

LOURDES A. LEON GUERRERO
GOVERNOR



JOSHUA F. TENORIO
LT. GOVERNOR

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

38 GL-25-1352
OFFICE OF THE SPEAKER
FRANK F. BLAS JR.

Transmitted via Email to: speakerblas@guamlegislature.org

October 17, 2025

OCT 17 2025

Time: 4:30 PM
Received: [Signature]

THE HON. FRANK BLAS, JR., Speaker
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

Re: Bill No. 21-38 (COR), "AN ACT TO TRANSFER LOT NO. 2417-1-R7, MUNICIPALITY OF MANGILAO, FORMERLY KNOWN AS THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS, FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX."

Håfa Adai Mr. Speaker,

Bill No. 21-38 transfers Lot No. 2417-1-R7 in *Mangilao* from the Department of Public Health and Social Services (DPHSS) to the Guam Community College (GCC) for the purpose of developing and constructing a nursing annex. This legislation enables the community to continue using and benefiting from this property which has gone unused since 2019.

In the post-COVID pandemic era, it is more important than ever that we strengthen our healthcare system. Bill No. 21-38 creates a home to train our next generation of nurses and allied health professionals. With the construction of the new facility, GCC will be able to move forward with plans for Guam's first-ever accredited paramedic certification program along with a radiological technician certification program. This should be seen as the beginning of a new partnership between DPHSS and GCC for the mutual use of administrative and clinical space.

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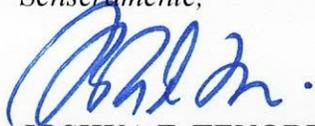
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To: The Hon. Frank Blas, Jr., *Speaker*
Fr: The Hon. Joshua F. Tenorio, *Acting Governor of Guam*
Date: October 17, 2025
Re: Bill No. 21-38 (COR)

Page 2 of 2

For these reasons, I sign Bill No. 21-38 (COR) into law as ***Public Law No. 38-63.***

Senseramente,



JOSHUA F. TENORIO
I Ákto Maga'láhen Guåhan
Acting Governor of Guam

Enclosure(s): Bill No. 21-38 (COR) nka P.L. 38-63
cc via email: The *Honorable* Lourdes A. Leon Guerrero, *Maga'hågan Guåhan*, Governor of Guam
Compiler of Laws



38GL-25-1352
Messages and Communications

RECEIVED
COMMITTEE ON RULES
October 20, 2025

9:01 a.m.

Marie Crisostomo

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

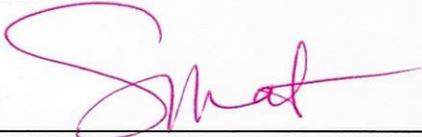
CERTIFICATION OF PASSAGE OF AN ACT TO *I MAGA'HÅGAN GUÅHAN*

This is to certify that **Bill No. 21-38 (COR)**, “AN ACT TO TRANSFER LOT NO. 2417-1-R7, MUNICIPALITY OF *MANGILAO*, FORMERLY KNOWN AS THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS, FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX,” was on the 3rd day of October 2025, duly and regularly passed.



Frank F. Blas, Jr.
Speaker

Attested:



Sabrina Salas Matanane
Legislative Secretary

This Act was received by *I Maga'hågan Guåhan* this 7 day of Oct, 2025, at 4:40 o'clock pm.M.



Assistant Staff Officer
Maga'håga's Office

APPROVED:



Lourdes A. Leon Guerrero
I Maga'hågan Guåhan

Date: 10/17/2025

Public Law No. 38-63

2025 - 24626
OFFICE OF THE GOVERNOR
CENTRAL FILES OFFICE
Rec'd By: Evelyn Fejeran
Date: 10/17/25 Time: 4:40pm

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

Bill No. 21-38 (COR)

As amended by the Committee on Health
and Veterans Affairs; and further amended on the Floor.

Introduced by:

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

**AN ACT TO TRANSFER LOT NO. 2417-1-R7,
MUNICIPALITY OF *MANGILAO*, FORMERLY KNOWN
AS THE DEPARTMENT OF PUBLIC HEALTH AND
SOCIAL SERVICES CENTRAL HEADQUARTERS,
FROM THE DEPARTMENT OF PUBLIC HEALTH AND
SOCIAL SERVICES TO THE GUAM COMMUNITY
COLLEGE FOR THE CONSTRUCTION OF A NURSING
ANNEX.**

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

2 **Section 1. Legislative Findings and Intent.** As the government of Guam
3 continues its efforts to improve the quality of locally available health care, one need

1 that must be addressed is the pace in which we educate our next generation of nurses
2 and other health care and allied health professionals.

3 One practical constraint that limits the ability for institutions, like the Guam
4 Community College (GCC), is the lack of physical space to accommodate the
5 demand for higher enrollment for and staffing to support these programs.

6 Expanding GCC's footprint will also afford the space to begin offering new
7 and needed courses, like the first-ever accredited paramedic certification program
8 and a radiologic technician certification program for Guam.

9 Another barrier obstructing the GCC's contributions to improving local health
10 care is the depletion of its land inventory, including the loss of approximately 314
11 acres in the Radio Barrigada area from GCC to the Guam Ancestral Lands
12 Commission through Public Law 31-134.

13 *I Liheslaturan Guåhan* finds that a former landmark of the local government's
14 health care programs, namely the previous headquarters of the Department of Public
15 Health and Social Services (DPHSS) in *Mangilao*, is an ideal location for GCC's
16 expansion efforts, as it is in the same municipality as the College's main campus,
17 and within a corridor of other institutions of education and health - both from the
18 private and public sectors.

19 This building, located on Lot No. 2417-1-R7, Municipality of *Mangilao*, has
20 been sitting idle since a reported electrical fire shut down the building in November
21 2019, and then was subsequently deemed unsafe by the Guam Fire Department.

22 *I Liheslaturan Guåhan* additionally finds that the available space should be
23 sufficient to house GCC's programs but would also allow the College's nursing and
24 allied health students to gain valuable clinical hours within the same facility.

25 Reviving this unused asset would also allow greater collaboration between
26 GCC and other government agencies that are in the midst of complementary efforts
27 to improve health care, like DPHSS and the Guam Memorial Hospital Authority.

1 Therefore, it is the intent of *I Liheslaturan Guåhan* to transfer Lot No. 2417-
2 1-R7, Municipality of *Mangilao*, formerly known as the Department of Public
3 Health and Social Services Central Headquarters, from the Department of Public
4 Health and Social Services to the Guam Community College for the construction of
5 a nursing annex.

6 **Section 2. Designated Use of Property.** The use of Lot No. 2417-1-R7
7 shall be consistent with the purpose of constructing a nursing annex as the location
8 for the GCC’s nursing and other allied health educational programs, and any other
9 purpose as approved by the Board of Trustees of the GCC.

10 **Section 3. Mutual Planning and Agreement.** Prior to GCC applying for
11 financing or grant funding related to this Act, it shall finalize plans for mutual use
12 of the site with the Department of Public Health and Social Services, including but
13 not limited to shared clinical spaces and administrative offices. These plans shall be
14 formalized through a Memorandum of Agreement between GCC and DPHSS prior
15 to any application for financing or grant funding by GCC.

16 **Section 4. Transfer of Property.** Lot No. 2417-1-R7 in the Municipality
17 of *Mangilao*, consisting of a computed area of seventeen thousand seven hundred
18 seventeen (17,717) square meters as shown on Map No. 225FY2021 (Lot), is hereby
19 transferred from the Department of Public Health and Social Services to the Guam
20 Community College (GCC), pursuant to 21 GCA § 60112, for the purpose of
21 developing and constructing a nursing annex for the GCC. A survey map designating
22 the area of seventeen thousand seven hundred seventeen (17,717) square meters
23 square meters (Map) for the property has been prepared, recorded, and provided by
24 the Department of Land Management for the GCC. A copy of the Map is attached
25 hereto as Exhibit A.

26 **Section 5. Issuance of Certificate of Title.** The Department of Land
27 Management (DLM) shall issue a certificate of title for Lot No. 2417-1-R7 in the

1 name of the Guam Community College (GCC) as owner in fee simple. If the use
2 of Lot No. 2417-1-R7 is inconsistent with the purposes stated in this Act, then
3 Lot No. 2417-1- R7 shall automatically revert to the government of Guam. These
4 covenants shall be contained in any certificate of title or deed issued by DLM to
5 GCC under this Act.

6 **Section 6. Exemption from Appraisals.** 2 GCA § 2107(b) and the
7 Standing Rules of *I Mina'trentai Ocho Na Liheslaturan Guåhan*, relative to land
8 appraisals, shall not apply to this Act.

9 **Section 7. Effective Date.** This Act *shall* take effect thirty (30) days after the
10 Department of Public Health and Social Services transmits to the Speaker of *I*
11 *Liheslaturan Guåhan* the final results of an inspection of the structure on Lot No.
12 2417-1-R7, the site of the former DPHSS main building in *Mangilao*.

13 **Section 8. Severability.** If any provision of this Act or its application to any
14 person or circumstance is found to be invalid or inorganic, such invalidity shall not
15 affect other provisions or applications of this Act that can be given effect without
16 the invalid provision or application, and to this end the provisions of this Act are
17 severable.

- REFERENCES:**
1. M.A. DWS # 103256, REAL ESTATE REQUIREMENTS, ROUTE 10
 2. PARCELLING OF LOT 2417, L.M. 282708 # 1111
 3. RETRACEMENT SURVEY LOT 2417-1-R7, L.M. 044FV77, DOC. NO. 272284
 4. DWS # 120458, L.M. 784 PY 72, PARCELLING SURVEY OF LOT NO. 2416, PREPARED BY RLS # 27, DOC. NO. 114316
 5. PRIORITY MAP LOT NOS. 2416, 2418, 2419, 2420, MAP DWS # C4-547284, DOC. NO. 034924
 6. LAND & UTILITIES COMMISSION PRIORITY MAP DWS # A-174 (UNRECORDED)
 7. U.S. NAVAL GOVT. OF GUAM CADASTRAL MAP DWS # A-247 (UNRECORDED)
 8. SUBDIVISION OF LOT # 2416, TRACT 256, DWS # CA-2102, DOC. NO. 108614
 9. PARCELLING SURVEY MAP OF LOT 2417-1-R7, L.M. 03MY2020, PREPARED BY RLS # 54, DOC. NO. 584234
 10. DEED ESTATE SURVEY MAP OF TRACT 19420, L.M. NO. 357 PY 97, PREPARED BY RLS # 31, DOC. NO. 576592
 11. PARTITIONING MAP OF LOTS NO. 2307, L.M. NO. 199FY75, PREPARED BY RLS # 21, DOC. NO. 270397
 12. AGRICULTURAL SUBDIVISION LOTS 2307-1 & 2307-2, L.M. NO. 243 PY 87, PREPARED BY RLS # 23, DOC. NO. 330703
 13. SUBDIVISION SURVEY MAP OF LOT 2416-3-R1, L.M. NO. 210 PY 98, PREPARED BY RLS # 70, DOC. NO. 188770
 14. RE-SUBDIVISION SURVEY MAP OF LOT 2416-3, L.M. NO. 188FY96, PREPARED BY RLS # 54, DOC. NO. 547595

SYMBOLS: SEE SHEET 1 OF 2
NOTES: SEE SHEET 1 OF 2

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

File for Record or Instrument Number: **866048**

On the Year: **21** Month: **10** Day: **16** Time: **10:00 AM**

Recording Fee: **DE-OFFICIO** Record No: **DE-OFFICIO**

Deputy Recorder: **Paul L. Santos**

SURVEYOR'S REPORT AND BOUNDARY ANALYSIS

An analysis of the boundary of Lot 2417 and its adjoining lots indicates that the "disputed areas" were erroneously indicated as such, and, therefore, do not exist.

The property map C4-647284, Doc#034924 of Lot Nos. 2416, 2418, 2419, & 2420, prepared by the Department of Land Management dated 3/18/1964 showed Lot(s) 2417, 2416, and 2307 all contiguous to each other—no overlaps were indicated. It was only later during the survey of Lot 2416 and 2307, were overlaps shown as disputed areas.

The survey of Lot 2416 and 2307, were overlaps shown as disputed areas.

An overlap indicated as "Disputed Area" between Lot 2417 and L2307 was shown under the Partitioning Map of Lot 2307, 199FY75, Doc#270397 recorded 7/30/1976.

An overlap indicated as "Disputed Portion" between L2417 and L2416 was shown under the Partitioning Survey of Lot 2416, 784FY72 Doc#114316, recorded 7/24/72.

Subsequent surveys, deeds, and other recorded documents did not address the "disputed" portions that supposedly overlapped onto Lot 2417.

In the case of the "Disputed Area" between L2417 and L2307:

The Agricultural Subdivision of Lot 2307-1 and Lot 2307-2, 243FY82, Doc#330703 was recorded under Doc#76812 2/31/98. This map did not include the disputed portion, but did not address the disputed portion, designated as Lot 2307-C as shown in 199FY75, essentially leaving it as is, status quo.

The Dependent Estate Survey Map of Tract 19420 (formerly Lot 2307-2), 357FY87 was recorded under Doc#76812 2/31/98. This map did not include the disputed portion shown as Lot 2307-C in 199FY75, again, leaving it as is.

In the case of the overlap indicated as "Disputed Portion" between L2417 and L2416:

The Resubdivision Survey Map of Lot 2416-3, 168FY96, was recorded under Doc#547986 on 6/28/1998. This map parceled out Lot 2416-3 into two parcels but did not address the disputed portion shown in 784FY72.

A Subdivision and Order PR0228-90 was recorded under Doc#540212 1/23/1996 that gave Peter D. Arellano Lot 2416-3-1 referred to in 168FY96.

A Deed of GR was recorded Doc#540213 1/23/1996 for Peter D. Arellano to Peter D. Arellano and Jovita T. Arellano for Lot 2416-3-1 referred to in 168FY96 Area=2864 square meters.

An Affidavit was recorded under Doc#569195 6/27/1997 for Jovita T. Arellano, as surviving spouse of Peter D. Arellano.

A Decree Settling Final Account of Administrator and Final Distribution PR0228-90 was recorded under Doc#673605 4/22/2003, that gave the eastern portion of Lot 2416-3 referred to in 168FY96 as Lot 2416-3-1, to Jovita T. Arellano and the western portion of Lot 2416-3 referred to as Lot 2416-3-R1, to Gregorio Quachacho, Rosario Quachacho, Rosalina Pareda (deceased), and Josefina Perez. Nothing was mentioned of the disputed portion on the eastern boundary.

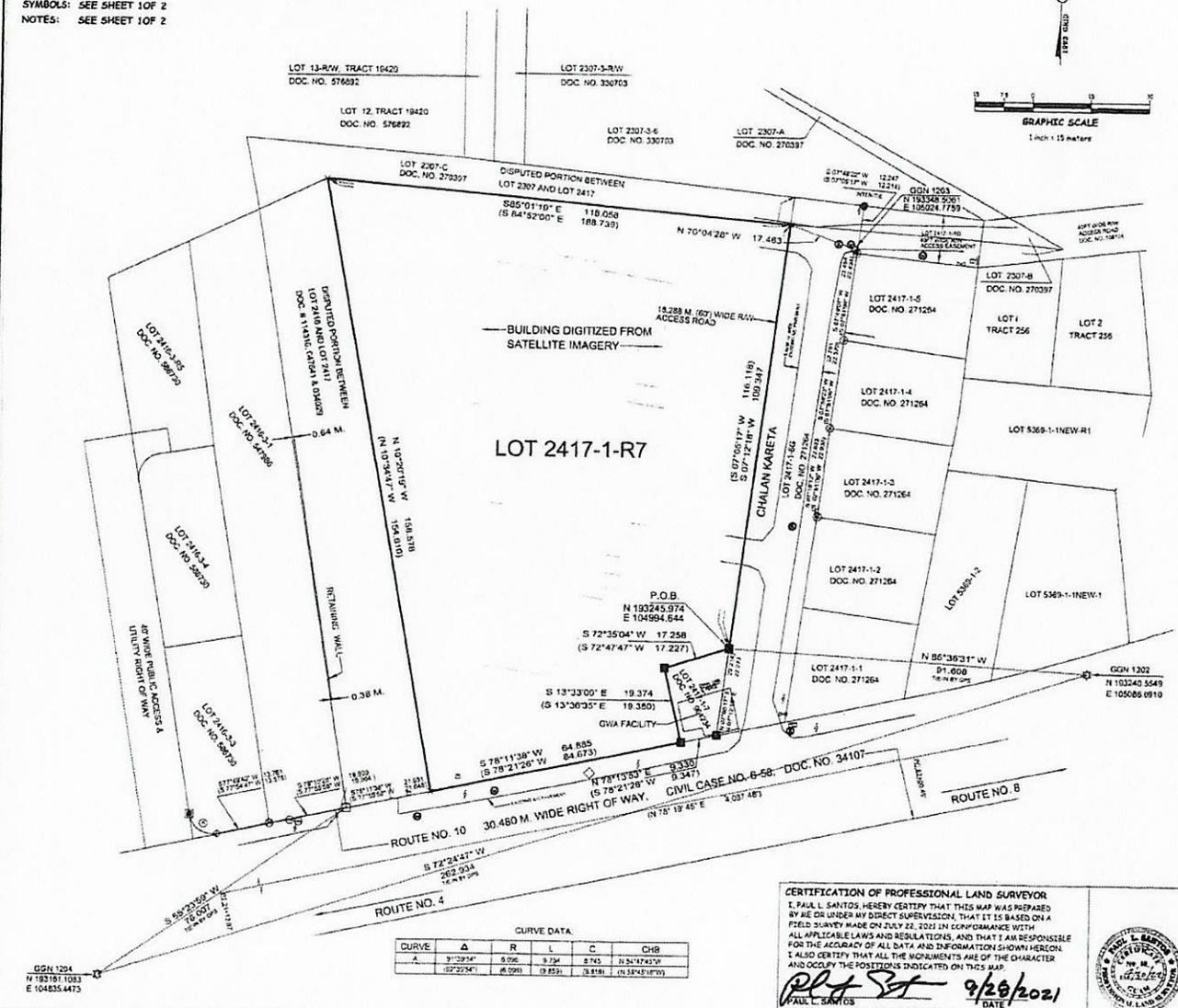
A Warranty Deed was recorded under Doc#798552 11/13/2009 from Jovita T. Arellano to Salvador M. Espino and Bishnia I. Espino for Lot 2416-3-1, as referred to in 168FY96. Area=2864 square meters.

Basic Lot 2416 was issued GC 3847 on 3/7/1939. Basic Lot 2417 was issued GC4020 on 8/20/1938 and Basic Lot 2307 was issued GC4137 on 3/15/1940. However, Basic Lot 2417 was deemed to be in 7/28/1938. (see Doc#14353) although its GC was issued later. It is therefore, my opinion that, based on senior rights, the property lines of Lot 2417 are correctly shown as depicted and do not overlap with the other parcels.

Furthermore, the owners of Lot 2416 and Lot 2307 "deaf" on their rights as they did not pursue claims to the respective disputed areas, the various recorded maps and deeds do not lay further claim to the disputed portions. In fact, except for the maps under 784FY72 and 199FY75, none of the subsequent documents assert that disputed portions exist.

The disputed portions or overlaps between Lot 2417 and Lot 2416-3-1 along its eastern property line, and between Lot 2417 and the parceled lots of Lot 2307 (Lot 2307-3-6 and Lot Tract 19420, formerly part of Lot 2307), along their southern property lines do not exist. Lot 2417-1-R7 is entitled to its whole area of 17471 square meters, more or less, or as a field survey would reveal.

Paul L. Santos
 Professional Land Surveyor No. 68



CERTIFICATION OF PROFESSIONAL LAND SURVEYOR

I, PAUL L. SANTOS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED ON A FIELD SURVEY MADE ON JULY 22, 2021 IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, AND THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP.

Paul L. Santos 9/29/2021
 PROFESSIONAL LAND SURVEYOR NO. 68 DATE



REVISIONS	DESCRIPTION	BY	APPROVED BY	DATE

RETRACEMENT SURVEY MAP
 OF
LOT 2417-1-R7

LAND SQUARE 13 MUNICIPALITY OF MANGLOAD SECTION 4

SURVEY DATA		BASIC LOT DATA	
JOB NO.	2417-21	DATE	LOT 2417
COMPILED BY	PLS	DATE	12/22/2021
DRAWN BY	PLS	REGISTERED ON	6/2/NOV/2020
RESEARCHED BY	PLS	DECEASED ON	AUGUST 30 1939
FIELD BY	PLS	ESTATE NO.	115
CHECKED BY	PLS	ESTATE NO.	115
SCALE	1:1000	ON THE NAME OF	
SHEET	1 OF 2	THE UNITED STATES OF AMERICA	
DWS NO.	14 0217729		
L.M. CHECKED NO.	125 PY 2021		

GOVERNMENT OF GUAM
 GUBTAMENTONAN GU'AHAN
 DEPARTMENT OF LAND MANAGEMENT
 DIPARTAMENTON MINANEHAN TAND
 LAND SURVEY DIVISION
 DESKOP ADMINISTRATIBAN TAND

S-16271 2/2