FOR PENDANT	LED LINEAR ENCLOSED AND GASKETED (WITH EMERGENCY BATTERY)	LITHONIA FEM-148-4000LM-8AFL-180-1VOLT-6210-40K-800H	
AE				FEM-148-4000LM-8AFL-180-1VOLT-6210-40K-800H-ETWIMOP	
B	LED 37.8	SURFACE	BULKHEAD FIXTURE, DIE CAST ALUMINUM HOUSING, LISTED FOR WET LOCATIONS	TORON LIGHTING BRUCE-BEC-GR-113.0-LRY-18-40K-SP0-3P	

TO ENGINEERS

101 King Street, Suite 100, San Francisco, CA 94102
415.774.1000
FAX: 415.774.1001

PROJECT TITLE:
MOTOROLA GENERATORS
SITE UPGRADES
BARRIGADA HEIGHTS SITE
LOT 11-1
BARRIGADA, GUAM

SHEET TITLE:
GENERATOR BLDG.
ELECTRICAL PLAN,
PANEL AND LIGHTING
FIXTURE SCHEDULE



This seal was prepared by me or under my immediate supervision.

Date: 01/19/20
Scale: AS SHOWN
Permit No.: 101

DESIGNED BY: AA
DRAWN BY: AA/PE/CL
CHECKED BY: AA
APPROVED BY: TS

Drawing Number

E400

AS SHOWN 03/19/20

10 10



V. Old Business

E. Public Law 37-146 Harmon Cliff line Bull Cart Trail (Purchase of Bull Cart Trail - Eclavea Family)

CHAMORRO LAND TRUST COMMISSION
Board of Commissioners Meeting (August 27, 2026)
Staff Report

Harmon Cliff line Bull Cart Trail Appraisal

1. FACTS:

- a. **Location:** Within Lot 5045, Lot 5045-B and Lot 5051-B, Tanguisson Road, Tamuning
- b. **Lot Size / Lease Type:** N/A
- c. **Lease Instrument Number:** N/A
- d. **Field Description:** N/A
- e. **Complaint/Issue/Request:** Purchase of the Bull Cart Trail

2. DETAILS:

- a. August 6, 2026 response letter to Doreen Borja and Lola Leon Guerrero signed by Acting Administrative Director Angela Camacho acknowledging receipt of the two appraisals.
- b. August 5, 2026 received appraisal report conducted by MILO Appraisal Group
- c. June 29, 2026 received appraisal report conducted by Cornerstone Valuation Inc.
- d. January 5, 2026 response letter to Doreen Borja regarding appraiser selection
- e. December 18, 2025 Regular and January 9, 2026 Resumption board meeting- motion was made and the board unanimously approved and stand by the original decision to sell the bull cart to the Eclavea family
- f. December 9, 2026 response letter to Doreen Borja signed by Chairman Earl Garrido regarding the process of land registration with the Department of Land Management
- g. December 8, 2025 FOIA request received from Doreen Borja requesting for meeting minutes of July 17, 2025 CLTC Board meeting and a copy of the agenda for the December 28, 2025 board meeting.
- h. November 18, 2025 response letter to Lola Leon Guerrero signed by Chairman Earl Garrido regarding reconsideration to sell the bull cart trail to the Eclavea family
- i. October 23, 2025 received a letter from Ms. Lola Leon Guerrero requesting to reconsider the Board of Commissioners' July 17, 2025 motion to sell the 1,580 square meters of an existing bull cart trail transversing Lots 5045, 5051B and 5046B in the Municipality of Tamuning to the Eclavea family.
- j. July 17, 2025 CLTC Regular Board meeting – the board unanimously approved a motion to sell 1,580 square meters in compliance with Public 37-146
- k. July 14, 2025 received an email and a letter from Ms. Lola Leon Guerrero on behalf of the Eclavea family requesting for the CLTC Board to support and approve actions authorized under Public 37-146. This law permits the CLTC to either sell or transfer 1,580 square meters of an existing bull car trail transversing through Lots 5045, 5051B, and 5046B in the municipality of Tamuning to the government of Guam for public access and long-maintenance. Pursuant to this law, the Department of Land Management (DLM) is also authorized to coordinate a land exchange substituting the 1,580 square meters of said bull cart trail with 13,101 square meters comprising a designated 60-foot-wide public easement across the consolidated lots

3. Findings:

- a. Appraisal report dated May 15 2026 prepared by Cornerstone Valuation Guam Inc. Market Value conclusion - **\$152,000.00**
- b. Appraisal report dated May 15 2026 prepared by MILO Appraisal Group. Market Value conclusion - **\$17,700.00**

4. Summary:

The average of the two submitted appraisals—\$152,000.00 and \$17,700.00 - is **\$84,850.00**. This amount will serve as the Fair Market Value for the 1,580± square meters identified as a bull cart trail located within Lots 5045, 5045-B, and 5051-B on Tanguisson Road, Municipality of Tamuning



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

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

August 6, 2026

TO: Doreen Borja

Lola Leon Guerrero

FROM: Acting Administrative Director

SUBJECT: Appraisal for Harmon Cliff line Bull Cart Trail

Buenas Yan Hafa Adai Ms. Doreen Borja and Ms. Lola Leon Guerrero,

Thank you for submitting the two independent property appraisals for the bull cart trail segment transversing through Lots 5045, 5051B and 5046B in Tamuning. The immediate next step is the formal review by the CHamoru Land Trust Commission (CLTC) Board of Commissioners. Your request to purchase with the submitted appraisals will be placed on the agenda for an upcoming regular board meeting scheduled on August 27, 2026.

During this meeting, the Board will review the valuation data and determine the fair market value and authorize the sale of the bull cart trail.

If you have any immediate questions, please contact our office at (671) 300-3296.

Senseramente,

Angela M. Camacho

Lourdes A. Leon Guerrero
I Magsa Hafa
Governor of Guam

Joshua F. Tenorio
I Segundo Magsa Lahi
U.S. Governor of Guam

Commission Members

Earl J. Garrido
Chairman

Fabienne Cruz Raspcio
Commissioner

Jeremy J. Rojas
Commissioner

Annie M. Makepeace
Commissioner

Vacant
Commissioner

Angela M. Camacho
Acting Administrative Director

I Mina'trentai Siette Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
381-37 (COR) As amended by the Committee on Health, Land, Justice, and Culture	Therese M. Terlaje	AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO SELL 1580 SQUARE METERS OF AN EXISTING BULL CART TRAIL THROUGH LOTS 5045, 5051B, AND 5046B, MUNICIPALITY OF TAMUNING (FORMERLY MUNICIPALITY OF DEDEDO) OR TO AUTHORIZE CLTC TO TRANSFER TO THE DEPARTMENT OF LAND MANAGEMENT (DLM) AND AUTHORIZE DLM TO EXCHANGE 1580 SQUARE METERS OF THE BULL CART TRAIL FOR APPROXIMATELY 13,101 SQUARE METERS OF 60' WIDE PUBLIC EASEMENT THROUGH CONSOLIDATED LOTS 5045, 5051B, AND 5046B, MUNICIPALITY OF TAMUNING (FORMERLY MUNICIPALITY OF DEDEDO).	11/15/24 4:54 p.m.	11/19/24	Committee on Health, Land, Justice, and Culture	Request: 11/19/24 11/26/24	11/26/24 2:00 p.m.	12/5/24 10:33 a.m. As amended by the Committee on Health, Land, Justice, and Culture	
	SESSION DATE	TITLE	DATE PASSED	TRANSMITTED	DUE DATE	PUBLIC LAW NO.	DATE SIGNED	NOTES	
	12/5/24	AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO SELL ONE THOUSAND FIVE HUNDRED EIGHTY (1,580) SQUARE METERS OF AN EXISTING BULL CART TRAIL THROUGH LOTS 5045, 5051B, AND 5046B IN THE MUNICIPALITY OF TAMUNING (FORMERLY MUNICIPALITY OF DEDEDO); OR TO AUTHORIZE THE CLTC TO TRANSFER TO THE DEPARTMENT OF LAND MANAGEMENT (DLM) AND AUTHORIZE DLM TO EXCHANGE ONE THOUSAND FIVE HUNDRED EIGHTY (1,580) SQUARE METERS OF THE BULL CART TRAIL FOR APPROXIMATELY THIRTEEN THOUSAND ONE HUNDRED ONE (13,101) SQUARE METERS OF A SIXTY FOOT (60') WIDE PUBLIC EASEMENT THROUGH CONSOLIDATED LOTS 5045, 5051B, AND 5046B IN THE MUNICIPALITY OF TAMUNING (FORMERLY MUNICIPALITY OF DEDEDO).	12/16/24	12/17/24	12/28/24	37-146	12/28/24	Received: 12/28/24 Messages and Communications Doc. No. 37GL-24-3168	



UFISINAN I MAGA'HÅGAN GUÅHAN
OFFICE OF THE GOVERNOR OF GUAM

Transmitted via Email to: speaker@guamlegislature.org

December 28, 2024

THE HON. THERESE M. TERLAJE, Speaker
I Mina'trentai Siette Na Liheslaturan Guåhan
37th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

37GL-24-3168
OFFICE OF THE SPEAKER
THERESE M. TERLAJE

DEC 28 2024

Time: 6:01 pm
Received: [Signature]

RE: Bill No. 381-37 (COR), "AN ACT TO AUTHORIZED THE CHAMORRO LAND TRUST COMMISSION TO SELL ONE THOUSAND FIVE HUNDRED EIGHTY (1,580) SQUARE METERS OF AN EXISTING BULL CART TRAIL THROUGH LOTS 5045, 5051B, AND 5046B IN THE MUNICIPALITY OF TAMUNING (FORMERLY MUNICIPALITY OF DEDEDO); OR TO AUTHORIZE THE CLTC TO TRANSFER TO THE DEPARTMENT OF LAND MANAGEMENT (DLM) AND AUTHORIZE DLM TO EXCHANGE ONE THOUSAND FIVE HUNDRED EIGHTY (1,580) SQUARE METERS OF THE BULL CART TRAIL FOR APPROXIMATELY THIRTEEN THOUSAND ONE HUNDRED ONE (13,101) SQUARE METERS OF A SIXTY FOOT (60') WIDE PUBLIC EASEMENT THROUGH CONSOLIDATED LOTS 5045, 5051B, AND 5046B IN THE MUNICIPALITY OF TAMUNING (FORMERLY MUNICIPALITY OF DEDEDO)"

Håfa Adai Madam Speaker,

Bill No. 381-37 (COR) authorizes the Chamorro Land Trust Commission (CLTC) to sell 1,580 square meters of an existing bull car trail through Los 5045, 5051B, and 5046B in the municipality of *Tamuning* or transfer said bill cart trail to the government of Guam for public access and maintenance upon which the Department of Land Management (DLM) is authorized to exchange the 1,580 square meters of said bull cart trail through the aforementioned lots for approximately 13,101 square meters of a 60 foot wide easement through the consolidated lots.

This legislation permits the consolidation of the bull cart trail, provided that a public easement is dedicated. This will enable the subdivision of these ancestral lands, improve public access and safety in the area, and streamline the development process.

//

//



To: The Hon. Therese M. Terlaje, Speaker
Fr: The Hon. Lourdes A. Leon Guerrero, Governor of Guam
Date: December 28, 2024
Re: Bill No. 381-37 (COR)

Page 2 of 2

For these reasons, I sign Bill No. 381-37 into law as ***Public Law No. 37-146***.

Senseramente,



LOURDES A. LEON GUERRERO

I Maga'hågan Guåhan

Governor of Guam

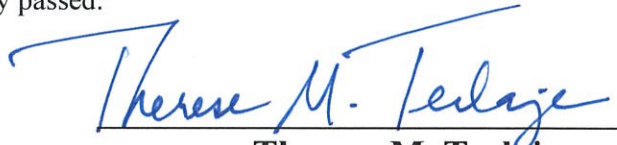
Enclosure(s): Bill No. 381-37 (COR) nka P.L. 37-146

cc via email: *Honorable* Joshua F. Tenorio, *Sigundo Maga'låhen Guåhan*, Lt. Governor of Guam
Compiler of Laws

I MINA'TRENTAI SIETTE NA LIHESLATURAN GUÅHAN
2024 (SECOND) Regular Session

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

This is to certify that Bill No. 381-37 (COR), "AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO SELL ONE THOUSAND FIVE HUNDRED EIGHTY (1,580) SQUARE METERS OF AN EXISTING BULL CART TRAIL THROUGH LOTS 5045, 5051B, AND 5046B IN THE MUNICIPALITY OF *TAMUNING* (FORMERLY MUNICIPALITY OF *DEDEDO*); OR TO AUTHORIZE THE CLTC TO TRANSFER TO THE DEPARTMENT OF LAND MANAGEMENT (DLM) AND AUTHORIZE DLM TO EXCHANGE ONE THOUSAND FIVE HUNDRED EIGHTY (1,580) SQUARE METERS OF THE BULL CART TRAIL FOR APPROXIMATELY THIRTEEN THOUSAND ONE HUNDRED ONE (13,101) SQUARE METERS OF A SIXTY FOOT (60') WIDE PUBLIC EASEMENT THROUGH CONSOLIDATED LOTS 5045, 5051B, AND 5046B IN THE MUNICIPALITY OF *TAMUNING* (FORMERLY MUNICIPALITY OF *DEDEDO*)," was on the 16th day of December 2024, duly and regularly passed.



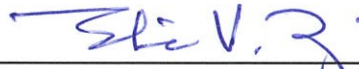
Therese M. Terlaje
Speaker

Attested:



Chris Barnett
Acting Legislative Secretary

This Act was received by *I Maga'hågan Guåhan* this 17th day of Dec,
2024, at 3:52 o'clock P.M.



Assistant Staff Officer
Maga'håga's Office

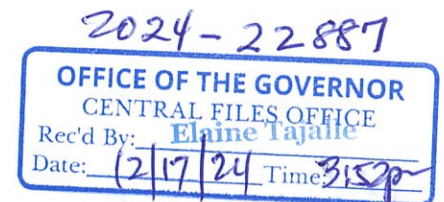
APPROVED:


12/28/2024

Lourdes A. Leon Guerrero
I Maga'hågan Guåhan

Date: 12/28/2024

Public Law No. 37-146



I MINA'TRENTAI SIETTE NA LIHESLATURAN GUÅHAN
2024 (SECOND) Regular Session

Bill No. 381-37 (COR)

As amended by the Committee on
Health, Land, Justice, and Culture.

Introduced by:

Therese M. Terlaje
Chris Barnett
Frank Blas, Jr.
Joanne M. Brown
Christopher M. Dueñas
Thomas J. Fisher
Jesse A. Lujan
Tina Rose Muña Barnes
William A. Parkinson
Sabina Flores Perez
Roy A. B. Quinata
Joe S. San Agustin
Dwayne T.D. San Nicolas
Amanda L. Shelton
Telo T. Taitague

AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO SELL ONE THOUSAND FIVE HUNDRED EIGHTY (1,580) SQUARE METERS OF AN EXISTING BULL CART TRAIL THROUGH LOTS 5045, 5051B, AND 5046B IN THE MUNICIPALITY OF TAMUNING (FORMERLY MUNICIPALITY OF DEDEDO); OR TO AUTHORIZE THE CLTC TO TRANSFER TO THE DEPARTMENT OF LAND MANAGEMENT (DLM) AND AUTHORIZE DLM TO EXCHANGE ONE THOUSAND FIVE HUNDRED EIGHTY (1,580) SQUARE METERS OF THE BULL CART TRAIL FOR APPROXIMATELY THIRTEEN THOUSAND ONE HUNDRED ONE (13,101) SQUARE METERS OF A SIXTY FOOT (60') WIDE PUBLIC

**EASEMENT THROUGH CONSOLIDATED LOTS 5045,
5051B, AND 5046B IN THE MUNICIPALITY OF
TAMUNING (FORMERLY MUNICIPALITY OF
DEDED0).**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that the Guam Ancestral Lands Commission (GALC) recognized Ana Miner Eclavea as the rightful owner of Lots 5045, 5051B, and 5046B. These lots and the bull cart trail that runs through them are proposed by the heirs of Ana Miner Eclavea to be consolidated into Lot 5046-B-NEW and subdivided pursuant to distribution to family members overseen by the Superior Court of Guam. The family proposes to dedicate thirteen thousand one hundred one (13,101) square meters of a sixty foot (60') wide public easement in exchange for one thousand five hundred eighty (1,580) square meters of an existing bull cart trail. The family proposes to acquire and consolidate one thousand five hundred eighty (1,580) square meters of an existing bull cart trail between Route 34 and the Harmon cliff line and dedicate thirteen thousand one hundred one (13,101) square meters of a sixty foot (60') wide public easement. This public easement would also lead from Route 34 to the same point on the Harmon cliff line as the existing bull cart trail.

I Liheslaturan Guåhan further finds that 21 GCA, Chapter 75, § 75105(c) authorizes the Department of Land Management (DLM), with the approval of the Chamorro Land Trust Commission (CLTC), or the Commission to sell at fair market value bull cart trails that no longer serve the transportation function originally intended to contiguous landowners, with proceeds to go to the CLTC.

I Liheslaturan Guåhan finds that 21 GCA, Chapter 75, § 75105(e) allows the CLTC to exchange lands for land of an equal value in order to consolidate its holdings or to better effectuate the purposes of the Land Trust.

1 *I Liheslaturan Guåhan* finds that 21 GCA, Chapter 75, § 75124(a) provides
2 that the proceeds of all sales of bull cart trails shall be deposited to the Chamorro
3 Land Trust Survey and Infrastructure Fund.

4 *I Liheslaturan Guåhan* finds that 21 GCA, Chapter 60, § 60112(a) provides
5 that government-owned real property shall not be sold, exchanged, or otherwise
6 transferred without the prior specific approval of the Guam Legislature.

7 Therefore, it is the intent of *I Liheslaturan Guåhan* to allow the consolidation
8 of the bull cart trail contingent upon the dedication of the public easement in order
9 to allow the subdivision by the family of these ancestral lands, to provide enhanced
10 public access and safety in the area, and to facilitate ease of development.

11 **Section 2.** Notwithstanding any other provision of law, and subject to the
12 approval of the Chamorro Land Trust Commission, the Chamorro Land Trust
13 Commission is authorized to:

14 (1) sell one thousand five hundred eighty (1580) square meters of
15 an existing bull cart trail through Lots 5045, 5051B, and 5046B in the
16 municipality of *Tamuning* (formerly municipality of *Dededo*) to the adjacent
17 property owners. The average of two (2) appraisals, appraised for highest and
18 best use regardless of zoning, from two (2) separate licensed real estate
19 appraisers, one (1) of which appraisal is not more than twelve (12) months
20 old, and which appraisals are paid for by the transferee may be used to
21 determine the value of the sale; or

22 (2) transfer said bull cart trail to the government of Guam for public
23 access and maintenance, upon which the Department of Land Management is
24 authorized to exchange one thousand five hundred eighty (1580) square
25 meters of the bull cart trail through Lots 5045, 5051B, and 5046B in the
26 municipality of *Tamuning* (formerly municipality of *Dededo*) for
27 approximately thirteen thousand one hundred one (13,101) square meters of a

sixty foot (60') wide public easement through consolidated Lots 5045, 5051B, and 5046B in the municipality of *Tamuning* (formerly municipality of *Dededo*).

Section 3. Waiver of Appraisals for Land Transfers. The requirement for two (2) appraisals to accompany a bill that authorizes the transfer of land or leasing of land pursuant to 2 GCA, Chapter 2, § 2107 is hereby waived.

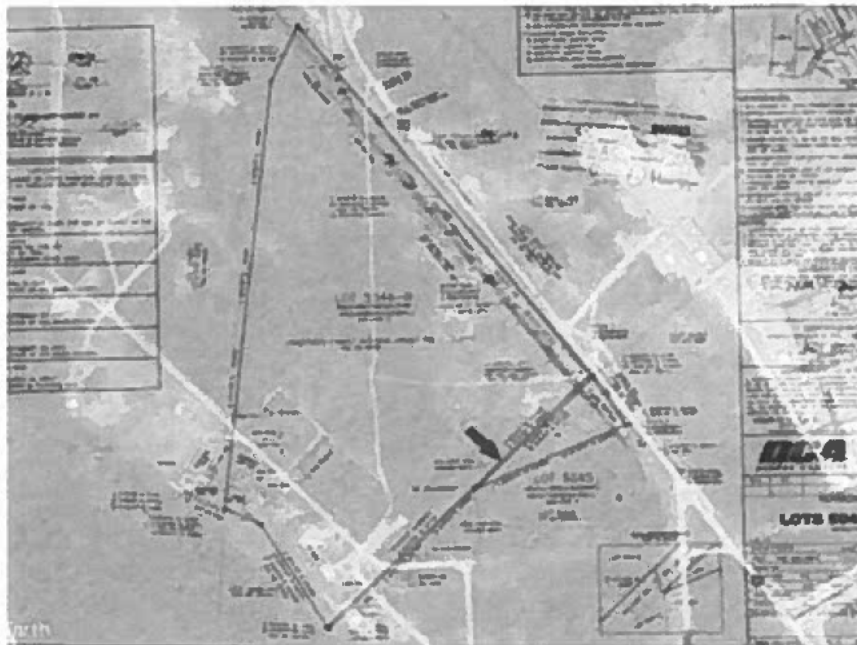
APPRAISAL REPORT

BULL CART TRAIL (ADJ. L5046-B)

Off Route 34 (Beach Road)

Tamuning, Guam 96913

MAG File Number: 26-401-LD



MILO APPRAISAL GROUP
REAL ESTATE APPRAISAL AND CONSULTING

April 27, 2026

Edwin Eclavea and the CHamoru Land Trust Commission
PO Box 2811
Hagåtña, GU 96932

RE: Appraisal Report
Bull Cart Trail (Adj. L5046-B)
Off Route 34 (Beach Road), Tamuning, Guam 96913
MILO Appraisal Group File No: 26-401-LD

Mr. Eclavea and the CHamoru Land Trust Commission:

MILO Appraisal Group is proud to present the appraisal that satisfies the agreed-upon scope of work.

The subject property, located at Off Route 34 (Beach Road), Tamuning, GU, in the Ukudu West submarket. The subject is a variable-width bull cart trail with frontage on Route 34 (Beach Road) and extends to the southwest, terminating at the cliff line above Tumon Bay.

The bull cart trail was zoned H (Resort-Hotel) in the Dos Amantes planning area, with a gross land area of 1,578 square meters (SQM). The trail has a variable width, ranging from 11.6 feet (cliff side) to 15.7 feet (road side), and runs along the southern boundary of Lot No. 5046-B.

SPECIFIC ASSIGNMENT CONSIDERATIONS

- 1. Based on the above description of the subject property, the subject's physical features have limited functional utility, which limits the physically possible uses of the site. Therefore, the most probable buyers of the subject property would be the adjacent landowner (value add) or a government entity (local or federal). More specifically, for the adjacent landowner, the easement would resolve legal access concerns, and for the government, the property can be used for utility and access easement purposes.
- 2. To determine the As-Is Market Value of the subject, the Across the Fence (ATF) methodology was used (typically applied in easement valuation scenarios). This methodology determines the land value of the adjacent larger parcel, Lot No. 5406-B, since the owner is seeking to acquire the bull cart trail from the CHamoru Land Trust Commission.

The ATF first determines the As-Is Market Value of the Larger Parcel. The concluded unit indicator was then applied to the subject property benchmark unit indicator (market value before discounts). Subsequently, a disutility discount is applied based on the property's functional utility and limited marketability.

The purpose of this appraisal is to develop an opinion of the As-Is Market Value (Fee Simple Estate). The following table conveys the final opinion of value that is developed in this appraisal:

MARKET VALUE CONCLUSION				
VALUATION SCENARIO	INTEREST APPRAISED	EXPOSURE TIME	EFFECTIVE DATE	VALUE
As Is Market Value	Fee Simple Estate	More than 24 Months	March 27, 2026	\$17,700

Mr. Eclavea and the CHamoru Land Trust Commission
April 27, 2026
Page 2

This report conforms to the current Uniform Standards of Professional Appraisal Practice (USPAP).

EXTRAORDINARY ASSUMPTIONS

The use of an extraordinary assumption(s) may have impacted the results of the assignment. The land area for the bull cart trail (1,585 square meters) was based on a preliminary survey of the land completed by Duenas-Camacho & Associates Inc. (Land Registration Survey Map of Bull Cart Trail), dated June 2023. I have relied upon this information for the analysis herein.

HYPOTHETICAL CONDITIONS

No Hypothetical Conditions were made for this assignment.

If there are any specific questions or concerns regarding the attached appraisal report, or if MILO Appraisal Group can be of additional assistance, please contact the individuals listed below.

Respectfully Submitted,

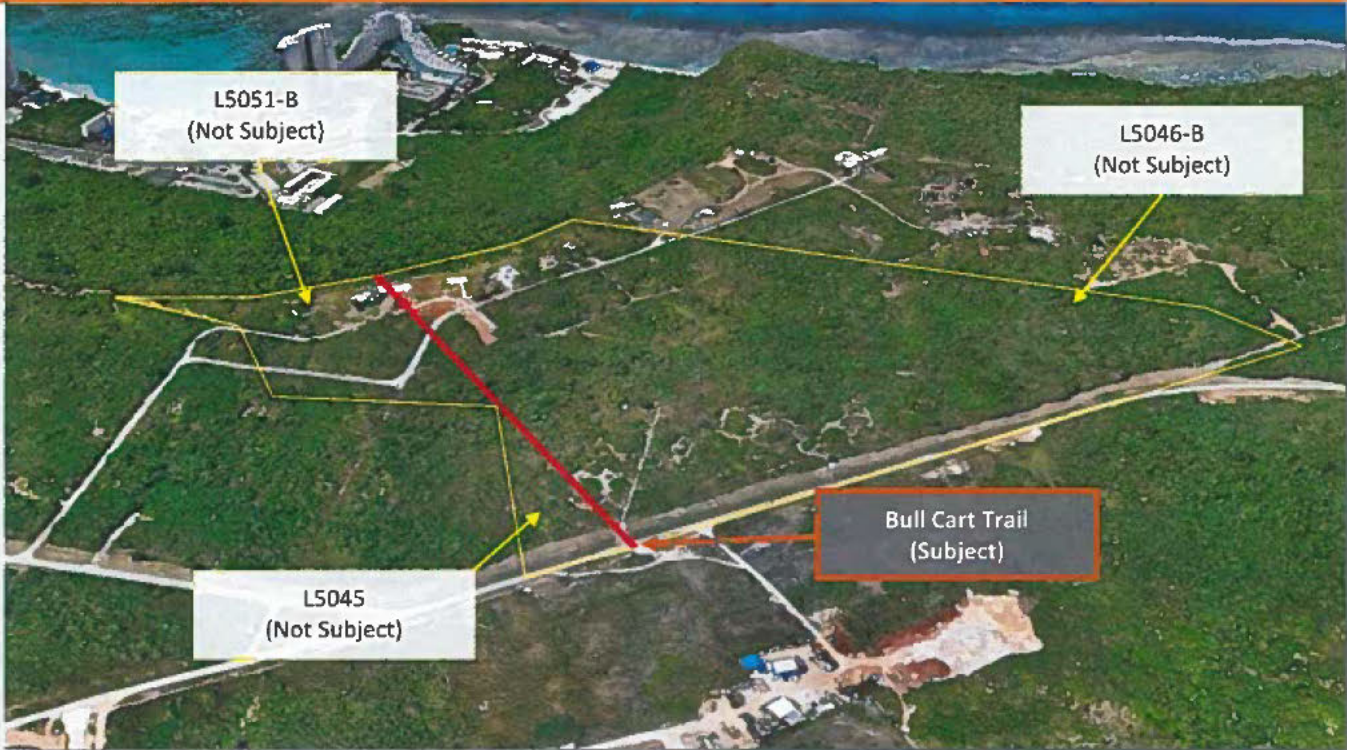
MILO APPRAISAL GROUP



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

APPRAISAL REPORT

APPRAISAL OF THE FAIR MARKET VALUE IN THE FEE SIMPLE INTEREST OF
BULL CART TRAIL LOCATED WITHIN LOT 5045, 5045-B & 5051-B
Tanguisson Road (Beach Road) and interior roads, Municipality of Tamuning, Island of Guam



MAY 2026

PREPARED FOR:

Mr. Edwin Eclavea
P.O. Box 2811
Hagatna, GU 96932

PREPARED BY:



**CORNERSTONE
VALUATION
GUAM, INC.**
WE VALUE



CORNERSTONE
VALUATION
GUAM, INC.
WE VALUE

May 15, 2026

Mr. Edwin Eclavea
P.O. Box 2811
Hagatna, GU 96932

RE: Appraisal of the Fair Market Value of the Fee Simple Interest in the Bull Cart Trail Located
Within Lot 5045, 5045-B & 5051-B
Tanguisson Road (Beach Road) and interior roads, Municipality of Tamuning, Island of
Guam
File Name: CVG 26-020

Dear Mr. Eclavea:

At your request, Cornerstone Valuation Guam, Inc. ("CVG") has prepared an appraisal report. The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions, and conclusions were developed based on, and this report has been prepared in conformance with the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP).

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of this letter. Additionally, the report is for the sole use of the client and its authorized representatives. The appraiser is not required to explain or testify as to appraisal results other than to respond to the client for routine and customary questions.

It has been a pleasure to assist you with this assignment. If you have any questions concerning the analysis, or if CVG can be of further assistance, please contact us.

Respectfully submitted,

Cornerstone Valuation Guam, Inc.



Kimberly Kono
Guam Certified General Appraiser
License No. CA-24-71
Certificate Expires 06/28/2026
Email: kim@cornerstonevaluation.com

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ADDENDA

A. Glossary of Terms

B. Public Law

C. Qualifications

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

CLIENT

Mr. Edwin Eclavea
P.O. Box 2811
Hagatna, GU 96932

INTENDED USER(S)

The client and the Department of Land Management and Chamorro Land Trust. The report is not intended for use by other parties.

INTENDED USE

To assist client and intended users in potential acquisition and internal decision-making purposes. The report is not intended for any other use.

OBJECTIVE OF THE ASSIGNMENT

To develop an opinion of the fair market value of the stated interest in the subject properties. The market value opinion definition used herein is as follows.

Market Value¹

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised, and acting in what they consider their best interests;
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

EFFECTIVE DATE OF VALUE OPINION

Relevant Dates	
Date of Report:	May 15, 2026
Last Date of Inspection:	April 29, 2026
Date of Value:	April 29, 2026

¹ Source: Federal Deposit Insurance Corporation under 12 CFR, Part 323-Appraisals, 323.2 Definitions (g)

APPRAISAL PROBLEMS TO BE SOLVED

By Land Registration Survey Map of Bull Cart Trail, as L.M. No. 102-FY2025, dated May 20, 2025, the subject is identified as a Bull Cart Trail located within Lot 5045, 5045-B & 5051-B containing a gross land area of 1,585± square meters (0.39± acres). The subject is located along Tanguisson Road (Beach Road) and interior roads, Municipality of Tamuning, Island of Guam. The subject includes a long and narrow shaped lot with frontages along Tanguisson Road and interior dirt roads. The H, Resort-Hotel zoned lot includes cliff frontage with Tumon Bay ocean views and is mostly fairly level to moderately sloping topography.

Pursuant to Public Law 33-90, “The Department, with the approval of the Commission, or the Commission may sell to any contiguous landowner any fractional lot placed under its management which was created by the adoption of the standard block system, or bull cart trails that no longer serves the transportation function originally intended...” The subject Bull Cart Trail located within Lot 5045, 5045-B & 5051-B does not serve as a right-of-way and has been overgrown with heavy vegetation. The owners of the adjoining lots (L5045, L5046-B, and L5051-B) have expressed their interest in acquiring the subject Bull Cart Trail as the subject bull cart trail is located between these lots.

We have completed a SWOT analysis regarding the subject shown as follows.

SWOT ANALYSIS – AS IS	
STRENGTHS - Centrally located in Tamuning - Mostly fairly level topography - Tumon Bay ocean view	WEAKNESSES No other highest and best use besides consolidation
OPPORTUNITIES - High rise residential development - Consolidate with adjacent lots	THREATS High infrastructure and construction costs

Our assignment is to develop an opinion of the fair market value of the fee simple interest in the subject property.

SUBJECT PROPERTY

By Land Registration Survey Map of Bull Cart Trail, as L.M. No. 102-FY2025, dated May 20, 2025, the subject is identified as a Bull Cart Trail located within Lot 5045, 5045-B & 5051-B containing a gross land area of 1,585± square meters (0.39± acres).

INTEREST VALUED

Fee Simple Interest

FEE SIMPLE OWNER

Government of Guam

PROPERTY HISTORY

Pursuant to Public Law 33-90, "The Department, with the approval of the Commission, or the Commission may sell to any contiguous landowner any fractional lot placed under its management which was created by the adoption of the standard block system, or bull cart trails that no longer serves the transportation function originally intended..." The subject Bull Cart Trail located within Lot 5045, 5045-B & 5051-B does not serve as a right-of-way and has been overgrown with heavy vegetation. The owners of the adjoining lots have expressed their interest in acquiring the subject Bull Cart Trail as it sits between these lots.

The Government of Guam noted that they would sell the subject Bull Cart Trail to the adjoining landowners at fair market value.

We are not aware of any other marketing or other ownership transfers of the subject property in the three years prior to the effective date of this valuation.

MARKET VALUE CONCLUSION				
Appraisal Premise	Interest Appraised	Date of Value	Exposure Time	Market Value Conclusion
Fair Market Value As-Is	Fee Simple	April 29, 2026	6 - 12 months	\$152,000
Compiled by CVG – Subject to Assumptions and Limiting Conditions				
Our market value as-is conclusion reflects a unit rate of \$96 per square meter.				

ASSIGNMENT CONDITIONS

General Assumptions and Limiting Conditions are included in the following section of this report.

HYPOTHETICAL CONDITIONS None

EXTRAORDINARY ASSUMPTION None

SCOPE OF WORK

In completing this assignment, we:

- Inspected the subject property and identified specific property characteristics on April 29, 2026
- Inspected the subject's neighborhood and became more familiar with the surrounding area.
- Reviewed property data including ownership, zoning, flood zone, and other pertinent documentation.
- Reviewed market area and relevant economic data
- Analyzed and verified relevant market sales
- Interviewed knowledgeable market participants regarding the land market and overall real estate market in Guam
- Analyzed and verified relevant market data including land sales
- Analyzed the subject and market data using a sales comparison approach

REPORT OPTION

This report is an Appraisal Report in accordance with Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it presents the data and analyses used to develop the appraiser's opinions and conclusions. It contains sufficient information to enable the client and other intended users, as identified, to understand it properly.



V. Old Business

F. Global Recycling



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

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

Commission Members

Earl J. Garrido
Chairman

Fabienne Cruz Respcio
Commissioner

Jeremy J. Rojas
Commissioner

Annie M. Makepeace
Commissioner

Vacant
Commissioner

Angela M. Camacho
Acting Administrative Director

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

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

August 17, 2026

COPY

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

ACKNOWLEDGMENT

Rec'd By: [Signature]
Date: 08/19/26 Time:

SUBJECT: PHASE 2 ENVIRONMENTAL ASSESSMENT

Buenas Yan Hafa Adai Mr. Chu,

On February 4, 2026, the CHamoru Land Trust Commission (CLTC) received the Limited Phase 1 Environmental Assessment for Lot 10122-15 in the Municipality of Dededo.

During the CLTC Regular Board Meeting on February 19, 2026, the Board unanimously approved a motion requiring Global Recycling Inc. (GRI) to conduct a Phase 2 Environmental Assessment. To date, our office has not received a response to this request. Additionally, GRI must submit a report detailing planned preventive measures to mitigate current issues and prevent their recurrence. Your immediate action on this matter is required.

If you have any questions or concerns, please contact our office at (671) 300-3296.

[Signature]
Senseramente,

Earl J. Garrido
Chairperson

Cc: Angela M. Camacho, CLTC Acting Administrative Director

Site Visit – Global Recycling Center, Inc, 8/19/2026, 1145am





V. OLD BUSINESS

G. Draft Bill for CLTC to hire its attorney

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2025 (SECOND) Regular Session

Bill No. _____

Introduced by:

**AN ACT TO *ADD* A NEW § 75A127 TO CHAPTER 75A OF
TITLE 21, GUAM CODE ANNOTATED RELATIVE TO
AUTHORIZING THE CHAMORRO LAND TRUST
COMMISSION TO HIRE ITS OWN ATTORNEY.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. A new § 75A127 is *added* to Chapter 75A of Title 21, Guam Code
Annotated, to read as follows:

“§ 75A127. Authority to Hire Attorney. The Commission may employ an
attorney for its exclusive use. Such attorney shall be appointed by the Attorney
General as an Assistant Attorney General. The Attorney General shall define the
scope of practice for the attorney. The attorney shall be an employee of the
Commission and funded by the Commission’s budget. The attorney shall serve
under the general supervision of the Attorney General and may be removed for
cause; however, the Director of the Commission is responsible for assigning the
day-to-day scope of work that the attorney is expected to perform on behalf of the
Commission. The Commission shall include the cost of the Attorney’s salary and
benefits in its annual budget requests to *I Liheslaturan Guåhan*.”



VI. New Business



A. Constituent Matters

1. Elizabeth Mendiola Hudson

CHamoru Land Trust Commission

Land Agent Staff Report ELIZABETH MENDIOLA HUDSON

I. MATTER:

1. Mr. William M. Hudson is formally appealing the May 28, 2026, motion that resulted in the removal of his wife, Elizabeth Mendiola Hudson, from the Award Listing

II. LEGAL REFERENCES:

1. **18 GAR 6A § 6A114(b)** – (b) The applicant may appeal the commission's decision to remove his name from any award list as provided by the Administrative Adjudication Law.
2. **5 GCA CH. 9 Administrative Adjudication Law § 9235 (a)**- (a) The agency may order a reconsideration of all or part of the case on its own motion or on petition of any party. The power to order a reconsideration shall expire thirty (30) days after the delivery or mailing of a decision to respondent, or on the date set by the agency as the effective date of the decision if such date occurs prior to the expiration of the thirty-day period. If action is not taken on a petition within the time allowed for ordering reconsideration the petition shall be deemed denied.

III. FACTS:

1. Original Applicant: Elizabeth Mendiola Hudson
2. Applicant's Date and Time: December 2nd, 1995 at 10:36 AM
3. Applicant's Application Number: #0157
4. Application Type: Residential
5. Takeover Applicant's Date of Submission: N/A
6. Lot Description: N/A
7. Survey Map: N/A
8. Priority: 1
9. Preoccupier: NO
10. Land Use Permit (LUP): NO
11. Mayor's Certification: N/A
12. Recorded Lease: N/A
13. Unrecorded Lease: N/A
14. Lease Fee Paid: N/A
15. Is this a Registered Property: N/A
16. Residing on Private Property? NO
17. Residing on Guam Ancestral Lands Property: NO
18. Part of Null and Void Listing: NO
19. Part of 2018 Ratified Listing: NO
20. Part of 1995 Listing: YES
21. Part of OPA Audit Listing: NO
22. Board-Approved Lease Award: NO

CHamoru Land Trust Commission

Land Agent Staff Report ELIZABETH MENDIOLA HUDSON

IV. CHRONOLOGY:

1. December 2nd, 1995: Elizabeth Mendiola Hudson submitted Residential application.
2. December 17th, 2025: 90-day notice was mailed out to Mrs. Hudson's last know address.
3. March 17th, 2026: Deadline for 90-day notice.
4. May 28th, 2026: Removal of application from Award Listing.
5. June 22nd, 2026: Mr. Hudson submitted death cert. for Elizabeth Mendiola Hudson, marriage certificate, and Mr. Hudson's request to appeal the removal of Elizabeth Mendiola Hudson's removal from the award listing.

V. SUMMARY:

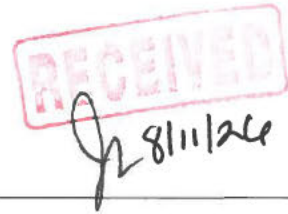
William M. Hudson is formally appealing the board's motion, passed on May 28, 2026, to remove Elizabeth Mendiola Hudson's application from the award listing. According to his appeal, Mr. Hudson previously visited the CLTC office with Mrs. Hudson's death and marriage certificates to address an advertisement and file a claim. During this visit, he was informed by a CLTC employee that he was not the recognized successor to Mrs. Hudson's application and could not receive information regarding her file.

VI. GUIDANCE:

The approval or disapproval of the appeal regarding the motion to remove Elizabeth Mendiola Hudson's application is based on Title 5, Chapter 9 of the GCA, Administrative Adjudication Law § 9235(a): "(a) The agency may order a reconsideration of all or part of the case on its own motion or on petition of any party. The power to order a reconsideration shall expire thirty (30) days after the delivery or mailing of a decision to respondent, or on the date set by the agency as the effective date of the decision if such date occurs prior to the expiration of the thirty-day period. If action is not taken on a petition within the time allowed for ordering reconsideration, the petition shall be deemed denied."

William Hudson

Phone: [REDACTED]
Email: [REDACTED]



August 10, 2026

Earl J. Garrido

Chairman

Angela M. Camacho

Interim Administrative Director

CHamoru Land Trust Commission (CLTC)

590 S. Marine Corps Drive

ITC Building, Suite 222

Tamuning, Guam 96913

**SUBJECT: Request to be Successor of CLTC Application of
Elizabeth Mendiola Hudson**

Håfa Adai Chairman and Interim Administrative Director,

My name is William M. Hudson, spouse of the late Elizabeth Mendiola Hudson. I am writing to formally request to be named the successor of my late wife's CLTC application. I am a qualified successor/beneficiary of the CHamoru Land Trust.

On October 21, 2020, my wife, Elizabeth Mendiola Hudson passed away. On December 19, 2025, I saw an advertisement published on social media. The listing stated as follows:

Kumision Inangokkon Tano' CHamoru
Are you on the list?

Name: Elizabeth Mendiola Hudson

Type: Residential

Date of Application: 12/2/1995

Time of Application: 10:26AM

Place of Submission: Piti

Last Known Address: [REDACTED]

On June 22, 2026, I submitted to the CLTC office a request for an Appeal of CLTC Application Removal/Reinstatement to appeal the commission's decision for removal of my late wife's CLTC application that took place in the last regular board meeting on May 28, 2026, from the award list.

I was informed last week by a CLTC employee, Mr. Damian, that my appeal request will be heard at the next board meeting on August 20, 2026, and to submit a request to be named the successor. Therefore, I am requesting that I, William M. Hudson, spouse of the late Elizabeth Mendiola Hudson be named the successor of my late wife's CLTC application

Chairman Earl J. Garrido
Interim Administrative Director Angela M. Camacho
August 10, 2026
Page 2 of 2

I have attached all relevant documentation for your review. Please direct all communication to me at ([REDACTED])

Si Yu'os Ma'åse,

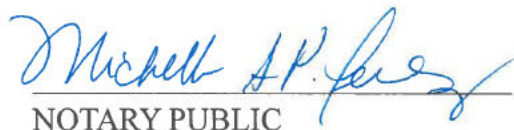

William M. Hudson
Spouse/Widow of the late
Elizabeth Mendiola Hudson

HAGATNA)
(ss:
GUAM)

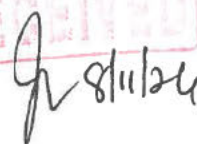
On the 10th day of August, 2026, before me, a Notary Public in and for Guam, personally appeared, **WILLIAM M. HUDSON** known to me to be the person whose name is subscribed to the foregoing Appeal letter and acknowledged to me that he executed the same.

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




NOTARY PUBLIC

MICHELLE ANN PANGELINAN PEREZ
NOTARY PUBLIC
In and for the Territory of Guam, U.S.A.
My Commission Expires: JAN. 08, 2030
Commission Number NP: 26-0949P
108 Hernan Cortez Ave. Ste. 500 Hagatna, Gu 96910

RECEIVED


William Hudson

6/22/26
RECEIVED
D-Narys

Phone: [REDACTED]
Email: [REDACTED]

June 22, 2026

Earl J. Garrido

Chairman

Angela M. Camacho

Interim Administrative Director

CHamoru Land Trust Commission (CLTC)

590 S. Marine Corps Drive

ITC Building, Suite 222

Tamuning, Guam 96913

SUBJECT: Appeal of CLTC Application Removal / Reinstatement Request

Håfa Adai Chairman and Interim Administrative Director,

My name is William M. Hudson, spouse of the late Elizabeth Mendiola Hudson. I am writing to formally appeal the commission's decision for removal of my late wife's CLTC application that took place in the last regular board meeting on May 28, 2026, from the award list.

On October 21, 2020, my wife, Elizabeth Mendiola Hudson passed away. On December 19, 2025, I saw an advertisement published on social media. The listing stated as follows:

Kumision Inangokkon Tano' CHamoru
Are you on the list?

Name: Elizabeth Mendiola Hudson

Type: Residential

Date of Application: 12/2/1995

Time of Application: 10:26AM

Place of Submission: Piti

Last Known Address: [REDACTED]

Shortly thereafter, I went to visit the CLTC office with supporting documents including my marriage certificate and the death certificate of my late wife, Elizabeth Mendiola Hudson, to inquire on the advertisement and properly make a claim. A CLTC employee informed me that after reviewing my late wife's application, my name was not on the application as the successor. Therefore, the CLTC employee could not provide information on my late wife's application and turned me away. As a result of that meeting, I informed my children to visit CLTC office and confirm whether their names were on the application. Two of my daughters were turned away because their names did not appear on the application. On June 19, 2026, my third daughter, Sasha Rose Presnell (also known as Sasha Rose Hudson), visited the CLTC office and with supporting documents was informed that she was listed on the application along with my son.

During her visit, my daughter was notified that my late wife's application was removed on May 28, 2026, pursuant to Title 18, Guam Administrative Rules ("GAR"), Section 6A114(a). The CLTC employees, Jessica, Damian and a third individual, Alfred, assisted my daughter and informed her that I was in fact the next of kin with interest and rights to my late wife's application/property and should have been given information in December 2025. The CLTC employees informed my daughter that pursuant to 18 GAR § 6A114, that I had thirty (30) days from the removal decision to write a letter of appeal for my late wife's CLTC application and request to reinstate the application with the proper supporting documents.

Therefore, I would like to request that the board review my case due to miscommunication for the following reasons:

- Upon my visit, in or about December 2025, following the advertisement publication on social media within ninety (90) days, I was turned away due to my name not listed on my late wife's CLTC application as the successor/beneficiary. CLTC made a copy of my driver's license, which they have on record.
- My daughter, Sasha Rose Presnell (also known as Sasha Rose Hudson) was informed that the registered mail sent was returned undeliverable. We currently do not reside at that residence.

I am a qualified successor/beneficiary of the CHamoru Land Trust. I request that this letter be placed on the agenda for the next scheduled Board of Commissioners meeting so I may present my late wife's case and that her application be reinstated to its original standing.

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Chairman Earl J. Garrido
Interim Administrative Director Angela M. Camacho
June 22, 2026
Page 3 of 3

I have attached all relevant documentation for your review. Please contact me at (671) 489-4837 to confirm receipt of this appeal and to let me know the date of my scheduled hearing.

Si Yu'os Ma'åse,

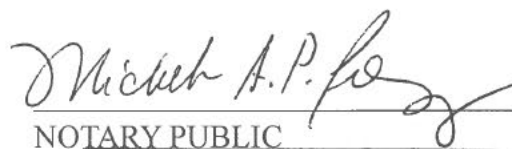


William M. Hudson
Spouse/Widow of the late
Elizabeth Mendiola Hudson

HAGATNA)
(ss:
GUAM)

On the 22nd day of June, 2026, before me, a Notary Public in and for Guam, personally appeared, **WILLIAM M. HUDSON** known to me to be the person whose name is subscribed to the foregoing Appeal letter and acknowledged to me that he executed the same.

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



NOTARY PUBLIC

MICHELLE ANN PANGELINAN PEREZ
NOTARY PUBLIC
In and for the Territory of Guam, U.S.A.
My Commission Expires: JAN. 08, 2030
Commission Number NP: 26-0949P
108 Hernan Cortez Ave. Ste. 500 Hagatna, Gu 96910



A. Constituent Matters

2. Melissa Shell Tuseth

CHamoru Land Trust Commission
Land Agent Staff Report

MELISSA SHELL TUSETH
RESIDENTIAL APPLICATION

I. MATTER(S)

Void/Terminate Application

II. LEGAL REFERENCE(S)

Applicant is requesting to be removed from the Award Listing

III. FACTS:

1. Original Applicant: Melissa Cil Shell
2. Applicant's Date and Time: December 2, 1995; 11:56 AM
3. Applicant's Application Number: 335
4. Application Type: Residential
5. Takeover Applicant's Date:
6. Lot Description:
7. Survey Map:
8. Priority: 1
9. Preoccupier: No
10. Land Use Permit (LUP): No
11. Mayor's Certification: No
12. Recorded Lease: No
13. Unrecorded Lease: n/A
14. Lease Fee Paid:
15. Is this a Registered Property?
16. Residing on Private Property: No
17. Residing on Guam Ancestral Lands Property: No
18. Part of Null and Void Listing: No
19. Part of 2018 Ratified Listing:
20. Part of 1995 Listing: No
21. Part of OPA Audit Listing: No
22. Board-Approved Lease Award: No

IV. CHRONOLOGY

1. June 18, 1997: Applicant was interviewed
2. January 19, 2005: Authorization to Initiate Survey
3. March 11, 2019: Letter submitted by Applicant to request to Void/Terminate her application.
4. April 4, 2019: Memo to File was approved by AD J. Hattig III to Void/Terminate application.

V. SUMMARY

Ms. Melissa Sheel Tuseth submitted a letter to Void/Terminate her application. The AD Director Jack Hattig III approved it administratively and it should have went to the Board for approval.

VI. GUIDANCE

Please be advised that the Board needs to make a decision to terminate the application, per the request of Melissa Shell Tuseth.

MELISSA SHELL TUSETH
COMPILED BY E. CHARGUALAF, LAND AGENT III
DATE: 08/03/2026



VI. Constituent Matters

3. Yvonne M. G. Blas

CHamoru Land Trust Commission

Land Agent Staff Report

YVONNE M. G. BLAS **AGRICULTURE APPLICATION**

I. MATTER(S)

1. Klarrissa K. G. Roy requests that the Board approve her as an "Eligible Beneficiary."
2. Ms. Roy also requests that the Board approve her as the named successor to her mother, Yvonne M. G. Blas's, application dated December 2, 1995.

II. LEGAL REFERENCE(S)

1. **§ 75A101.2 Verification of Eligible Beneficiaries:** Persons shall be considered eligible beneficiaries if the United States acquired land on which they did not hold title or ownership, but that they nevertheless had either occupied, farmed, or ranched land for residential or agricultural purposes for at least one (1) year immediately prior to that land being acquired by the United States government between 1898 and 1968 or descendants of such person; except that if a person occupied, farmed, or ranched the land on or after December 8, 1941, and the land was acquired at any time after that date and up to 1950, the one (1) year tenure need not have occurred immediately prior to acquisition by the United States government. To be eligible under this provision, an applicant must sign a declaration or affidavit setting forth, in sufficient detail and under penalty of perjury, the following facts to the extent known or reasonably ascertainable by the applicant:
2. **§ 75A109. Successors to Lessees and Applicants:**
(3) In the absence of such a designation as approved by the Commission, the Commission shall select from the relatives of the lessee in the order named above as limited by the foregoing paragraph one (1) or more persons who are qualified to be lessees of Chamorro Land Trust Property except as hereinabove provided, as the successor or successors of the lessee's interest in the tract or tracts, and upon the death of the lessee, his interest shall vest in the person or persons so selected. The Commission may select such a successor or successors after the death of the lessee, and the rights to the use and occupancy of the tract or tracts may be made effective as of the date of the death of such lessee.

III. FACTS

1. Original Applicant: Yvonne M. G. Blas

CHamoru Land Trust Commission

Land Agent Staff Report

2. Applicant's Date and Time: December 2nd, 1995 at 10:15 am
3. Applicant's Application Number: #139
4. Application Type: Agriculture
5. Takeover Applicant's Date of Submission: N/A
6. Lot Description: N/A
7. Survey Map: N/A
8. Priority: N/A
9. Preoccupier: NO
10. Land Use Permit (LUP): NO
11. Mayor's Certification: N/A
12. Recorded Lease: N/A
13. Unrecorded Lease: N/A
14. Lease Fee Paid: N/A
15. Is this a Registered Property? N/A
16. Residing on Private Property: N/A
17. Residing on Guam Ancestral Lands Property: N/A
18. Part of Null and Void Listing: NO
19. Part of 2018 Ratified Listing: NO
20. Part of 1995 Listing: YES
21. Part of OPA Audit Listing: NO
22. Board-Approved Lease Award: N/A

IV. CHRONOLOGY

1. **December 2, 1995:** Yvonne M. G. Blas applied with the CHamoru Land Trust Commission at 10:15 a.m.
2. **March 27, 1997:** An agriculture interview was conducted with Ms. Blas.
3. **December 17, 2025:** A 90-day notice was sent to Ms. Blas's last known address on file.
4. **January 14, 2026:** Klarrissa K. G. Roy submitted the death certificate for her mother, Yvonne M. G. Blas.
5. **February 3, 2026:** Klarrissa K. G. Roy met the 90-day deadline and submitted a notarized statement requesting to take over the application.
6. **March 12, 2026:** Klarrissa K. G. Roy attended an in-person agriculture application meeting.
7. **March 20, 2026:** An agriculture interview was conducted with Ms. Klarrissa K. G. Roy.

V. SUMMARY

"Ms. Roy has submitted supporting documentation establishing her as the granddaughter of Rose Gutierrez Guzman, the ostensible landowner of Lot 1413-1 in Agana, which was acquired by the United States under Civil Case No. 43-58. Furthermore, Ms. Roy has expressed her intent to assume her mother Yvonne M. G. Blas's application."

CHamoru Land Trust Commission

Land Agent Staff Report

VI. GUIDANCE

The approval of Klarrissa K. G. Roy as a "Eligible Beneficiary" are supported by **Guam Codes Annotated Title 21 Chapter 75A § 75A101.2 (1)**.

The Approval of Klarrissa K. G. Roy as the named successor and to take over Yvonne M. G. Blas Agriculture Application is supported by **Guam Code Annotated Title 21 Chapter 75A §75A109 (3)**.

February 03, 2026

To whom it may concern.

I Klarrisa K.G Roy with social security [REDACTED]
hereby, Requesting Chamon Land Trust Commission
to be The named of successor, I take ~~care~~ ^{over}
my mother application. Should you have any
questions regarding this letter. Please contact
me @ [REDACTED] [REDACTED]

Thank you for your Cooperations.

Sincerely,
Klarrisa K.G. Roy
Klarrisa K.G. Roy

Subscribed and sworn to before me
this 3rd day of February 2026
By Klarrisa K.G. Roy
Notary Public

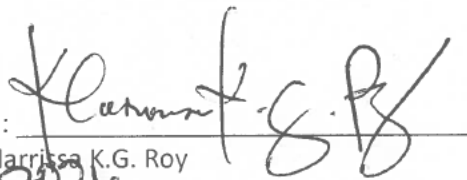
AFFIDAVIT OF SOLE HEIRSHIP

Territory of Guam
Municipality of Mangilao

I, Klarrissa K.G. Roy, being duly sworn, hereby declare and state as follows:

1. I am an adult individual of legal age and a resident of the Territory of Guam.
2. I am the biological daughter of Yvonne M.G. Blas (hereinafter referred to as "Decedent").
3. Yvonne M.G. Blas passed away on October 1, 2016, in the Territory of Guam.
4. The Decedent had two children:
 - Klarrissa K.G. Roy (myself); and
 - Kenneth K. Guzman, my brother, who passed away on February 3, 2019.
5. Kenneth K. Guzman died without leaving any surviving heirs with a superior or equal legal claim to the Decedent's estate.
6. There are no other living children, adopted children, or legal heirs of Yvonne M.G. Blas.
7. As of the date of this affidavit, I am the sole surviving heir and next of kin of Yvonne M.G. Blas.
8. This affidavit is made for the purpose of establishing my status as the only living heir for legal, estate, property, and official matters.
9. True and correct copies of the death certificates of Yvonne M.G. Blas and Kenneth K. Guzman may be attached hereto as supporting documentation, if required.

I declare under penalty of perjury under the laws of the Territory of Guam that the foregoing statements are true and correct to the best of my knowledge and belief.



Affiant Signature: _____

Printed Name: Klarrissa K.G. Roy

Date: 02.03.2026



NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 03 day of February, 2026, by Klarrissa K.G. Roy, who is personally known to me or has produced GUPL: 120916541 as identification.

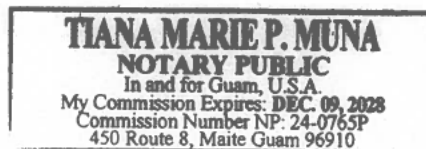
Notary Public Signature: Tiana Marie P. Muna

Printed Name: TIANA MARIE P. MUNA

Commission Number: NP: 24-0765P

Commission Expiration Date: DEC 09, 2028

Seal:



DIRECTOR'S REPORT AUGUST 27, 2026

1) ADMINISTRATIVE

- A. FOIA Request received on July 30, 2026 from Mr. Billy Sablan regarding GICC
- B. Meeting with Department of Agriculture Forest Rehabilitation Plan and Habitat Conservation Plan. Discuss the proposed MOA between CLTC and Dept. of Agriculture.
- C. On July 22, 2026 – CLTC Staff, Planner 2 Thomas Torre and PC2 Dexter Tan accompanied by LA1 Damian Narcis and Interns – Isabella and Saul met with the Ms. Clementine Schnabel from UOG CIS & SG in Piti. She is working together with Mayor Alig, Fran Castro (UOG CIS & SG Associate Director) and Joshua Muña (Guam Restoration of Watersheds (GROW) Project Leader) on the proposal to the National Fish and Wildlife Foundation (NFWF) to reforest 5 acres of degraded land in Piti. This was an item on the June 2026 agenda wherein the Chairman requested to GPS the area being considered.
- D. The Governors Summer Youth Employment Program ended on July 31, 2026. A luncheon and simple ceremony with awarding of certificate of participation by the AAD and Chairman and a short presentation by Interns Isabella Quinata and Saul Cruz. Their parents were also present.
- E. Status of Lots 440-4 and Lot 440-5, Malesso – a police report was filed in behalf of DLM regarding a break in to the facility. Several A/C units were removed and the electrical wirings were stripped for copper wires. CLTC staff headed by Mr. Glenn Eay secured the property by replacing door knobs/locks and replacing padlocks to the entrance gate.
- F. Mr. Joseph B. Cruz re-employment status. Back to work on August 17, 2026

2) RESIDENTIAL / AGRICULTURE

Reported on July 16, 2026. Applicants based on date & time. 200 Board Approval

- a. 50- ready for mail out
- b. 50- application review process
- c. 100- pending review

3) COMMERCIAL

- A. Subcommittee meeting held with GMA on July 29, 2026 to discuss the draft lease agreement.
- B. Subcommittee meeting held with GICC/Powersolutions to clarify the request for a term of 30 years lease but GPA is only requiring 25 years

DIRECTOR'S REPORT AUGUST 27, 2026

- C. The appraisal contract for services submitted by MILO Appraisal Group for the Guam International Country Club (GICC) was signed on July 31, 2026. Commencement of the work is pending the settlement of payment by GICC.
- D. Subcommittee meeting held with Guam Housing Corporation to revive 2014 Memorandum of Agreement with CLTC. DAG Miller prepared a draft license agreement but during the meeting all parties agreed to revert back to the original 2014 MOA with an update on one section.



August 3, 2026

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

Re: Good Faith Escrow Deposit of Minimum Accelerated Rent Pending Final MAI Appraisal

Hafa Adai Acting Chairman Garrido,

This letter follows our July 16, 2026 request for expedited completion of the MAI appraisal required under the First Amendment to the Commercial Lease Agreement. As noted in that correspondence, the GPA Phase IV Power Purchase Agreement ("PPA") is expected to be finalized within the next few months, and we are preparing to satisfy our lease obligations while maintaining the Project schedule.

Although the PPA is nearing execution, the MAI appraisal has not yet been completed. Because the Lease requires the initial payment of ten percent (10%) of the Accelerated Rent within thirty (30) days following execution of the PPA, we respectfully requests the Commission's concurrence to deposit into escrow an amount equal to ten percent (10%) of the minimum accelerated rent of \$9,500,000 (\$950,000) as a good faith payment, pending completion of the final MAI appraisal required under the Lease and Public Law 38-61. The funds shall remain in escrow and shall not be released except upon the joint written authorization of GICC and CLTC following mutual written acceptance of the MAI appraisal valuation and receipt of all required approvals, if any.

Upon mutual acceptance of the MAI appraisal and satisfaction of all required approvals, we will promptly pay any additional amount required to satisfy the ten percent (10%) payment obligation, if applicable, and thereafter continue to satisfy the remaining accelerated rent obligations in accordance with the Lease.

We believe this approach protects the Commission's interests, demonstrates GICC's good faith commitment to fulfilling its lease obligations, and allows the Project to proceed while the final appraisal is completed.

Accordingly, GICC respectfully requests the Commission's approval of this good faith escrow arrangement. Thank you for your consideration and continued cooperation.

Respectfully,

Carlos Camacho

Carlos Camacho
Authorized Agent

expected and is not considered a violation of this Lease. All buildings, structures, and improvements shall comply with: Guam laws; building codes, safety regulations, and all other applicable government requirements.

7.7 End of Lease Responsibilities. When this Lease expires or terminates, Lessee shall vacate the Premises, stop all operations, remove its personal property, leave the Premises broom clean; and return the Premises in good condition, except for ordinary wear and tear and any approved Permanent Improvements that remain under this Lease. If Lessee fails to perform these obligations, CLTC may complete the work itself. Lessee shall reimburse CLTC for all reasonable costs incurred in performing those obligations. The obligations in this Section survive the expiration or earlier termination of this Lease.

ARTICLE 8

8.1 Use of the Premises. The Premises may be used for the activities authorized by this Lease, including motorsports, recreational activities, and related uses permitted by law.

8.2 Short-Term Subleases. Lessee may sublease portions of the Premises for 30 days or less if: the use is lawful, the use is consistent with safe operation of the Premises, and Lessee provides CLTC with at least 30 days' written notice before entering the sublease. CLTC has 30 days after receiving notice to approve or disapprove the proposed Short-Term Sublease. If CLTC does not respond within those 30 days, the sublease is considered approved. Lessee remains responsible for ensuring that every subtenant complies with this Lease, including requirements relating to insurance, indemnification, environmental protection, safety, and operational standards. If a Government of Guam agency is the subtenant, Lessee shall not charge that agency rent.

8.3 Long-Term Subleases Any proposed sublease lasting more than 30 days ("Long-Term Sublease") requires CLTC's prior written approval before Lessee enters into the sublease. Lessee shall provide CLTC with a copy of the proposed Long-Term Sublease for review and approval. CLTC agrees to schedule a meeting to approve or disapprove a Long-Term Sublease within 90 days of receiving a complete Long-Term Sublease from Lessee. Before CLTC decides whether to approve the proposal, the Parties shall discuss whether CLTC will receive a share of the sublease rent ("participation rent"). If CLTC approves a Long-Term Sublease without requiring participation rent, CLTC waives any later claim to participation rent for that approved sublease.

8.4 Event Schedule. Lessee shall provide CLTC with a projected 12-month schedule of planned events. The schedule shall be updated at least once each calendar quarter.

8.5 Excavation and Earthwork. Lessee shall not quarry rock, extract minerals, or remove natural materials from the Premises. However, Lessee may perform grading, drainage work, site preparation, and earth movement reasonably necessary for approved improvements and routine maintenance.

ARTICLE 9

9.1 Compliance with Laws and Environmental Requirements.

Hafa Adai and good afternoon Chairman Garrido and Board of Commissioners,

My name is Kathrina S.N. Reyes, and I am the successor to my parents' six acre agriculture lease. I respectfully ask for your assistance regarding an urgent matter affecting my farm and \$76,000 in approved USDA Natural Resource Conservation Service (NRCS) funding for agriculture improvements. This funding directly fulfills the core mandate of the Trust.

My parents' agricultural lease was issued in April 2012, and since my parents' passing I have continuously farmed and cultivated the leased property for approximately 10 years. I have maintained my status as a Bonafide Farmer with the Guam Department of Agriculture and completed the CORE pesticide training through the Guam Environmental Protection Agency.

The \$76,000 USDA NRCS funding will allow me to make significant agricultural improvements, including high tunnels and irrigation infrastructure. These improvements are especially important because my farm has suffered substantial damage from recent typhoons. The funding represents an opportunity to rebuild and strengthen an existing productive agricultural operation.

My farm also serves a purpose beyond production. I have collaborated with the University of Guam, including professors and students who have participated in hands-on learning at the farm such as identifying pests and learning proper tree trimming practices for healthier growth.

The CLTC Board approved my successorship in December 2025, and I am now working through the remaining approval process. I understand that because the agriculture lease exceeds two acres which requires legislative approval. I am not here today to discuss the process. I am respectfully asking for assistance in preventing the delay from jeopardizing the federal funding that has already been approved for my farm.

I respectfully ask the Commission to consider whether there is any lawful way to facilitate or support the land concurrence process while the legislative approval is being completed so that the \$76,000 in approved federal funding is not lost because of an administrative timing issue.

My goal is simple: to continue my parents' agricultural legacy; maintain productive use of CHamoru Land Trust agriculture land, and use these federal resources to contribute to Guam's agriculture community.

Thank you for your time, consideration, and assistance.

RECEIVED

AUG 27 2026

By: E. Reyes Time: 5pm
CHamoru Land Trust Commission