



EDDIE BAZA CALVO  
Governor

RAY TENORIO  
Lieutenant Governor

*Office of the Governor of Guam*

May 14, 2012

Honorable Judith T. Won Pat, Ed.D.  
Speaker  
*I Mina'trentai Unu Na Liheslaturan Guåhan*  
155 Hesler Street  
Hagåtña, Guam 96910

3-12-1506 <sup>7</sup> oh  
Office of the Speaker  
Judith T. Won Pat, Ed. D.  
Date 5/15/12  
Time 4:01 PM  
Received by oh

Dear Speaker Won Pat:

Transmitted herewith is Bill No. 411-31 (COR) entitled, "AN ACT TO AUTHORIZE I MAGA'LAHEN GUAHAN TO TRANSFER ABANDONED PROPERTIES LOCATED WITHIN TRACT NUMBER 1113, ALSO KNOWN AS THE SAGAN LINAHYAN SUBDIVISION, FROM THE DIPATTAMENTON MINANEHAN TANO' (DEPARTMENT OF LAND MANAGEMENT) TO THE GUAM HOUSING CORPORATION FOR THE PURPOSE OF AFFORDABLE HOUSING", which I signed into law on May 9, 2012 as Public Law 31-209.

*Senseramente,*

  
EDDIE BAZA CALVO

2012 MAY 16 AM 8:47  
em

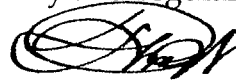
Attachment: copy of Bill

1587

**I MINA'TRENTAI UNU NA LIHESLATURAN GUÅHAN**  
**2012 (SECOND) Regular Session**

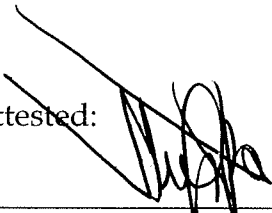
**CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'LAHEN GUÅHAN**

This is to certify that Bill No. 411-31 (COR), "AN ACT TO AUTHORIZE I MAGA'LAHEN GUÅHAN TO TRANSFER ABANDONED PROPERTIES LOCATED WITHIN TRACT NUMBER 1113, ALSO KNOWN AS THE SAGAN LINAHYAN SUBDIVISION, FROM THE DIPATTAMENTON MINANEHAN TÅNO' (DEPARTMENT OF LAND MANAGEMENT) TO THE GUAM HOUSING CORPORATION FOR THE PURPOSE OF AFFORDABLE HOUSING", was on the 27<sup>th</sup> day of April, 2012, duly and regularly passed.



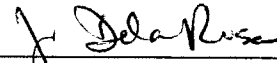
Judith T. Won Pat, Ed.D.  
Speaker

Attested:




Tina Rose Muña Barnes  
Legislative Secretary

This Act was received by *I Maga'lahaen Guåhan* this 27<sup>th</sup> day of Apr., 2012, at 2:00 o'clock P.M.



Assistant Staff Officer  
*Maga'lahaen's Office*

APPROVED:

  
EDWARD J.B. CALVO  
*I Maga'lahaen Guåhan*

MAY 09 2012

Date: \_\_\_\_\_

Public Law No. 31-209

*I MINA'TRENTAI UNU NA LIHESLATURAN GUÅHAN*  
2012 (SECOND) Regular Session

**Bill No. 411-31 (COR)**

As amended by the Committee on Appropriations, Taxation,  
Banking, Insurance, Retirement, and Land.

Introduced by:

T. R Muña Barnes  
Judith T. Won Pat, Ed.D.  
T. C. Ada  
V. Anthony Ada  
F. F. Blas, Jr.  
B. J.F. Cruz  
Chris M. Dueñas  
Judith P. Guthertz, DPA  
Sam Mabini, Ph.D.  
T. R. Muña Barnes  
Adolpho B. Palacios, Sr.  
v. c. pangelinan  
Dennis G. Rodriguez, Jr.  
R. J. Respicio  
M. Silva Tajeron  
Aline A. Yamashita, Ph.D.

**AN ACT TO AUTHORIZE *I MAGA'LAHEN GUÅHAN* TO  
TRANSFER ABANDONED PROPERTIES LOCATED  
WITHIN TRACT NUMBER 1113, ALSO KNOWN AS  
THE *SAGAN LINAHYAN* SUBDIVISION, FROM THE  
*DIPATTAMENTON MINANEHAN TANO'*  
(DEPARTMENT OF LAND MANAGEMENT) TO THE  
GUAM HOUSING CORPORATION FOR THE PURPOSE  
OF AFFORDABLE HOUSING.**

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

2 **Section 1. Legislative Findings.** *I Liheslaturan Guåhan* finds that Public  
3 Laws 21-60, 21-72, and 21-146, gave the Department of Land Management the

1 authority to transfer certain property belonging to the government of Guam to  
2 qualified individuals for residential use. Pursuant to this authority, the  
3 Government entered into various conditional contracts to deed residential property.  
4 By the terms of these contracts, if the qualifying individuals paid to the  
5 Government the amount of Two Thousand Five Hundred Dollars (\$2500.00),  
6 amortized over a ten(10)-year period, they would receive a deed to the property in  
7 fee simple.

8 *I Liheslaturan Guåhan* further finds that while the program is in many  
9 respects successful, it is also true that some qualifying individuals were unable to  
10 meet their obligations under the contracts. Accordingly, as a result of default, at  
11 least ten (10) of these conditional contracts to deed were terminated. These  
12 various residential properties have now come back to the government of Guam.

13 *I Liheslaturan Guåhan* further finds that there still exists an urgent need to  
14 increase the inventory of safe, affordable housing for low and moderate-income  
15 families on Guam. *I Liheslaturan Guåhan* is aware that the mission of the Guam  
16 Housing Corporation is to address these very needs, and that it is therefore  
17 desirable that these ten (10) parcels be transferred to the Guam Housing  
18 Corporation for its use and administration.

19 **Section 2. Approved Transfer.** Notwithstanding any other provision of  
20 law and pursuant to §60112 of Chapter 60 of Title 21, Guam Code Annotated, *I*  
21 *Maga'lahaen Guåhan* is hereby authorized to transfer the below described parcels of  
22 real property located within the *Sagan Linahyan* Subdivision, *Dededo*, Guam, from  
23 the Department of Land Management to the Guam Housing Corporation; the Guam  
24 Housing Corporation to possess and own each and all of them in fee simple  
25 absolute:

26 (a) Lot No. 5, Block No. 10, Tract No. 1113, GOV/FEMA  
27 Emergency Housing Project, Government of Guam Subdivision,

1 municipality of *Dededo*, containing an area of six hundred three (603)±  
2 square meters or six thousand four hundred eighty-seven (6,487)± square  
3 feet, as shown on a map prepared by Land Management, No. I4-94T561,  
4 L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly  
5 Lot No. 10125-11-1, recorded under Document No. 503994, Certificates of  
6 Title No. 35085, Estate No. 22092 together with a three (3)-bedroom  
7 structure. Water and power (electricity) and sewer are immediately  
8 available or within a distance of one hundred (100) feet from the property.

9 (b) Lot No. 12, Block No. 12, Tract No. 1113, GOV/FEMA  
10 Emergency Housing Project, Government of Guam Subdivision,  
11 municipality of *Dededo*, containing an area of five hundred sixty-four  
12 (564)± square meters or six thousand sixty-eight (6,068)± square feet, as  
13 shown on a map prepared by Land Management, No. I4-94T561, L.M.  
14 Check No. 214FY94 Subdivision Survey Map of Tract 1113, formerly Lot  
15 No. 10125-11-1, recorded under Document No. 503994, Certificates of  
16 Title No. 35085, Estate No. 22092 together with a three (3)-bedroom  
17 structure. Water and power (electricity) and sewer are immediately  
18 available or within a distance of one hundred (100) feet from the property.

19 (c) Lot No. 14, Block No. 12, Tract No. 1113, GOV/FEMA  
20 Emergency Housing Project, Government of Guam Subdivision,  
21 municipality of *Dededo*, containing an area of five hundred sixty-four  
22 (564)± square meters or six thousand sixty-eight (6,068)± square feet, as  
23 shown on a map prepared by Land Management, No. I4-94T561, L.M.  
24 Check No. 214FY94, Subdivision Survey Map of tract 1113, formerly lot  
25 No. 10125-11-1, recorded under Document No. 503994, Certificates of Title  
26 No. 35085, Estate No. 22092 together with a three (3) bedroom structure.

1 Water and power (electricity) and sewer are immediately available or within  
2 a distance of one hundred (100) feet from the property.

3 (d) Lot No. 17, Block No. 12, Tract No. 1113, GOV/FEMA  
4 Emergency Housing Project, Government of Guam Subdivision,  
5 municipality of *Dededo*, containing an area of five hundred sixty-four  
6 (564) $\pm$  square meters or six thousand sixty-eight (6,068) $\pm$  square feet, as  
7 shown on a map prepared by Land Management, No. I4-94T561, L.M.  
8 Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly Lot  
9 No. 10125-11-1, recorded under Document No. 503994, Certificates of Title  
10 No. 35085, Estate No. 22092 together with a one (1) bedroom structure.  
11 Water and power (electricity) and sewer are immediately available or within  
12 a distance of one hundred (100) feet from the property.

13 (e) Lot No. 21, Block No. 12, Tract No. 1113, GOV/FEMA  
14 Emergency Housing Project, Government of Guam Subdivision,  
15 municipality of *Dededo*, containing an area of five hundred sixty-four  
16 (564) $\pm$  square meters or six thousand sixty-eight (6,068) $\pm$  square feet, as  
17 shown on a map prepared by Land Management, No. I4-94T561, L.M.  
18 Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly Lot  
19 No. 10125-11-1, recorded under Document No. 503994, Certificates of Title  
20 No. 35085, Estate No. 22092 together with a one (1) bedroom structure.  
21 Water and power (electricity) and sewer are immediately available or within  
22 a distance of one hundred (100) feet from the property.

23 (f) Lot No. 14, Block No. 7, Tract No. 1113, GOV/FEMA  
24 Emergency Housing Project, Government of Guam Subdivision,  
25 municipality of *Dededo*, containing an area of five hundred twenty-nine  
26 (529) $\pm$  square meters or five thousand six hundred ninety-eight (5,698) $\pm$   
27 square feet, as shown on a map prepared by Land Management, No. I4-

1 94T561, L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113,  
2 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
3 Certificates of Title No. 35085, Estate No. 22092 together with a one (1)  
4 bedroom structure. Water and power (electricity) and sewer are immediately  
5 available or within a distance of one hundred (100) feet from the property.

6 (g) Lot No. 18, Block No. 7, Tract No. 1113, GOV/FEMA  
7 Emergency Housing Project, Government of Guam Subdivision,  
8 municipality of *Dededo*, containing an area of four hundred eighty-two  
9 (482) $\pm$  square meters or five thousand one hundred eighty-nine (5,189) $\pm$   
10 square feet, as shown on a map prepared by Land Management, No. I4-  
11 94T561, L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113,  
12 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
13 Certificates of Title No. 35085, Estate No. 22092 together with a one (1)  
14 bedroom structure. Water and power (electricity) and sewer are immediately  
15 available or within a distance of one hundred (100) feet from the property.

16 (h) Lot No. 1, Block No. 8, Tract No. 1113, GOV/FEMA  
17 Emergency Housing Project, Government of Guam Subdivision,  
18 municipality of *Dededo*, containing an area of six hundred twenty-four  
19 (624) $\pm$  square meters or six thousand seven hundred nineteen (6,719) $\pm$   
20 square feet, as shown on a map prepared by Land Management, No. I4-  
21 94T561, L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113,  
22 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
23 Certificates of Title No. 35085, Estate No. 22092 together with a three (3)  
24 bedroom structure. Water and power (electricity) and sewer are immediately  
25 available or within a distance of one hundred (100) feet from the property.

26 (i) Lot No. 2, Block No. 8, Tract No. 1113, GOV/FEMA  
27 Emergency Housing Project, Government of Guam Subdivision,

1 municipality of *Dededo*, containing an area of five hundred fifty-two (552)±  
2 square meters or five thousand nine hundred forty-seven (5,947)± square  
3 feet, as shown on a map prepared by Land Management, No. I4-94T561,  
4 L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly  
5 Lot No. 10125-11-1, recorded under Document No. 503994, Certificates of  
6 Title No. 35085, Estate No. 22092 together with a one (1)-bedroom  
7 structure. Water and power (electricity) and sewer are immediately  
8 available or within a distance of one hundred (100) feet from the property.

9 (j) Lot No. 7, Block No. 9, Tract No. 1113, GOV/FEMA  
10 Emergency Housing Project, Government of Guam Subdivision,  
11 municipality of *Dededo*, containing an area of six hundred sixty-one (661)±  
12 square meters or seven thousand one hundred twelve (7,112)± square feet, as  
13 shown on a map prepared by Land Management, No. I4-94T561, L.M.  
14 Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly Lot  
15 No. 10125-11-1, recorded under Document No. 503994, Certificates of Title  
16 No. 35085, Estate No. 22092 together with a two (2) bedroom structure.  
17 Water and power (electricity) and sewer are immediately available or within  
18 a distance of one hundred (100) feet from the property.

19 **Section 3. Property Use.** The Guam Housing Corporation is authorized  
20 to employ or use property herein transferred in any manner not inconsistent with  
21 Chapter 4 of Title 12, Guam Code Annotated.

22 **Section 4. Transfer of Parcels.** Prior to the transfer of parcels within the  
23 *Sagan Linahyan* Subdivision, *Dededo*, Guam, from the Department of Land  
24 Management to the Guam Housing Corporation, the Guam Housing Corporation  
25 shall:

26 (1) Publish in a newspaper of general circulation, the names of the  
27 individuals who had contractual agreements to purchase the lot and be given



1 the opportunity to fulfill their contractual agreement. Heirs of the persons  
2 who were awarded the lots should be allowed to fulfill their contractual  
3 agreement if they meet the eligibility requirements. If there is more than one  
4 (1) heir, the lot or lots *shall* be drawn by lottery if not in probate or in a will  
5 or by quitclaim of all other heirs.

6 (2) If lots are still available after going through the process as  
7 outlined in (1) above, said lots *shall* be made available to the eligible  
8 *Chamorro* Land Trust Commission applicants on the waiting list starting  
9 from the first in line.

10 (3) When the Guam Housing Corporation has exhausted all efforts  
11 in (1) and (2) above, the Guam Housing Corporation will announce the  
12 availability of lots and receive applications for interested persons who meet  
13 the eligibility requirements of the original program. If the Guam Housing  
14 Corporation receives more applications than the number of lots available, a  
15 lottery will be used to award the lots.

# I MINA' TRENTAI UNU NA LIHESLATURAN GUÅHAN

2011 (SECOND) Regular Session

Date: 04/27/12

## VOTING SHEET

ABill No. 411-31 (COR)


Resolution No. \_\_\_\_\_

Question: \_\_\_\_\_  
 \_\_\_\_\_

<u>NAME</u>	<u>YEAS</u>	<u>NAYS</u>	<u>NOT VOTING/ ABSTAINED</u>	<u>OUT DURING ROLL CALL</u>	<u>ABSENT</u>
ADA, Thomas C.	✓				
ADA, V. Anthony	✓				
BLAS, Frank F., Jr.	✓				
CRUZ, Benjamin J. F.	✓				
DUENAS, Christopher M.	✓				
GUTHERTZ, Judith Paulette	✓				
MABINI, Sam	✓				
MUNA-BARNES, Tina Rose	✓				
PALACIOS, Adolpho Borja, Sr.	✓				
PANGELINAN, vicente (ben) cabrera					EA
RESPICIO, Rory J.	✓				
RODRIGUEZ, Dennis G., Jr.	✓				
SILVA TAIJERON, Mana	✓				
WON PAT, Judith T.	✓				
YAMASHITA, Aline A.	✓				

TOTAL 14 0 0 0 1

CERTIFIED TRUE AND CORRECT:

  
 \_\_\_\_\_  
 Clerk of the Legislature

\* 3 Passes = No vote  
 EA = Excused Absence



I Mina'trentai Unu Na Liheslaturan Guåhan

Senator Vicente (ben) Cabrera Pangelinan (D)

APR 22 2012

**The Honorable Judith T. Won Pat, Ed.D.**  
 Speaker  
 I Mina'trentai Unu Na Liheslaturan Guåhan  
 155 Hesler Place  
 Hagåtña, Guam 96910

Chairman  
 Committee on Appropriations,  
 Taxation, Public Debt, Banking,  
 Insurance, Retirement, and  
 Land

**VIA: The Honorable Rory J. Respicio**  
 Chairperson, Committee on Rules

**RE: Committee Report on Bill No. 411-31 (COR), As amended**

Vice Chairman  
 Committee on Education

Dear Speaker Won Pat:

Member  
 Committee on Rules,  
 Federal, Foreign &  
 Micronesian Affairs and  
 Human & Natural  
 Resources

Transmitted herewith is the Committee Report Bill No. 411-31 (COR):  
 "An act to authorize *I Maga'lahen Guåhan* to transfer abandoned  
 properties located within tract number 1113 also known as the Sagan  
 Linahyan subdivision, from the *Dipåtamenton Minanehan Tåno'*  
 (Department of Land Management) to the Guam Housing Corporation for  
 the purpose of affordable housing" which was referred to and amended by  
 the Committee on Appropriations, Taxation, Public Debt, Banking,  
 Insurance, Retirement, and Land.

Member  
 Committee on  
 Municipal Affairs,  
 Tourism, Housing, and  
 Recreation

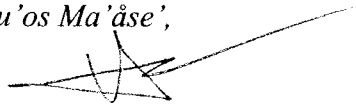
Committee votes are as follows:

Member  
 Committee on the Guam  
 Military Buildup and  
 Homeland Security

4 TO PASS  
0 TO NOT PASS  
1 TO REPORT OUT ONLY  
0 TO ABSTAIN  
0 TO PLACE IN INACTIVE FILE

Member  
 Committee on Health and  
 Human Services, Senior  
 Citizens, Economic  
 Development, and Election  
 Reform

*Si Yu'os Ma'åse',*

  
 Vicente (Ben) Cabrera Pangelinan  
 Chairman

2012 APR 23 PM 4:15



Committee  
Report  
On

**Bill No. 411-31 (COR), As Amended:**

**“An act to authorize *I Maga'lahaen Guåhan* to transfer abandoned properties located within tract number 1113 also known as the Sagan Linahyan subdivision, from the *Dipåttamenton Minanehan Tåno'* (Department of Land Management) to the Guam Housing Corporation for the purpose of affordable housing.”**



I Mina'trentai Unu Na Liheslaturan Guåhan

Senator Vicente (ben) Cabrera Pangelinan (D)

APR 22<sup>nd</sup> 2012

**MEMORANDUM**

**To: All Members**  
Committee on Appropriations, Taxation, Public Debt, Banking,  
Insurance, Retirement, and Land

**From: Senator Vicente (Ben) Cabrera Pangelinan**  
Committee Chairperson

**Subject: Committee Report on Bill No. 411-31 (COR), As Amended**

Transmitted herewith is the Committee Report on Bill No. 411-31 (COR): "An act to authorize *I Maga'lahren Guåhan* to transfer abandoned properties located within tract number 1113 also known as the Sagan Linahyan subdivision, from the *Dipåtamenton Minanehan Tåno'* (Department of Land Management) to the Guam Housing Corporation for the purpose of affordable housing" sponsored by Senator Tina Muna-Barnes and referred to and amended by the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement, and Land.

This report includes the following:

1. Committee Voting Sheet
2. Committee Report Narrative
3. Copy of Bill No. 411-31 (COR)
4. Copy of Amended Bill No. 411-31 (COR)
5. Public Hearing Sign-in Sheet
6. Copies of Submitted Testimony & Supporting Documents
7. Notices of Public Hearing
8. Copy of the Public Hearing Agenda
9. Fiscal Notes

Please take the appropriate action on the attached voting sheet. Your attention to this matter is greatly appreciated. Should you have any questions or concerns, please do not hesitate to contact my office.

*Si Yu`os Ma`åse`,*

Vicente (Ben) Cabrera Pangelinan  
Chairman

Chairman  
Committee on Appropriations,  
Taxation, Public Debt, Banking,  
Insurance, Retirement, and  
Land

Vice Chairman  
Committee on Education

Member  
Committee on Rules,  
Federal, Foreign &  
Micronesian Affairs and  
Human & Natural  
Resources

Member  
Committee on  
Municipal Affairs,  
Tourism, Housing, and  
Recreation

Member  
Committee on the Guam  
Military Buildup and  
Homeland Security

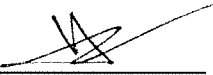


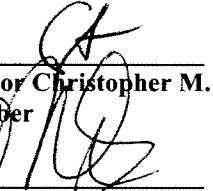
Member  
Committee on Health and  
Human Services, Senior  
Citizens, Economic  
Development, and Election  
Reform

*I MINA'TRENTAI UNU NA LIHESLATURAN GUÅHAN*

**Committee Voting Sheet**

**Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement, and Land**

Bill No. 411-31 (COR), As amended: "An act to authorize *I Maga'lahren Guåhan* to transfer abandoned properties located within tract number 1113 also known as the Sagan Linahyan subdivision, from the *Dipåtamenton Minanehan Tåno'* (Department of Land Management) to the Guam Housing Corporation for the purpose of affordable housing."

Committee Members	To Pass	Not To Pass	Report Out Only	Abstain	Inactive File
 Senator Vicente (ben) Cabrera Pangelinan Chairman	✓				
Speaker Judith T. Won Pat, Ed.D. Vice Chairperson					
 Vice Speaker Benjamin J.F Cruz Member	4/22/12 ✓				
Senator Tina R. Muña-Barnes Member					
 Senator Judith P. Gathertz, DPA Member					
Senator Dennis G. Rodriguez, Jr. Member					
Senator V. Anthony Ada Member	4/22/12 ✓				
 Senator Christopher M. Dueñas Member			4/22/12 ✓		
Senator María Silva Taijeron Member					



# I Mina'trentai Unu Na Liheslaturan Guåhan

Senator Vicente (ben) Cabrera Pangelinan (D)

## Committee Report

Bill No. 411-31 (COR): An act to authorize *I Maga'lahren Guåhan* to transfer abandoned properties located within tract number 1113 also known as the Sagan Linahyan subdivision, from the *Dipåttamenton Minanehan Tåno'* (Department of Land Management) to the Guam Housing Corporation for the purpose of affordable housing.

Chairman  
Committee on Appropriations,  
Taxation, Public Debt, Banking,  
Insurance, Retirement, and  
Land

Vice Chairman  
Committee on Education

Member  
Committee on Rules,  
Federal, Foreign &  
Micronesian Affairs and  
Human & Natural  
Resources

Member  
Committee on  
Municipal Affairs,  
Tourism, Housing, and  
Recreation

Member  
Committee on the Guam  
Military Buildup and  
Homeland Security

Member  
Committee on Health and  
Human Services, Senior  
Citizens, Economic  
Development, and Election  
Reform

## I. OVERVIEW

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement, and Land convened a public hearing on February 24, 2012 at 9:00 am in *I Liheslatura's* public hearing room.

### Public Notice Requirements

Notices were disseminated via hand-delivery and e-mail to all senators and all main media broadcasting outlets on February 17, 2012 (5-Day Notice), and again on February 22, 2012 (48 Hour Notice).

### (a) Committee Members and Senators Present

Senator Vicente (Ben) Cabrera Pangelinan, Chairman  
Senator Tina Muña-Barnes, Member  
Senator V. Anthony Ada, Member  
Senator Mana Silva Tajeron, Member  
Senator Aline Yamashita, Ph. D.

### (b) Appearing before the Committee

Mr. Martin Benavente, President, Guam Housing Corporation  
Mr. Clyde Beaver

### (c) Written Testimonies Submitted

Mr. Martin Benavente, Guam Housing Corporation  
Mr. Monte Mafnas, Department of Land Management

## II. COMMITTEE PROCEEDINGS

**Chairman Pangelinan:** Will go ahead and start this morning and I want to thank everyone for their presence this morning on this public hearing by the Committee on Appropriations, Taxation, Public Debt,  
324 W. Soledad Ave. Suite 100, Hagåtña, Guam 96910

Tel: (671) 473-(4BEN) 4236 - Fax: (671) 473-4238 - Email: [senbenp@guam.net](mailto:senbenp@guam.net)

Website: <http://senbenp.com>

Banking, Insurance, Retirement and Land. All notices for the public hearing were issued in conformance with the Open Government Law. This morning we have Bill No. 411-31 (COR): An act to authorize *I Maga'lahaen Guåhan* to transfer abandoned properties located within tract number 1113 also known as the Sagan Linahyan subdivision, from the *Dipåtamenton Minanehan Tåno'* (Department of Land Management) to the Guam Housing Corporation for the purpose of affordable housing.

**(a) Bill Sponsor Summary**

None

**(a) Testimony**

**1. Mr. Martin Benavente, President, Guam Housing Corporation**

**Mr. Benavente:** Mr. Chairman and members of the committee thank you for allowing us to testify on this bill. We are in favor of the bill and the intention of the bill is to transfer ten (10) abandon properties to the Guam Housing Corporation's (GHC) inventory.

First of all, the beginning of last year we went to Sagan Linahyan with the Governor and we found these homes that were just in terrible condition and a lot of them were actually abandoned. We got to the ones that were not paid in full; they were supposed to pay \$2,500 (Two thousand five hundred dollars). The ten properties were identified and deemed by the Attorney General of Guam that they could be taken back because of non-payment. These ten properties were identified and since have been administratively transferred from the Department of Land Management to ourselves (GHC). When I say that, it is just a letter from the Director that we can have custody of it. But we need a more appropriate way of transferring it that is why we asked for legislation to be drafted to transfer the properties.

Originally, Senators this was Land for the Landless properties in Astumbo and it is right across the street from Astumbo Community Center. There is a lot more that needs to be done there and the reason why we are eager to move on this is because there is money that is available from the CBDG that has been granted to GHC and we want to try to get the project going. I can say that we are ready with the funding; we just need this legal authorization to get access to the properties. The ten properties were originally going to just get thrown into our rental inventory but we have been getting a lot of these fire victims get request for housing and in the norm we put them up in different hotels and things like that, places like that, and so we want to reserve a few of these units for that purpose; semi-furnish them so that when people in need for emergency units, we want to use these for that purpose. Other than that, the lot numbers and description are already in the law.

**PANEL COMMENTS AND QUESTIONS**

**Chairman Pangelinan:** Mr. Benavente, who owns the property at this time?

**Mr. Benavente:** The Government of Guam.



**Chairman Pangelinan:** And how is that done, through a foreclosure?

**Mr. Benavente:** It's not a foreclosure, I forgot the name of it but it is provided in the documents there.

## **2. Mr. Clyde Beaver**

**Mr. Beaver:** This has gone through the Attorney General's (AG) office to validate what we are doing is right. These folks reneged on their contracts to buy the property and it was reverted back to the Government of Guam, Department of Land Management (DLM) really.

**Mr. Benavente:** The process, Senator, took about a year.

## **PANEL COMMENTS AND QUESTIONS**

**Chairman Pangelinan:** And the AG, when they did this, did they tell you that the property pursuant to statute would go to DLM or would it go to the Chamorro Land Trust (CLT)?

**Mr. Benavente:** I think it went right back to DLM. There is that gray area that states that any law that is not being used should be reverted back to Chamorro Land Trust.

**Chairman Pangelinan:** And all Land for the landless would cease to exist. Can you get an opinion from the AG as to who has title over these properties after the termination of the conditional contract?

**Mr. Benavente:** We can do that. I am assuming that, based on that law that it is back with CLT.

**Senator Duenas:** I guess I just have one basic question. In terms of whatever arrangements were made, any developer or any opportunities within the original agreement, are you going to maintain those in tact?

**Mr. Benavente:** I don't understand the question. These houses were built by FEMA funds in 1992 and the houses were sold at a dollar (\$1) and the land was sold at \$2,400. Other than that, they have been sitting since 1992. I think a few years' later people started abandoning them. Other than the ten units we are trying to get back, there are probably another ten or more that are abandoned, nobody is living there but these we have no say so because all the monies were paid into the fund. So, it is private property now.

**Senator Duenas:** What I was getting at is, what vehicle are you going to use to refurbish the homes?

**Mr. Benavente:** We have applied for the CBDG grants from GHURA and that has been pretty much approved last year. They allotted \$1 million or so to do just that.

**Senator Duenas:** To be clear then, this is just to take custody of them.

**Mr. Benavente:** We don't want to spend the money if we don't have the legal ownership to the property.

**Senator Duenas:** One other thing you mentioned, and it is a good thing, that you want to use some of these units for emergency housing for the community needs. Recently, there have been a number of veterans expressing their issues as they work through the veteran's administration and other organizations to seek additional housing benefits as they find themselves homeless. If there are not fire victims or otherwise, do you see the opportunity there for temporary housing?

**Mr. Benavente:** They would, of course, be qualified for any of those ten homes but where the veterans come in is in another part of Sagan Linahyan which has sixty something empty lots that are sitting on an already developed subdivision that is Sagan Linahyan that has underground power, sewer, side walks, everything. There are sixty empty lots that have not been assigned empty to anybody.

Anybody that qualifies initially for either CLT or land for the landless, come to GHC and pre-qualify for a loan and have them purchase the property based on the original intent or you might just have Senators that may want to change that, I don't know. But right now the price of the property is \$2,400. If they pre-qualify, they can build on that including veterans and any body else who want that. The veteran's affairs have a lot of money to give out.

**Senator Duenas:** I would imagine here on Guam that this is a co-occurring issue. The veterans being able to qualify for CLT and like programs so once you start we can advertise it.

**Mr. Benavente:** The problem you have with veterans right now is that you have veterans who were assigned CLT properties but they are not infrastructure. You can't build on that so they sit in limbo and they can't build on it because there is no power, no water, no sewer so that doesn't accomplish anything.

Another purpose for us being there for GHC or the government, in that subdivision is help at trying to revitalize Sagan Linahyan. There are a lot of problems and houses are just one. There is a lot of trash and different things that need to be cleaned up there. The presence of GHC would make the people there think that it can be done and we hope to show them the way to do it whether through loans or grants, things that are already available through the government that they didn't know about.

**Senator Duenas:** Thank you, great ideas and I just wanted to make sure those opportunities are open.

**Senator Yamashita:** Thank you very much Speaker Ben. I am wondering, it is true that the legislature and the government has always been supportive of providing home opportunities to our families and here we are in this situation where tracts have been defaulted and so what

lessons have been learned and why are they defaulting? Why are these properties sitting? Why did they deteriorate? I am wondering why and what are we trying to do to make sure that same situation doesn't prevail again?

**Mr. Benavente:** It makes our case better when we talk about it from that light because beside being the GHC president, at one time I was the commissioner of Dededo almost seven (7) years. I think what we did at Sagan Linahyan is set the people up to fail, that is my opinion. When people start out with zero and then you give them a house for \$1 and land for \$2,400, you know they won't be able to pay that for over fifteen (15) years and they didn't. That's how we were able to get it back.

If you look at people that had zero and you give them the land and house, then come the power bill, the water bill, then the cable and all other things. If you only had zero then you keep going down. Every time a new bill comes in, to pay for the food and so forth, you keep going down. We gave them these land and houses to them and they had no jobs, no way of paying for these things.

I had a discussion with one of the previous landowners and she was asking if she could get her property and I asked what she would do with it? She said, "You know I guess I could start working on it." And still, she doesn't have a job. Your best bet is if we renovate these units you can have first priority to come and rent it for us at a very low price. You don't pay property taxes or any other thing that comes with homeownership. There are people in life today that just aren't ready for homeownership and that is why we strive to provide more affordable rental units. These units probably won't rent for more than \$400 some a month.

These [points to display board] are the way the units look now. There are trees all over and they are abandoned.

**Senator Yamashita:** I agree that not everybody is ready to own a home, owning a home takes a lot of work. As we move forward in our home development, that issue will be addressed. Who is really ready and how do we support them? It's not handouts; it is opportunities to help them do it. Other comments I have about this, Speaker Ben, is how do we move forward and develop and how do we decide what is in the best interest of our people. I hope that the notion of the greater living systems is on your horizon. Thank you.

**Mr. Benavente:** It is. That was a discussion we had with the Retirement people because they want to invest locally and I don't know when that was going to happen but we are going to have that discussion. It is another source of funding and we will look into that. If not, we go back to Senator Ben's trust fund and let's fund that. So we can start doing that on our own without having to worry about federal money and things like that.

**Senator Yamashita:** I look forward to that conversation and to see what that looks like.

**Mr. Benavente:** We can invite you to join that conversation with retirement. One more point Senator Ben, when you put a whole lot of people who are in the same income bracket nothing comes out of that. Yes, there are a few people there that have put flowers at their houses

and it's beautiful, they have kept it up for the last few years. But for the most part it doesn't leave for very much hope because of the neighborhood. You walk outside to your beautiful yard and across the street there is an abandoned house not doing anything. These are one of the better pictures [points to display board] on the bottom left but there are others that we couldn't take a picture of the house because there is trash all over the place but we plan to go in there and clean it up.

The other thing we were doing, we wanted to mix the income bracket. New people that are qualifying for homes on the empty lots [points to display board] these lots here and here are empty and these are all vacant now. There are roughly sixty (60) some lots that we can deal with if we want to.

The answer to that question is to mix the people, mix the income level, put a few firemen in there and some nurses. We have been qualifying those people here lately. That is our clientele right now. I think to do these things, you look at the neighbor and the neighbor shows you how to do things. Have you ever seen on a Saturday morning (or Sunday), you crank up your lawnmower and before you know it, everyone is mowing their lawn.

**Chairman Pangelinan:** Thank you Mr. Benavente. Senator Muna-Barnes has joined us and we will give the opportunity for her to speak.

**Senator Muña-Barnes:** Thank you Speaker for giving me the opportunity to speak. As we look at this legislation and the support of wanting to make the transfers happen, you spoke of making the rental for low to moderate income families, will that level be based on federal median income guidelines or we did enact legislation recently that increased that level, would this be included into that?

**Mr. Benavente:** I don't have any criteria that requires me to do that but it is a small two-bedroom, a small one-bedroom, so we are talking about a small family and I think the rental will stay around \$400 for these units and it will be open to about everybody, anybody.

**Senator Muña-Barnes:** I am sorry if I missed it earlier but the right to first refusal for the original landowners, will that be given the opportunity back to them?

**Mr. Benavente:** I don't know about that. I don't have an answer for that. I don't think there is but I will look into that.

**Senator Muña-Barnes:** Thank you, thank you Mr. Chair.

**Mr. Benavente:** Can I add on one more thing? The legislature just passed and the Governor just signed into law the transfer of the old staff housing and it was just passed along to me that GHURA may be able to have additional funding to do ten of those units with them already funding five (5) in Talafofo and five (5) in Inarajan I think. We will remodel those and fix those up and put them up for rent. That is the plan right now. Who is going to administer it, we don't know, but it looks like it will go to GHC.

I am just saying that out of the last legislation that we pushed through, it is starting to see some light.

**Chairman Pangelinan:** Mr. Benavente, I am just curious if you notified each of the landowners and did you get a response before you contracted the purchase?

**Mr. Benavente:** That process was done by DLM and they kept insisting they needed more time. They were notifying them using the last known address. But you know Senator; some of those people have passed away. We have been talking about this for over a year now what we were going to do with those properties and I think I only had two (2) responses from people who had second thoughts. I told them, "If you wish to discuss this we could."

**Chairman Pangelinan:** You actually have people that have come forward?

**Mr. Benavente:** We have two and I have one person that claims his father gave this to him.

**Chairman Pangelinan:** We gave these properties to these individuals because they were landless and homeless and maybe through their parents ten to fifteen years ago. If they had completed their purchase it would have gone on to their kids. Did we give the opportunity to any of those kids to revive the contract, to fulfill the contract and build homes? Are these kids still landless or are they not landless anymore?

I would like to get the committee to inquire as to the process; we are only talking about ten so there should be a complete record as to the notifications on have they received the notifications at all. I think this is important.

**Mr. Benavente:** My short response is, yes we gave them ample time from the day their parents passed away.

**Chairman Pangelinan:** Some of these kids may not know their parents owed money on it. If the kids is twenty-five (25) years old and he is unemployed, he probably had no idea what happened.

**Mr. Benavente:** On that one case, where the kids is twenty-five (25) and he said he put windows several years ago but never attempted to live in it until I found him one day bush cutting. I don't know but maybe our discussion prompted him to go back.

I offered a better approach because they may not be able to do the renovations themselves that they would have first shot if they want to at a cheaper rate.

**Chairman Pangelinan:** Martin, they can't pay the \$2,500 that is what you are telling me, now you expect them to pay rent?

**Mr. Benavente:** No, I don't expect them. I'm just telling them the opportunity is there. I know where you are coming from Senator Ben I'm just telling you that these properties were given a long time ago, they were given. They have had fifteen (15) years to fix it and they didn't but they still can come in and change their mind. But no body has for the last fifteen years.

**Chairman Pangelinan:** We don't know if they had been contacted.

**Mr. Benavente:** The ones that were asking knew about it. There are two. I'm not saying we shouldn't look into it, I'm say that I am satisfied with the effort given by DLM.

**Chairman Pangelinan:** We don't know what those efforts were and that's what we are trying to find out. What efforts did DLM take?

**Mr. Benavente:** We can get you that info. But we know that they were notifying them based on their last known address.

**Senator Muña-Barnes:** Thank you Mr. Chair. I think a better effort will be to show the vigilant effort to seek that support. Couldn't GHC, on their own, give a courtesy letter to the last known address to the individual saying, 'you have so many days to come in and check with us because we have proposed legislation' that way if it becomes deliberated on the floor that the government's effort to work with these families. It is fair to say that we as a government gave it to them and in order to get it back because it is in default, to at least show that last effort that GHC can do it also. I don't think there is any law that says you can't send that letter out from GHC.

**Mr. Benavente:** It is the same way we do when we foreclose, it is the same process, and we can duplicate that.

**Senator Muña-Barnes:** If it is already done, submit it to us so we know in our records that if anyone were to come back to us we can say this is what happened, this is what we have done.

**Mr. Benavente:** The people we were working with at DLM early on, I was encouraging them to hurry up but they kept asking to give them time. I will get you that information.

**Senator Muña-Barnes:** I appreciate it. Thank you.

**Chairman Pangelinan:** Any other comments? If not, this concludes the testimony on Bill No. 411-31. There being no additional individuals to present any additional testimony, this Committee will continue to remain open for the acceptance of any additional information or public testimony on the bill discussed. You can submit those testimonies to my office directly on Soledad Avenue, as well as the Guam Legislature or through any of the electronic processes either email at [senbenp@guam.net](mailto:senbenp@guam.net) or through our website at [senbenp.com](http://senbenp.com).

### III. FINDINGS & RECOMMENDATIONS

The Committee on Appropriation, Taxation, Public Debt, Banking, Insurance, Retirement, and Land, hereby reports Bill No. 411-31 (COR), as amended with the recommendation To report out only

**MINA' TRENTAI UNU NA LIHESLATURAN GUÅHAN**  
2012 (SECOND) Regular Session

2012 JAN 27 11:12:45  
MUN

Bill No. 411-31 (COV)

Introduced by:

T. R Muña Barnes

**AN ACT TO AUTHORIZE *I MAGA'LAHEN GUÅHAN* TO TRANSFER ABANDONED PROPERTIES LOCATED WITHIN TRACT NUMBER 1113 ALSO KNOWN AS THE SAGAN LINAHYAN SUBDIVISION, FROM THE *DIPATTAMENTON MINANEHAN TÅNO'* (DEPARTMENT OF LAND MANAGEMENT) TO THE GUAM HOUSING CORPORATION FOR THE PURPOSE OF AFFORDABLE HOUSING**

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

**Section 1. Legislative Findings.** *I Liheslaturan Guåhan* finds that Public Laws 21-60, 21-72, and 21-146, gave the Department of Land Management the authority to transfer certain property belonging to the Government of Guam to qualified individuals for residential use. Pursuant to this authority, the Government entered into various conditional contracts to deed residential property. By the terms of these contracts, if the qualifying individuals paid to the Government the amount of \$2500.00, amortized over a ten year period, they would receive a deed to the property in fee simple.

*I Liheslaturan Guåhan* further finds that while the program is in many respects successful, it is also true that some qualifying individuals were unable to meet their obligations under the contracts. Accordingly, as a result of default, at least ten of these conditional contracts to deed were terminated.

1 Municipality of Dededo, containing an area 564± square meters or  
2 6,068± square feet, as shown on a map prepared by Land  
3 Management, No. I4-94T561, L.M. Check No. 214FY94 Subdivision  
4 Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded  
5 under Document No. 503994, Certificates of Title No. 35085, Estate  
6 No. 22092 together with a three (3) bedroom structure. Water and  
7 power (electricity) and sewer are immediately available or within a  
8 distance of 100 feet from the property.

9 (c) Lot No. 14, Block No. 12, Tract No. 1113, GOV/FEMA  
10 Emergency Housing Project, Government of Guam Subdivision,  
11 Municipality of Dededo, containing an area 564± square meters or  
12 6,068± square feet , as shown on a map prepared by Land  
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19 (d) Lot No. 17, Block No. 12, Tract No. 1113, GOV/FEMA  
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25 under Document No. 503994, Certificates of Title No. 35085, Estate  
26 No. 22092 together with a one (1) bedroom structure. Water and



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4 power (electricity) and sewer are immediately available or within a  
5 distance of 100 feet from the property.

6 (h) Lot No. 1, Block No. 8, Tract No. 1113, GOV/FEMA Emergency  
7 Housing Project, Government of Guam Subdivision, Municipality of  
8 Dededo, containing an area 624± square meters or 6,719± square feet,  
9 as shown on a map prepared by Land Management, No. I4-94T561,  
10 L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113,  
11 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
12 Certificates of Title No. 35085, Estate No. 22092 together with a three  
13 (3) bedroom structure. Water and power (electricity) and sewer are  
14 immediately available or within a distance of 100 feet from the  
15 property.

16 (i) Lot No. 2, Block No. 8, Tract No. 1113, GOV/FEMA Emergency  
17 Housing Project, Government of Guam Subdivision, Municipality of  
18 Dededo, containing an area 552± square meters or 5,947± square feet,  
19 as shown on a map prepared by Land Management, No. I4-94T561,  
20 L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113,  
21 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
22 Certificates of Title No. 35085, Estate No. 22092 together with a one  
23 (1) bedroom structure. Water and power (electricity) and sewer are  
24 immediately available or within a distance of 100 feet from the  
25 property.

26 (j) Lot No. 7, Block No. 9, Tract No. 1113, GOV/FEMA Emergency  
27 Housing Project, Government of Guam Subdivision, Municipality of

***MINA' TRENTAI UNU NA LIHESLATURAN GUÅHAN***  
2012 (SECOND) Regular Session

Bill No. 411-31 (COR)

As Amended by the Committee on Appropriations, Taxation,  
Banking, Insurance, Retirement and Land

Introduced by:

T. R Muña Barnes

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**AN ACT TO AUTHORIZE *I MAGA'LAHEN GUÅHAN* TO TRANSFER ABANDONED PROPERTIES LOCATED WITHIN TRACT NUMBER 1113 ALSO KNOWN AS THE SAGAN LINAHYAN SUBDIVISION, FROM THE *DIPÅTTAMENTON MINANEHAN TÅNO'* (DEPARTMENT OF LAND MANAGEMENT) TO THE GUAM HOUSING CORPORATION FOR THE PURPOSE OF AFFORDABLE HOUSING.**

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

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4 Management the authority to transfer certain property belonging to the  
5 Government of Guam to qualified individuals for residential use. Pursuant  
6 to this authority, the Government entered into various conditional contracts  
7 to deed residential property. By the terms of these contracts, if the  
8 qualifying individuals paid to the Government the amount of \$2500.00,  
9 amortized over a ten-year period, they would receive a deed to the property  
10 in fee simple.

11           *I Liheslaturan Guåhan* further finds that while the program is in many  
12 respects successful, it is also true that some qualifying individuals were  
13 unable to meet their obligations under the contracts. Accordingly, as a result

1 of default, at least ten of these conditional contracts to deed were terminated.  
2 These various residential properties have now come back to the Government  
3 of Guam.

4 *I Liheslaturan Guåhan* further finds that there still exists an urgent  
5 need to increase the inventory of safe, affordable housing for low and  
6 moderate-income families on Guam. *I Liheslaturan Guåhan* is aware that  
7 the mission of the Guam Housing Corporation is to address these very needs  
8 and that it is therefore desirable that these ten parcels be transferred to the  
9 Guam Housing Corporation for its use and administration.

10 **Section 2. Approved transfer.** Notwithstanding any other  
11 provision of law and pursuant to §60112 of Chapter 60 of Title 21 Guam  
12 Code Annotated, *I Maga'lahren Guåhan* is hereby authorized to transfer the  
13 below described parcels of real property located within the Sagan Linahyan  
14 Subdivision, Dededo, Guam, from the Department of Land Management to  
15 the Guam Housing Corporation; the Guam Housing Corporation to possess  
16 and own each and all of them in fee simple absolute;

17 (a) Lot No. 5, Block No. 10, Tract No. 1113, GOV/FEMA Emergency  
18 Housing Project, Government of Guam Subdivision, Municipality of  
19 Dededo, containing an area 603± square meters or 6,487± square feet,  
20 as shown on a map prepared by Land Management, No. I4-94T561,  
21 L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113,  
22 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
23 Certificates of Title No. 35085, Estate No. 22092 together with a three  
24 (3)-bedroom structure. Water and power (electricity) and sewer are  
25 immediately available or within a distance of 100 feet from the  
26 property.

1 (b) Lot No. 12, Block No. 12, Tract No. 1113, GOV/FEMA  
2 Emergency Housing Project, Government of Guam Subdivision,  
3 Municipality of Dededo, containing an area 564± square meters or  
4 6,068± square feet, as shown on a map prepared by Land  
5 Management, No. I4-94T561, L.M. Check No. 214FY94 Subdivision  
6 Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded  
7 under Document No. 503994, Certificates of Title No. 35085, Estate  
8 No. 22092 together with a three (3)-bedroom structure. Water and  
9 power (electricity) and sewer are immediately available or within a  
10 distance of 100 feet from the property.

11 (c) Lot No. 14, Block No. 12, Tract No. 1113, GOV/FEMA  
12 Emergency Housing Project, Government of Guam Subdivision,  
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14 6,068± square feet, as shown on a map prepared by Land  
15 Management, No. I4-94T561, L.M. Check No. 214FY94, Subdivision  
16 Survey Map of tract 1113, formerly lot No. 10125-11-1, recorded  
17 under Document No. 503994, Certificates of Title No. 35085, Estate  
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19 power (electricity) and sewer are immediately available or within a  
20 distance of 100 feet from the property.

21 (d) Lot No. 17, Block No. 12, Tract No. 1113, GOV/FEMA  
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24 6,068± square feet, as shown on a map prepared by Land  
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26 Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded  
27 under Document No. 503994, Certificates of Title No. 35085, Estate

1 No. 22092 together with a one (1) bedroom structure. Water and  
2 power (electricity) and sewer are immediately available or within a  
3 distance of 100 feet from the property.

4 (e) Lot No. 21, Block No. 12, Tract No. 1113, GOV/FEMA  
5 Emergency Housing Project, Government of Guam Subdivision,  
6 Municipality of Dededo, containing an area 564± square meters or  
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11 No. 22092 together with a one (1) bedroom structure. Water and  
12 power (electricity) and sewer are immediately available or within a  
13 distance of 100 feet from the property.

14 (f) Lot No. 14, Block No. 7, Tract No. 1113, GOV/FEMA Emergency  
15 Housing Project, Government of Guam Subdivision, Municipality of  
16 Dededo, containing an area 529± square meters or 5,698± square feet,  
17 as shown on a map prepared by Land Management, No. I4-94T561,  
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19 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
20 Certificates of Title No. 35085, Estate No. 22092 together with a one  
21 (1) bedroom structure. Water and power (electricity) and sewer are  
22 immediately available or within a distance of 100 feet from the  
23 property.

24 (g) Lot No. 18, Block No. 7, Tract No. 1113, GOV/FEMA Emergency  
25 Housing Project, Government of Guam Subdivision, Municipality of  
26 Dededo, containing an area 482± square meters or 5,189± square feet,  
27 as shown on a map prepared by Land Management, No. I4-94T561,

1 L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113,  
2 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
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7 (h) Lot No. 1, Block No. 8, Tract No. 1113, GOV/FEMA Emergency  
8 Housing Project, Government of Guam Subdivision, Municipality of  
9 Dededo, containing an area  $624\pm$  square meters or  $6,719\pm$  square feet,  
10 as shown on a map prepared by Land Management, No. I4-94T561,  
11 L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113,  
12 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
13 Certificates of Title No. 35085, Estate No. 22092 together with a three  
14 (3) bedroom structure. Water and power (electricity) and sewer are  
15 immediately available or within a distance of 100 feet from the  
16 property.

17 (i) Lot No. 2, Block No. 8, Tract No. 1113, GOV/FEMA Emergency  
18 Housing Project, Government of Guam Subdivision, Municipality of  
19 Dededo, containing an area  $552\pm$  square meters or  $5,947\pm$  square feet,  
20 as shown on a map prepared by Land Management, No. I4-94T561,  
21 L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113,  
22 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
23 Certificates of Title No. 35085, Estate No. 22092 together with a one  
24 (1)-bedroom structure. Water and power (electricity) and sewer are  
25 immediately available or within a distance of 100 feet from the  
26 property.



**Mina'trentai Unu Na Liheslaturan Guahan**  
**THIRTY-FIRST GUAM LEGISLATURE**  
**Senator Vicente "ben" Cabrera Pangelinan**

**COMMITTEE ON APPROPRIATIONS, TAXATION, PUBLIC DEBT, BANKING,**  
**INSURANCE, RETIREMENT AND LAND**  
 February 24, 2012  
**BILL NO 411**

**SIGN UP SHEET**

NAME	ADDRESS	PHONE	EMAIL	WRITTEN	ORAL	SUPPORT Yes No
MARTIN BENAVENTE		647 4143		✓		Yes

324 W. Soledad Ave. Hagatna, Guam 96910  
 Ph. 473-4236 Fax. 473-4238  
 Email: senbenp@guam.net

PC-1



## GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932

February 29, 2012

Honorable Ben C. Pangelinan  
31<sup>st</sup> Guam Legislature  
155 Hesler Place  
Hagatna, Guam 96910

RE: Bill # 411-31 Proposed Legislation for Transfer of Abandoned Properties located within Sagan  
Linahyan Subdivision

Buenas Senator Pangelinan,

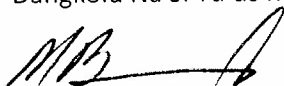
Thank you for allowing the Guam Housing Corporation to submit written and oral testimony in support of Bills 411 and 416. Your continued support in our efforts to promote and develop affordable housing is most appreciated.

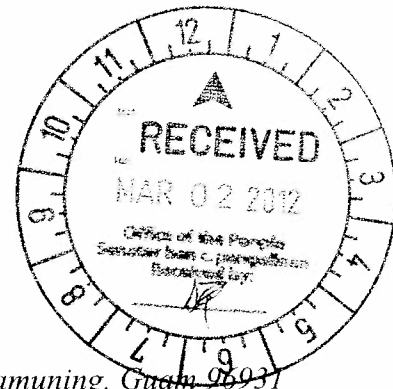
Our office has been working with the Department of Land Management to alleviate any and all concerns brought to our attention at the public hearings held on February 24<sup>th</sup>, 2012. We have provided copies of the pertinent documents from the Department of Land Management (DLM) in their efforts to notify the individuals affected by the proposed legislation of Bill 411-31. In review of each case, it is apparent these individuals have "defaulted" in their obligation to the Government of Guam and the Department of Land Management. Additionally, the lack of concern and attention to their contractual responsibility with the evident circumstances as outlined in Public Law 21-60, 21-72, 21-146, is clear. Department of Land Management has since exercised its option to reclaim title of said properties within the regulations of the Chamorro Land Trust Commission (CLTC) and the Department of Land Management (DLM). Subsequently, further efforts to contact these individuals would be moot.

Moreover to our discussions, our office has requested legal opinion from the Office of the Attorney General of the Government of Guam on jurisdiction of said properties, to clarify and confirm administration of land regulations, rights, and deeds.

Once again, thank you for all your support!

Dangkolu Na Si Yu'us Ma'ase,

  
Martin C. Benavente  
President







**DIPĀTTAMENTON MINANEHAN TĀNO'**  
 (Department of Land Management)  
**GUBETNAMENTON GUĀHAN**  
 (Government of Guam)



EDDIE BAZA CALVO  
 Governor

CARLOS R. UNTALAN  
 Acting Director

RAY TENORIO  
 Lieutenant Governor

rive  
 1g  
 3

June 23, 2011

CABRERA, SUSAN  
 P.O.Box 20933  
 GMF, Barrigada, Guam 96921

2

Account No. FEMA050

Ref: T1113, B7, L14, FEMA SUBDIVISION, Municipality of Dededo

*Bueñas Yan Hafa Adai!*

We are auditing our records concerning all Land for the Landless Program account holders.

We have reviewed your file and found that you have not made payment to satisfy the purchase price on the lot awarded to you under the Program.

2v

This department will take actions to terminate your account and agreement within 60-days of the date of this notice. .

3)

If we do not hear from you, your account will be automatically terminated; however, if you feel that our assessment is in error, contact the Land Administration Division at 649-5263 Ext 400, or visit us between the hours of 8:00am thru 5:00pm, Monday thru Friday at:

Department of Land Management  
 590 S. Marine Corps Drive,  
 3<sup>rd</sup> Floor, ITC Building  
 Tamuning, GU 96913

Senseramente,

  
 Carlos R. Untalan  
 Acting Director, Department of  
 Land Management



**DIPĀTTAMENTON MINANEHAN TĀNO'**  
 (Department of Land Management)  
**GUBETNAMENTON GUĀHAN**  
 (Government of Guam)



EDDIE BAZA CALVO  
 Governor

RAY TENORIO  
 Lieutenant Governor

CARLOS R. UNTALAN  
 Acting Director

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

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

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

E-mail Address:  
[dlmdir@dlm.guam.gov](mailto:dlmdir@dlm.guam.gov)

Telephone:  
 671-649-LAND (5263)

Facsimile:  
 671-649-5383

June 22, 2011

CHIGUINA, BERNADITA  
 Gen Del  
 GMF

Account No. FEMA066

Ref: T1113, B10, L5, FEMA Subdivision, Municipality of Dededo

*Bueñas Yan Hafa Adail*

We are auditing our records concerning all Land for the Landless Program account holders.

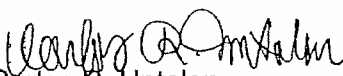
We have reviewed your file and found that you have not made payment to satisfy the purchase price on the lot awarded to you under the Program.

This department will take actions to terminate your account and agreement within 60-days of the date of this notice. .

If we do not hear from you, your account will be automatically terminated; however, if you feel that our assessment is in error, contact the Land Administration Division at 649-5263 Ext 400, or visit us between the hours of 8:00am thru 5:00pm, Monday thru Friday at:

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 590 S. Marine Corps Drive,  
 3<sup>rd</sup> Floor, ITC Building  
 Tamuning, GU 96913

Senseramente,

  
 Carlos R. Untalan  
 Acting Director, Department of  
 Land Management





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



CARLOS R. UNTALAN  
Acting Director

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

EDDIE BAZA CALVO  
Governor

RAY TENORIO  
Lieutenant Governor

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

CASTRO, JESUS Z.  
P.O.Box 26491  
Barrigada, GU 96921

Account No. FEMA089

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

Ref: T1113, B12, L17, FEMA Subdivision, Municipality of Dededo

*Bueñas Yan Hafa Adai!*

We are auditing our records concerning all Land for the Landless Program account holders.

E-mail Address:  
[dlmdir@dlm.guam.gov](mailto:dlmdir@dlm.guam.gov)

We have reviewed your file and found that you have not made payment to satisfy the purchase price on the lot awarded to you under the Program.

Telephone:  
671-649-LAND (5263)

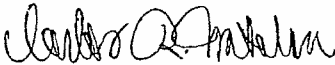
This department will take actions to terminate your account and agreement within 60-days of the date of this notice. .

Facsimile:  
671-649-5383

If we do not hear from you, your account will be automatically terminated; however, if you feel that our assessment is in error, contact the Land Administration Division at 649-5263 Ext 400, or visit us between the hours of 8:00am thru 5:00pm, Monday thru Friday at:

Department of Land Management  
590 S. Marine Corps Drive,  
3<sup>rd</sup> Floor, ITC Building  
Tamuning, GU 96913

Senseramente,

  
Carlos R. Untalan  
Acting Director, Department of  
Land Management



DIPĀTTAMENTON MINANEHAN TĀNO'  
(Department of Land Management)  
GUBETNAMENTON GUAHAN  
(Government of Guam)



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

EDDIE BAZA CALVO  
Governor

CARLOS R. UNTALAN  
Acting Director

RAY TENORIO  
Lieutenant Governor

June 22, 2011

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

BORJA, RAYMOND J.D  
P.O.Box 20174  
GMF Barrigada

Account No. FEMA092

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

Ref: T1113, B12, L12, FEMA Subdivision, Municipality of Dededo

*Bueñas Yan Hafa Adai!*

We are auditing our records concerning all Land for the Landless Program account holders.

E-mail Address:  
[dlimdir@dlm.guam.gov](mailto:dlimdir@dlm.guam.gov)

We have reviewed your file and found that you have not made payment to satisfy the purchase price on the lot awarded to you under the Program.

Telephone:  
671-649-LAND (5263)


This department will take actions to terminate your account and agreement within 60-days of the date of this notice. .

Facsimile:  
671-649-5383

If we do not hear from you, your account will be automatically terminated; however, if you feel that our assessment is in error, contact the Land Administration Division at 649-5263 Ext 400, or visit us between the hours of 8:00am thru 5:00pm, Monday thru Friday at:

Department of Land Management  
590 S. Marine Corps Drive,  
3<sup>rd</sup> Floor, ITC Building  
Tamuning, GU 96913

Senseramente,

  
Carlos R. Untalan  
Acting Director, Department of  
Land Management



**DIPĀTTAMENTON MINANEHAN TĀNO'**  
 (Department of Land Management)  
**GUBETNAMENTON GUĀHAN**  
 (Government of Guam)



CARLOS R. UNTALAN  
 Acting Director

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

EDDIE BAZA CALVO  
 Governor

RAY TENORIO  
 Lieutenant Governor

June 22, 2011

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

CRUZ, MANUEL C.  
 Gen Del. Dededo  
 Dededo, Guam 96912

Account No. FEMA056

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

Ref: T1113, B8, L2, FEMA Subdivision, Municipality of Dededo

*Bueñas Yan Hafa Adai!*

We are auditing our records concerning all Land for the Landless Program account holders.

E-mail Address:  
[dldir@dlm.guam.gov](mailto:dldir@dlm.guam.gov)

We have reviewed your file and found that you have not made payment to satisfy the purchase price on the lot awarded to you under the Program.

Telephone:  
 671-649-LAND (5263)

This department will take actions to terminate your account and agreement within 60-days of the date of this notice. .

If we do not hear from you, your account will be automatically terminated; however, if you feel that our assessment is in error, contact the Land Administration Division at 649-5263 Ext 400, or visit us between the hours of 8:00am thru 5:00pm, Monday thru Friday at:

Facsimile:  
 671-649-5383

Department of Land Management  
 590 S. Marine Corps Drive,  
 3<sup>rd</sup> Floor, ITC Building  
 Tamuning, GU 96913



Senseramente,

Carlos R. Untalan  
 Acting Director, Department of  
 Land Management



**DIPĀTTAMENTON MINANEHAN TĀNO'**  
 (Department of Land Management)  
**GUBETNAMENTON GUĀHAN**  
 (Government of Guam)



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

EDDIE BAZA CALVO  
 Governor

RAY TENORIO  
 Lieutenant Governor

CARLOS R. UNTALAN  
 Acting Director

June 22, 2011

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

MANTANONA, BETTY  
 P.O.Box 10434  
 Sinajana, Guam 96926

Account No. FEMA013

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

Ref: T1113, B12, L21, FEMA Subdivision, Municipality of Dededo

*Bueñas Yan Hafa Adai!*

We are auditing our records concerning all Land for the Landless Program account holders.

E-mail Address:  
[dldir@dlm.guam.gov](mailto:dldir@dlm.guam.gov)

We have reviewed your file and found that you have not made payment to satisfy the purchase price on the lot awarded to you under the Program.

Telephone:  
 671-649-LAND (5263)

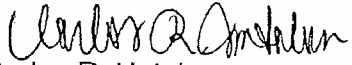
This department will take actions to terminate your account and agreement within 60-days of the date of this notice. .

If we do not hear from you, your account will be automatically terminated; however, if you feel that our assessment is in error, contact the Land Administration Division at 649-5263 Ext 400, or visit us between the hours of 8:00am thru 5:00pm, Monday thru Friday at:

Facsimile:  
 671-649-5383

Department of Land Management  
 590 S. Marine Corps Drive,  
 3<sup>rd</sup> Floor, ITC Building  
 Tamuning, GU 96913

Senseramente,

  
 Carlos R. Untalan  
 Acting Director, Department of  
 Land Management





**DIPATTAMENTON MINANEHAN TÅNO'**  
 (Department of Land Management)  
**GUBETNAMENTON GUÅHAN**  
 (Government of Guam)



EDDIE BAZA CALVO  
 Governor

RAY TENORIO  
 Lieutenant Governor

CARLOS R. UNTALAN  
 Acting Director

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

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

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

E-mail Address:  
[dldir@dlm.guam.gov](mailto:dldir@dlm.guam.gov)

Telephone:  
 671-649-LAND (5263)

Facsimile:  
 671-649-5383

June 22, 2011

MANTANONA, MARY E.  
 P.O.Box 288  
 Dededo, Guam 96912

Account No. FEMA041

Ref: T1113, B7, L18, FEMA Subdivision, Municipality of Dededo

*Bueñas Yan Hafa Adail*

We are auditing our records concerning all Land for the Landless Program account holders.

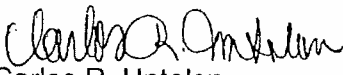
We have reviewed your file and found that you have not made payment to satisfy the purchase price on the lot awarded to you under the Program.

This department will take actions to terminate your account and agreement within 60-days of the date of this notice. .

If we do not hear from you, your account will be automatically terminated; however, if you feel that our assessment is in error, contact the Land Administration Division at 649-5263 Ext 400, or visit us between the hours of 8:00am thru 5:00pm, Monday thru Friday at:

Department of Land Management  
 590 S. Marine Corps Drive,  
 3<sup>rd</sup> Floor, ITC Building  
 Tamuning, GU 96913

Senseramente,

  
 Carlos R. Untalan  
 Acting Director, Department of  
 Land Management





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



CARLOS R. UNTALAN  
 Acting Director

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

EDDIE BAZA CALVO  
 Governor

RAY TENORIO  
 Lieutenant Governor

June 22, 2011

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

PEREZ, LORRAINE R.  
 P.O.Box 27019  
 GMF Barrigada, GU 96921

Account No. FEMA065

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

Ref: T1113, B12, L14, FEMA Subdivision, Municipality of Dededo

*Bueñas Yan Hafa Adai!*

E-mail Address:  
[dmdir@dlm.guam.gov](mailto:dmdir@dlm.guam.gov)

We are auditing our records concerning all Land for the Landless Program account holders.

We have reviewed your file and found that you have not made payment to satisfy the purchase price on the lot awarded to you under the Program.

Telephone:  
 671-649-LAND (5263)

This department will take actions to terminate your account and agreement within 60-days of the date of this notice. .

Facsimile:  
 671-649-5383

If we do not hear from you, your account will be automatically terminated; however, if you feel that our assessment is in error, contact the Land Administration Division at 649-5263 Ext 400, or visit us between the hours of 8:00am thru 5:00pm, Monday thru Friday at:

Department of Land Management  
 590 S. Marine Corps Drive,  
 3<sup>rd</sup> Floor, ITC Building  
 Tamuning, GU 96913



Senseramente,

Carlos R. Untalan  
 Acting Director, Department of  
 Land Management





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



CARLOS R. UNTALAN  
 Acting Director

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

EDDIE BAZA CALVO  
 Governor

RAY TENORIO  
 Lieutenant Governor

June 22, 2011

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

PANGELINAN, JOSE D.  
 428 Lemal CT.  
 Sinajana, Guam 96926

Account No. FEMA057

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

Ref: T1113, B9, L7, FEMA Subdivision, Municipality of Dededo

*Bueñas Yan Hafa Adai!*

We are auditing our records concerning all Land for the Landless Program account holders.

E-mail Address:  
[dmdir@dlm.guam.gov](mailto:dmdir@dlm.guam.gov)

We have reviewed your file and found that you have not made payment to satisfy the purchase price on the lot awarded to you under the Program.

Telephone:  
 671-649-LAND (5263)


This department will take actions to terminate your account and agreement within 60-days of the date of this notice. .

Facsimile:  
 671-649-5383

If we do not hear from you, your account will be automatically terminated; however, if you feel that our assessment is in error, contact the Land Administration Division at 649-5263 Ext 400, or visit us between the hours of 8:00am thru 5:00pm, Monday thru Friday at:

Department of Land Management  
 590 S. Marine Corps Drive,  
 3<sup>rd</sup> Floor, ITC Building  
 Tamuning, GU 96913

Senseramente,

  
 Carlos R. Untalan  
 Acting Director, Department of  
 Land Management





CARL T. C. GUTIERREZ  
Governor

MADELEINE Z. BORDALLO  
Lieutenant Governor

DEPARTMENT OF LAND MANAGEMENT  
(DIPATTAMENTON TANO')

Government of Guam  
P.O. Box 2950  
Agana, Guam 96910

Tel: (671) 475-LAND • Fax: (671) 477-0883



CARL J. C. AGUON  
Director

FRANCISCO P. SAN NICOLAS  
Deputy Director

MAY 20 1999

Jose C. and Magdalena C. Naputi  
P.O. Box 6368  
Inarajan, Guam 96917

Ref: Account No. 49 - Astumbo Subdivision  
Block No. 1, Lot No. 8, Tract 1113, Dededo

Dear Mr. and Mrs. Naputi:

We are auditing our records on all Land for the Landless and FEMA Programs.

Please be advised, that as of the above date, our records indicate that on August 8, 1994, a Conditional Contract to Deed was executed between yourself and the Government of Guam, to purchase a property located in the Municipality of Dededo, more particularly described above. The total purchase price for said lot was agreed at \$2,500.00 which required a ten percent (10%) down payment of \$250.00. The balance on the principal would be paid on an annual basis commencing on April 2, 1995 thru April 2, 2004. The principal would be \$225.00 and would include a six percent (6%) interest fee due and payable at the time of principal payments on the unpaid balance.

Kindly remit the annual installment of *One Thousand One Hundred Twenty-Five Dollars (\$1,125.00)*, plus *Six Hundred Twenty-Seven and 89/100 Dollars (\$627.89)* the accrued interest of six percent (6%) on the unpaid balance of Two Thousand Two Hundred Fifty Dollars (\$2,250.00), on or before thirty (30) days from the above date.

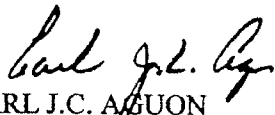
Ltr to Jose C./Magdalena C. Naputi  
Ref: Block 1, Lot 8, Tract 1113, Dededo  
Page 2

If you have any questions, please call the Land Administration Division at 475-5211/5282 or visit us between the hours of 8:00am thru 5:00pm, Monday thru Friday at the address shown below.

Department of Land Management  
One Stop Building  
855 West Marine Drive  
Anigua, Guam 96932

We look forward to seeing you soon.

Senseramente,



CARL J.C. AGUON  
Director, Department of  
Land Management

**CHAPTER 5**  
**PUBLIC LANDS SUBDIVISION COMMITTEE**

- §5101. Title.
- §5102. Authority.
- §5103. Purpose.
- §5104. Definitions.
- §5105. Qualifications.
- §5106. Committee.
- §5107. Applications.
- §5108. Application - Evaluation.
- §5109. Administration.
- §5110. Repeal.

**NOTE:** Rule-making authority cited for formulation regulations for the Public Lands Subdivision Committee by the Director of Land Management, 21 GCA Chapter 75.

Public Law 12-226 repealed Chapter VI, Leases and Sales of Title XIV of the Government Code, consisting of §§13500-13528. In its place it established the Chamorro Land Trust Commission. At the first meeting of said Commission, all powers and responsibilities of the Public Lands Subdivision Committee shall be transferred to it.

**§5101. Title.** The Title shall be known as *Government Subdivision Rules and Regulations*.

**§5102. Authority.** These Rules and Regulations are promulgated pursuant to the provisions of Public Law 11-44, Maimai, Sinajana Subdivision; Public Laws 11-91 and 9-235, Pigua, Merizo Subdivision; Public Law 10-195, Pagachao, Agat and As-Tumbo, Dededo Subdivision; and Public Law 11-127, Umatac Subdivision. (See 21 GCA §75116.)

**§5103. Purpose.** The purpose of these Rules and Regulations is to provide uniform procedure regulating the disposition of government land in subdivisions in compliance with applicable public laws.

**§5104. Definitions.** (a) For the purpose of these Rules and Regulations, certain terms are defined as follows:

- (1) *Department* - The Department of Land Management.
- (2) *Director* - The Director of Land Management.
- (3) *Committee* - Public Lands Subdivision Committee.
- (4) *Rules and Regulations* - Government Subdivisions Rules and Regulations.
- (5) *Application* - Government Subdivision Application.

(6) *Administrator* - Administrator, Land Management Programs.

(7) *Report* - evaluation priority report.

**§5105. Qualifications.** (a) Any person who is a bona fide resident of Guam, a U.S. citizen and of legal age.

(b) All business enterprises licensed to do business on Guam.

(c) No person, his or her spouse, or business enterprise shall qualify who has owned within the past ten (10) years in fee simple title a usable parcel of land larger than six thousand (6,000) square feet.

(d) Any person who has acquired an interest in government land under similar programs mentioned in 18 GAR §5102 shall not be qualified to acquire interests hereunder.

**§5106. Committee.** (a) **Name and Function.** There is hereby created a Public Lands Subdivision Committee. The Committee shall review and investigate all complaints relative to the program created in §5102 above. The Committee shall uniformly regulate the administration of these Rules and Regulations, and it shall expedite the implementation of public laws mentioned in §5102 above. The Committee shall hear, review and investigate all complaints relative to the programs applicable therein and submit its recommendations thereon to the Director.

(b) **Members.** The Committee shall be composed of three (3) members, only one (1) of whom shall be employed by the Department and appointed by the Director.

(c) **Tenure.** All members shall serve for two (2) year terms, unless sooner terminated by the Director.

(d) **Chairman.** The Chairman of the Committee shall be that member appointed by the Director. The Chairman shall preside in all Committee meetings.

(e) **Vice-Chairman.** The Vice-Chairman of the Committee shall be that member so designated by the Chairman. Upon the Chairman's absence or inability to act, the Vice-Chairman shall perform the duties of the Chairman during the period of such absence or inability.

(f) **Meetings:**

(1) **Regular.** Regular meetings of the Committee shall be on the first Wednesday of every month at 2:00 P.M. at the Department of Land Management.

(2) **Special.** Special meetings may be called by the Chairman or the Director at a place and time designated.

(3) All meetings shall be opened to the general public.

(4) The Chairman shall keep minutes of all its meetings.

**§5107. Applications.** (a) **Form.** All applicants shall complete and submit a Government Subdivision Application in the approved form.

(b) **Period.** The Administrator shall designate the period during which applications shall be accepted, provided, however, that said time designated shall be no less than ten (10) consecutive working days. The application period shall be published in a newspaper of general circulation at least three (3) times, two (2) of which shall be made prior to the designated period.

(c) **Place.** Applications shall be received at the Department of Land Management, Land Administration Division, during any working day unless otherwise announced by the Administrator.

(d) **Fee.** An application fee of Five Dollars (\$5.00) is charged for all applications. Applications filed after the application period shall be charged an additional Five Dollars (\$5.00) late application fee. No application shall be accepted after the division has submitted the Evaluation Priority Report to the Public Lands Subdivision Committee. Application fee is non-refundable.

(e) **Approval/Disapproval.** The Administrator upon receipt of an application shall either approve or disapprove the application and notify the applicant in writing not later than twenty-five (25) working days thereafter. The Administrator shall further identify the reason and/or reasons relative to the disapproval of application. Approval of application shall mean the validation and acceptance of information contained in the application.

**§5108. Application - Evaluation.** No later than twenty-five (25) working days after termination of the application period, all applications shall be evaluated as follows:

(a) **Land Administration Division.** The Division shall evaluate each application and assign a priority rating in

accordance with public laws applicable thereto. The Division shall submit a Priority Evaluation Report to the Committee during a regular meeting not later than forty (40) working days from the initial date of application evaluation.

(b) The Committee shall audit the Division's Preliminary Evaluation Report in accordance to priority system applicable thereto. The Committee may then adopt the Division's priority report with amendments but shall not delete any part thereof. If the Committee finds the report unacceptable, it shall return same to the Division. The Division shall have ten (10) working days for further evaluation and resubmission of the report. The Committee shall then adopt or acknowledge the report. Upon adoption thereof or acknowledgment, the Committee shall forward the report to the Administrator.

(c) The Administrator shall acknowledge receipt of the Committee's report and shall schedule a public hearing relative thereto:

(1) Notice of said public hearing shall be published in a newspaper of general circulation for three (3) consecutive days or weeks but shall be published not later than thirty (30) days prior to the public hearing. Individual notice shall also be distributed to all departments and agencies of the government of Guam.

(2) The public hearing shall be held at a time and place convenient and accessible to the public.

(3) The Committee members shall be present during the public hearing to assist the Administrator.

(4) The Administrator shall preside during the public hearing; in the absence of the Administrator, the Chairman of the Committee shall preside; in the absence of the Administrator and the Chairman, the Vice-Chairman shall preside.

(5) The Committee shall keep minutes of the public hearing. The minutes shall be an addendum to the Committee's report. The Administrator shall attest the validity of the minutes of the public hearing and shall forward both minutes and the report to the Director no

later than ten (10) calendar days after adjournment of the public hearing.

(d) **Director.** The Director shall officially acknowledge receipt of the Committee's report and shall review it. The Director shall not delineate, amend or in any way alter the report as submitted, but may recommend changes, as an addendum to the report.

(e) **Governor.** The Governor shall either approve the final report in its entirety, or he shall amend the same, and shall forward said report to the Director.

(f) **Director.** The Director shall acknowledge receipt of the final report and shall then proceed to:

(1) Immediately notify all applicants who were adversely affected by the Governor's adoption. Allow twenty (20) working days for affected applicants to officially respond to the notice:

(A) Subsequent to the above, the Director shall forward the report to the Administrator for implementation.

**§5109. Administration.** The Administrator upon receipt of the final report shall expeditiously proceed to execute the program subject to the following:

(a) The award of lots shall be in strict accordance with the final report as approved by the Governor.

(b) No applicant shall be awarded more than one (1) lot in any and all programs created by public laws contained in §5102 of these Rules and Regulations.

(c) Sale price of each lot shall be computed at three-fourths (3/4) the appraised market value or at break-even development cost, whichever is lower.

(d) **Contract Form.** The Administrator, with the concurrence of the Director, shall use whatever contract forms in his reasonable judgment is for the best interests of the Government and the buyer.

(e) **Status Reports.** The Administrator shall submit a quarterly status report to the Director regarding the status of the program and shall further submit a summary report when the last subdivision lot is sold.



(f) **Notice to Applicants.** The Administrator shall notify each applicant in writing of such action as approved by the Governor. Within thirty (30) days after an applicant receives such written notice of final approval of his application, he shall make or tender payment of the approved price of the land. If the applicant fails or refuses to make or tender payment, all actions pursuant to these Rules and Regulations shall be of no effect and the application shall be determined to have been disapproved without prejudice.

(g) **Recording.** The Administrator shall keep on file all contracts and other relevant data relative to each buyer.

(h) **Accounting.** The Administrator shall keep and maintain accounts for all revenues received from the disposition of all subdivision lots, including application and late application fees, and shall on a quarterly basis reconcile said record keeping with the Department of Administration.

(i) **Contract Default.** Land reverted to government of Guam shall be made available for other qualified applicants and not for other purposes not identified in the enabling public laws' intent. All contracts executed pursuant to these Rules and Regulations shall be executed in strict compliance and in accordance with such contract. Without additional notice by the Director of Land Management, it shall be the duty of the applicant to notify the Director of Land Management if he cannot meet the terms of the contract.

**§5110. Repeal.** The adoption of these Government Subdivision Rules and Regulations pursuant to the Administrative Adjudication Act, supersedes all previous rules and regulations.



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



EDDIE BAZA CALVO  
 Governor

MONTE MAFNAS  
 Acting Director

RAY TENORIO  
 Lieutenant Governor

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

February 21, 2012

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

Senator Vicente (ben) C. Pangelnan  
 31<sup>st</sup> Guam Legislature  
 Chairman, Committee on Appropriations,  
 Taxation, Public Debt, Banking,  
 Insurance, Retirement, and Land  
 324 W. Soledad Ave., Suite 100  
 Hagatna, GU 96932

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

Subject: Bill No. 411-31 (COR)

*Buenas yan Hafa Adai!*

E-mail Address:  
[mir@dlm.guam.gov](mailto:mir@dlm.guam.gov)

Our department has reviewed the bill as presented, and wishes to report its findings.

Telephone:  
 671-649-LAND (5263)

The transfer of these properties was an attempt to allow Guam Housing Corporation to secure funding that may be necessary to either repair or rebuild the existing homes upon the sites and to make them available for lease or purchase to qualified applicants who express a desire and need for property on which to realize the dream of owning a home.

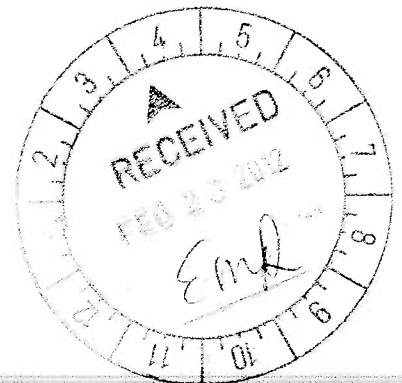
Our office recommends that the order of priority preference should be given to qualified applicants under the Chamorro Land Trust Commission. Second preference to persons who are landless.

Facsimile:  
 671-649-5383

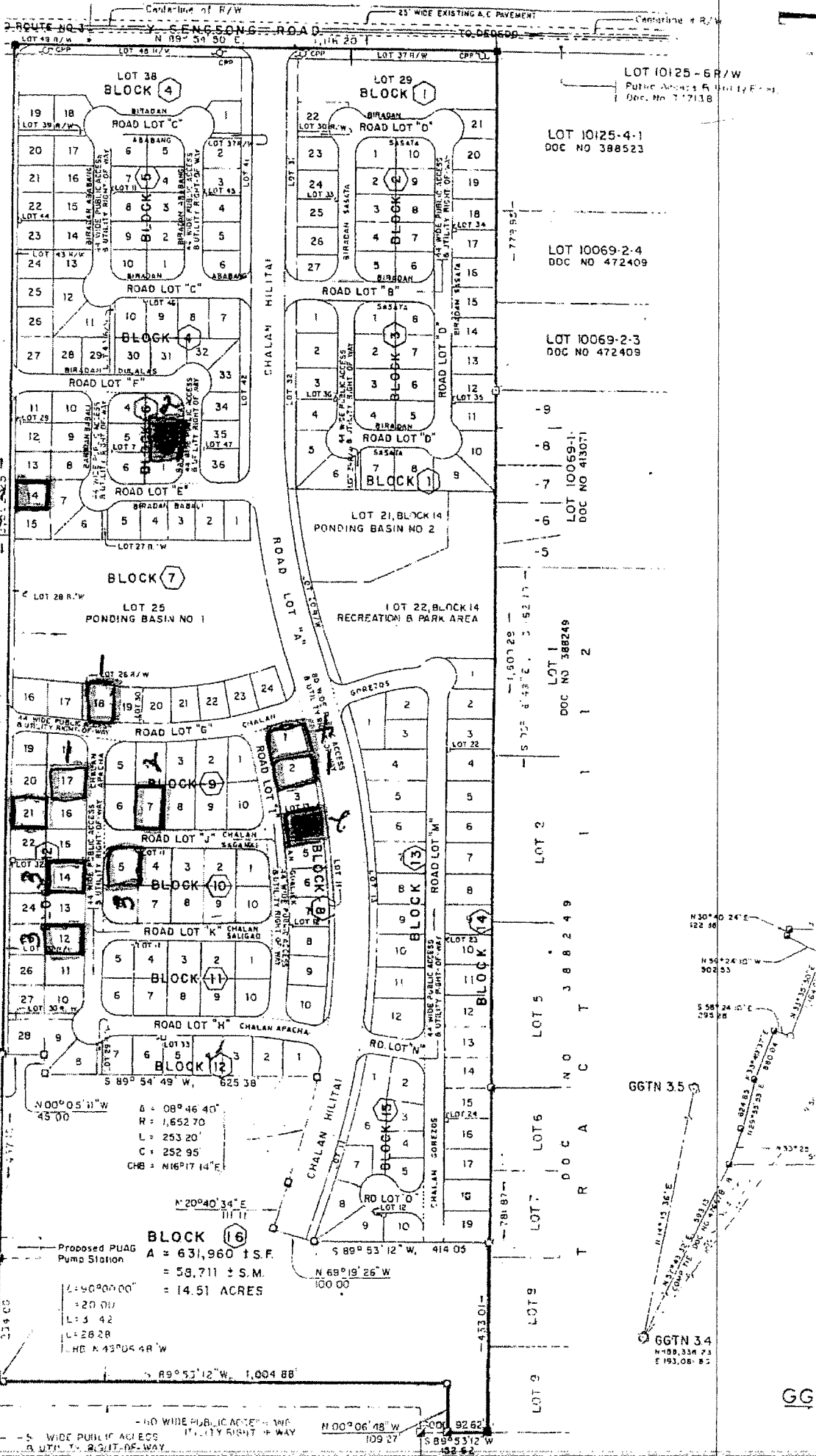
Therefore, we support the intent of Bill 411-31 (COR), to transfer these properties to Guam Housing Corporation in order that existing structures be upgraded and improved for the purpose of making them available for affordable housing.

Senseramente,

  
 Monte Mafnas



B-411  
9:00 AM



2 BEDROOM  
2 BEDROOM  
EXTENSION  
WITH TIN  
ROOF

LOT 1  
DOC NO 388249

LOT 2  
DOC NO 388249

LOT 5  
DOC NO 388249

LOT 6  
DOC NO 388249

LOT 7  
DOC NO 388249

LOT 9  
DOC NO 388249

LOT 10125-6 R/W  
Public Access 6  
Doc. No. 172138

LOT 10125-4-1  
DOC NO 388523

LOT 10069-2-4  
DOC NO 472409

LOT 10069-2-3  
DOC NO 472409

GG

GOVERNMENT OF GUAM  
AGANA

I/WE, CRUZ, MANUEL CARV

acknowledged the terms and conditions contained in the Conditional Contract to Deed and Conditional Deed of Conveyance for the purchase of Lot No. 2, Block No. 8, FEMA DEDEDO Subdivision, were explained to me/us by the Staff of Land Administration Division. They explained in detail and in "Layman's terms", of my/our obligations under the contract, including:

1. The purchase price of the lot is Two Thousand Five Hundred Dollars (\$2,500.00).
2. The minimum down-payment is ten percent (10%) of the purchase price.
3. Unpaid principal can be paid by installments of up to ten (10) years at six percent (6%) simple interest.
4. Installment payments may be made at any time provided it is equal to or more than principal due on next installments.
5. Purchaser(s) may pay in full at any time the unpaid balance without penalty.
6. Purchaser(s) may immediately occupy lot and agrees to pay all taxes and assessments thereon upon effective date of contract.
7. Payment default must be cured within three (3) months from due date of payment. Hardship cases will be given up to one (1) year grace period. Failure to cure default will terminate contract and all payments will be retained as liquidation damages.
8. Lot must be used for residential purposes by only the purchaser(s).
9. Title to lot remains with Government of Guam until satisfaction of contract terms and conditions.

A 4 71904 **GOVERNMENT OF GUAM**

DEPARTMENT OF ADMINISTRATION  
AGANA, GUAM

DATE 3/8/1994  
NO. #58 BK 7

**OFFICIAL RECEIPT**

<u>310057207 SALE OF GOVT LAND</u>	<u>250</u>
<u>TRACT 1113 B/K 8 LOT 2</u>	
<u>ASTUMBO DEDEDO</u>	
PLEASE PAY TO TREASURER OF GUAM	<u>250</u>

PAYER MANUEL C. CRUZ  
ADDRESS GEN DEL  
DEDEDO

**NOT VALID**  
UNLESS  
OVERPRINTED  
BY OUR  
REGISTER

DATE	SER. NO.	DOCUMENT NO.	CLASS.	AMOUNT
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A 4 719043

DATE	SER. NO.	DOCUMENT NO.	CLASS.	AMOUNT
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PAYER M.C. CRUZ  
NO. #59 BK 7

DLM  
ISSUING OFFICE  
[Signature]  
SIGNATURE

RESERVED FOR ISSUING OFFICE	
CREDIT:	<u>250</u>
<u>310057207</u>	
	<u>250</u>
NOTES: <u>7113</u>	
<u>B/K 8</u>	
<u>LOT 2</u>	

GOVERNMENT OF GUAM  
ADMINISTRATION  
COPY  
RETURN TO ISSUING OFFICE

**UNITED STATES POSTAL MONEY ORDER** 15,000

60110747875 940308 967026 250.00

SERIAL NUMBER YEAR/MONTH/DAY POST OFFICE U.S. DOLLARS AND CENTS

PAY TO Manuel C. Cruz CHECK WRITER'S SIGNATURE AREA  
ADDRESS [Address] FROM Manuel C. Cruz  
ADDRESS [Address]

COD NO. OR USED FOR

⑆00000800⑆ 60110747875⑆

Island of Guam, Government of Guam  
Department of Land Management Office of the Recorder

File for Record is Instrument No. **828556**

On the Year 11 Month 11 Day 01 Time 12:39

Recording Fee DE-OFFICIO Receipt No. \_\_\_\_\_

Deputy Recorder [Signature]

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

### TERMINATION OF CONDITIONAL CONTRACT TO DEED

WHEREAS, the GOVERNMENT OF GUAM, SELLER, and **Jesus Zamora Castro and Rosalia M. Castro**, PURCHASERS, entered into a Conditional Contract to Deed on the 22 day of August 1994, to purchase the following described property:

Lot No. 17, Block No.12, Tract No. 1113, GOV/FEMA Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo, containing an area 564± square meters or 6,068± square feet, as shown on map prepared by Land Management No. I4-94T561, L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded under Document No. 503994, Certificates of Title No. 35085, Estate No. 22092 together with a One (1) bedroom structure. Water and power (electricity) and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASERS agreed to purchase the property for Two Thousand Five Hundred Dollars (\$2,500.00) on August 22, 1994. The PURCHASERS paid the ten percent (10%) down payment of the agreed purchase price. The remaining balance to be paid annually starting on March 11, 1995 and expires on March 11, 2004.

WHEREAS, the sum of TWO HUNDRED FIFTY DOLLARS (\$250.00) has been applied to the principal due under the Conditional Contract to Deed, and shall be retained by the Government as liquidated damages.

In accordance with Section 4 of the Conditional Contract to Deed attached as EXHIBIT "A", pursuant to Public Law 21-60, 21-72 & 21-146, I, **Monte Mafnas**, the Acting Director of Land Management exercises the right to terminate the *unrecorded* Conditional Contract To Deed executed by the Governor Joseph F. Ada on August 22, 1994 and enter upon and take possession of the premises.

CONDITIONAL CONTRACT TO DEED

THIS AGREEMENT, entered into this 22nd day of August, 1994, by the GOVERNMENT OF GUAM, hereinafter known as the GOVERNMENT and JESUS ZAMORA CASTRO and ROSALIA M. CASTRO, Husband and Wife, Community Property; S/S Nos. 586-03-5554 and 586-70-3921; P.O. Box 26491, GMF, Barrigada, Guam 96921, residents of Guam, Municipality of DEDEDO, hereinafter known as the PURCHASERS.

WITNESSETH:

WHEREAS, the GOVERNMENT is the owner of certain property located in the Municipality of DEDEDO, Guam, hereinafter known as the premises, more particularly described as follows:

Lot No. 17, Block No. 12, Tract No. 1113, Gov/Fema Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo containing an area of 564± Square Meters or 6,068± Square Feet as shown on MAP L.M. Check No. 214FY94, Drawing No. I4-94T561, Recorded under Document No. 503994, together with a one (1) bedroom structure. Water, power (Electricity), and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASERS have fulfilled the statutory and regulatory prerequisites to the acquisition of and from the GOVERNMENT OF GUAM.

NOW THEREFORE, the PURCHASERS and the GOVERNMENT agrees as follows:

Interest payment is an additional amount that is due at same time as the principal amount.

This amount will vary depending upon when payment is made.

1. That the total purchase price is TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) payable as follows:

The down payment of TWO HUNDRED FIFTY DOLLARS (\$250.00) which constitutes Ten Percent (10%) of the agreed purchase price, receipt of which is hereby acknowledged; and the balance of the principal as follows:

On 3/11/95	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/11/96	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/11/97	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/11/98	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/11/99	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/11/2000	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/11/2001	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/11/2002	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/11/2003	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/11/2004	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)

EXHIBIT A

CONDITIONAL CONTRACT TO DEED - Jesus Zamora Castro  
Rosalia M. Castro

5. The PURCHASERS must use the premises for residential purposes only. PURCHASERS must, within three (3) years of the availability of water and power by the government for immediate residential usage construct a residential building on the premises, in conformity with the residential construction requirements of the Department of Public Works in effect at the time of construction. The residence constructed on the premises must be regularly occupied by members of the immediate family PURCHASERS and no others.

6. The title to the premises shall remain in the GOVERNMENT until the completion of the above conditions. Upon such completion, the GOVERNMENT agrees to deliver to the PURCHASERS fee simple title to the premises with the following reservations:

a. All rights title and interest in, and to adjoining streets and alleyways shall be specifically reserved to the GOVERNMENT.

b. The Government will reserve for itself easements and right-of-way, in perpetuity, in, under, through, over and across the above described parcel of land, except where the residence is actually located, for the purpose at any time, of constructing, placing, maintaining, repairing and operating sewage, drainage, and utility lines of any nature whatsoever, together with all rights and privileges, including the rights of ingress to and from the parcel of land inherent in the use and exercise of such easements and rights-of-way, and including the right to make reasonable changes and alterations in connection with the locations, sizes or types of said sewage, drainage, or utility lines as the GOVERNMENT may from time to time, in its sole discretion, deem appropriate.



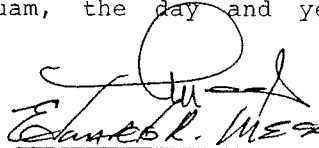
Conditional Contract to Deed - Jesus Zamora Castro  
Rosalia M. Castro

ACKNOWLEDGMENT


TERRITORY OF GUAM)  
  )SS  
CITY OF AGANA                  )

On this 25th day of July, 1994, before me, the undersigned notary, personally appeared F. L.G. CASTRO, Director of Land Management, the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


IN WITNESS WHEREOF, I have hereunto affixed my name and official seal in Agana, Guam, the day and year first above written.

  
\_\_\_\_\_

Notary Public  
In and for the Territory of Guam  
My Commission Expires: Oct 17, 1996

PURCHASER  
  
\_\_\_\_\_

JESUS ZAMORA CASTRO  
DATE: 7-20-94

PURCHASER  
  
\_\_\_\_\_

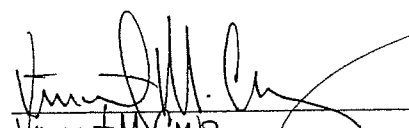
ROSALIA M. CASTRO  
DATE: 7-20-94

ACKNOWLEDGMENT

TERRITORY OF GUAM)  
  )SS  
CITY OF AGANA                  )

On this 20th day of July, 1994, before me the undersigned notary, personally appeared JESUS ZAMORA CASTRO and ROSALIA M. CASTRO, the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as eligible purchasers for Lot No. 17, Block No. 12, Tract No. 1113, Gov/Fema Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo pursuant to Public Laws 21-60, 21-72 and 21-146, as further amended.

IN WITNESS WHEREOF, I have hereunto affixed my name and official seal in Agana, Guam, the day and year first above written.

  
\_\_\_\_\_

Vincent M. Cruz  
Notary Public  
In and for the Territory of Guam  
My Commission Expires: 10/6/96

828557

File for Record is Instrument No.

On the Year 11 Month 11 Day 01 Time 12:58

DE-OFFICIO

Recording Fee \_\_\_\_\_ Receipt No. \_\_\_\_\_

Deputy Recorder *Rosa O. Mangano*

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## TERMINATION OF CONDITIONAL CONTRACT TO DEED

WHEREAS, the GOVERNMENT OF GUAM, SELLER, and **Jose C. Naputi and Magdalena Castro Naputi**, PURCHASERS, entered into a Conditional Contract to Deed on the 22 day of August 1994, to purchase the following described property:

Lot No.1, Block No.8, Tract No. 1113, GOV/FEMA Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo, containing an area 624± square meters or 6,719± square feet, as shown on map prepared by Land Management No. I4-94T561, L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded under Document No. 503994, Certificates of Title No. 35085, Estate No. 22092 together with a Three (3) bedroom structure. Water and power (electricity) and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASERS agreed to purchase the property for Two Thousand Five Hundred Dollars (\$2,500.00) on August 8, 1994. The PURCHASERS paid the ten percent (10%) down payment of the agreed purchase price. The remaining balance to be paid annually starting on April 02, 1995 and expires on April 02, 2004.

WHEREAS, the sum of TWO HUNDRED FIFTY DOLLARS (\$250.00) has been applied to the principal due under the Conditional Contract to Deed, and shall be retained by the Government as liquidated damages.

In accordance with Section 4 of the Conditional Contract to Deed attached as EXHIBIT "A", pursuant to Public Law 21-60, 21-72 & 21-146, I, **Monte Mafnas**, the Acting Director of Land Management exercises the right to terminate the *unrecorded* Conditional Contract To Deed executed by the Governor Joseph F. Ada on August 8, 1994 and enter upon and take possession of the premises.

CONDITIONAL CONTRACT TO DEED

THIS AGREEMENT, entered into this 8th day of August 19 94, by the GOVERNMENT OF GUAM, hereinafter known as the GOVERNMENT and JOSE C. NAPUTI and MAGDALENA CASTRO NAPUTI, Husband and Wife, Community Property; S/S Nos. 562-48-2890 and 586-70-0009; P.O. Box 6368, Inarajan, Guam 96917, resident(s) of Guam, Municipality of DEDEDO, hereinafter known as the PURCHASER(S).

WITNESSETH:

WHEREAS, the GOVERNMENT is the owner of certain property located in the Municipality of DEDEDO, Guam, hereinafter known as the premises, more particularly described as follows:

Lot No. 1, Block No. 8, Tract No. 1113, Gov/Fema Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo containing an area of 624± Square Meters or 6,719± Square Feet as shown on MAP L.M. Check No. 214FY94, Drawing No. I4-94T561, Recorded under Document No. 503994, together with a three (3) bedroom structure. Water, power (Electricity), and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASER(S) have fulfilled the statutory and regulatory prerequisites to the acquisition of and from the GOVERNMENT OF GUAM.

NOW THEREFORE, the PURCHASER(S) and the GOVERNMENT agrees as follows:

Interest payment is an additional amount that is due at same time as the principal amount.

This amount will vary depending upon when payment is made.

1. That the total purchase price is TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) payable as follows:

The down payment of TWO HUNDRED FIFTY DOLLARS (\$250.00) which constitutes Ten Percent (10%) of the agreed purchase price, receipt of which is hereby acknowledged; and the balance of the principal as follows:

On 4/02/95	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 4/02/96	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 4/02/97	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 4/02/98	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 4/02/99	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 4/02/2000	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 4/02/2001	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 4/02/2002	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 4/02/2003	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 4/02/2004	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)

**EXHIBIT** ~~EXHIBIT~~ **A**

CONDITIONAL CONTRACT TO DEED - Jose C. Naputi  
Magdalena Castro Naputi

5. The PURCHASER(S) must use the premises for residential purposes only. PURCHASER(S) must, within three (3) years of the availability of water and power by the government for immediate residential usage construct a residential building on the premises, in conformity with the residential construction requirements of the Department of Public Works in effect at the time of construction. The residence constructed on the premises must be regularly occupied by members of the immediate family PURCHASER(S) and no others.

6. The title to the premises shall remain in the GOVERNMENT until the completion of the above conditions. Upon such completion, the GOVERNMENT agrees to deliver to the PURCHASER(S) fee simple title to the premises with the following reservations:

a. All rights title and interest in, and to adjoining streets and alleyways shall be specifically reserved to the GOVERNMENT.

b. The Government will reserve for itself easements and right-of-way, in perpetuity, in, under, through, over and across the above described parcel of land, except where the residence is actually located, for the purpose at any time, of constructing, placing, maintaining, repairing and operating sewage, drainage, and utility lines of any nature whatsoever, together with all rights and privileges, including the rights of ingress to and from the parcel of land inherent in the use and exercise of such easements and rights-of-way, and including the right to make reasonable changes and alterations in connection with the locations, sizes or types of said sewage, drainage, or utility lines as the GOVERNMENT may from time to time, in its sole discretion, deem appropriate.

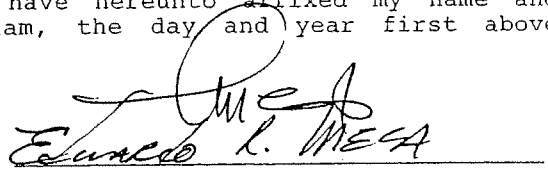
Conditional Contract to Deed - Jose C. Naputi  
Magdalena Castro Naputi

ACKNOWLEDGMENT

TERRITORY OF GUAM)  
  )SS  
CITY OF AGANA                  )

On this 15~~th~~ day of July, 1994, before me, the undersigned notary, personally appeared F. L.G. CASTRO, Director of Land Management, the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

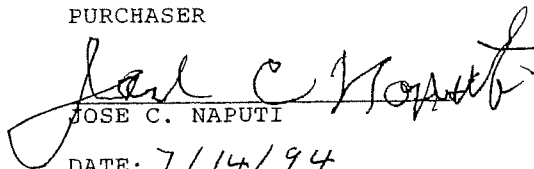
IN WITNESS WHEREOF, I have hereunto affixed my name and official seal in Agana, Guam, the day and year first above written.

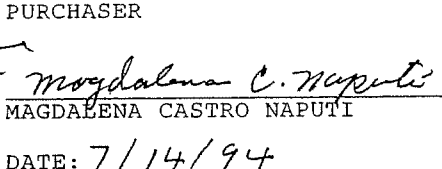
  
Eduardo L. MESA

Notary Public  
In and for the Territory of Guam  
My Commission Expires: Oct 17 1996

PURCHASER

PURCHASER

  
JOSE C. NAPUTI

  
MAGDALENA CASTRO NAPUTI

DATE: 7/14/94

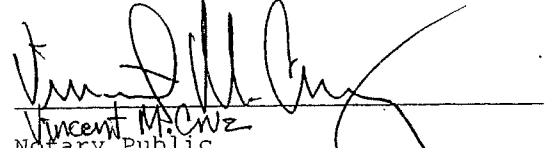
DATE: 7/14/94

ACKNOWLEDGMENT

TERRITORY OF GUAM)  
  )SS  
CITY OF AGANA                  )

On this 14<sup>th</sup> day of July, 1994, before me the undersigned notary, personally appeared JOSE C. NAPUTI and MAGDALENA CASTRO NAPUTI, the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as eligible purchasers for Lot No. 1, Block No. 8, Tract No. 1113, Gov/Fema Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo pursuant to Public Laws 21-60, 21-72 and 21-146, as further amended.

IN WITNESS WHEREOF, I have hereunto affixed my name and official seal in Agana, Guam, the day and year first above written.

  
Vincent M. Cruz

Notary Public  
In and for the Territory of Guam  
My Commission Expires: 6/6/96

GOVERNMENT OF GUAM  
AGANA

I/WE, CHIGUINA, BERNADITA B. / RAFAEL C. BABAUTA

acknowledged the terms and conditions contained in the Conditional Contract to Deed and Conditional Deed of Conveyance for the purchase of Lot No. 5, Block No. 10, Femo <sup>TRACT 1113</sup> Asunbo/Deeded Subdivision, were explained to me/us by the Staff of Land Administration Division. They explained in detail and in "Layman's terms", of my/our obligations under the contract, including:

1. The purchase price of the lot is Two Thousand Five Hundred Dollars (\$2,500.00).
2. The minimum down-payment is ten percent (10%) of the purchase price.
3. Unpaid principal can be paid by installments of up to ten (10) years at six percent (6%) simple interest.
4. Installment payments may be made at any time provided it is equal to or more than principal due on next installments.
5. Purchaser(s) may pay in full at any time the unpaid balance without penalty.
6. Purchaser(s) may immediately occupy lot and agrees to pay all taxes and assessments thereon upon effective date of contract.
7. Payment default must be cured within three (3) months from due date of payment. Hardship cases will be given up to one (1) year grace period. Failure to cure default will terminate contract and all payments will be retained as liquidation damages.
8. Lot must be used for residential purposes by only the purchaser(s).
9. Title to lot remains with Government of Guam until satisfaction of contract terms and conditions.

A 4 719054 **GOVERNMENT OF GUAM**

DEPARTMENT OF ADMINISTRATION  
AGANA, GUAM

DATE 3/9/ 1994  
NO. 700 224

**OFFICIAL RECEIPT**

01057307 SALE of Boat License	250
RAAT 11/3 BIK BOAT	
Asumbao DEDDOD	
MINI 09 1993A	
PLEASE PAY TO TREASURER OF GUAM	
	250

PAYER BERNADITA GARCIA  
ADDRESS 3 EL DEL  
3 MF

**NOT VALID**

UNLESS  
OVERPRINTED  
BY OUR  
REGISTER

DATE \_\_\_\_\_ SER. NO. \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_ CLASS \_\_\_\_\_ AMOUNT \_\_\_\_\_

Island of Guam, Government of Guam  
Department of Land Management Office of the Recorder

File for Record is Instrument No. 828206  
On the Year 11 Month 10 Day 24 Time 8:07  
Recording Fee DE-OFFICIO Receipt No. \_\_\_\_\_  
Deputy Recorder Lisa D. Manggas

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

### TERMINATION OF CONDITIONAL CONTRACT TO DEED

WHEREAS, the GOVERNMENT OF GUAM, SELLER, and **Raymond J.D. Borja and Laura A. Borja**, PURCHASERS, entered into a Conditional Contract to Deed on the 5<sup>TH</sup> day of August 1994, to purchase the following described property:

Lot No.12, Block No.12, Tract No. 1113, GOV/FEMA Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo, containing an area 564± square meters or 6,068± square feet, as shown on map prepared by Land Management No. I4-94T561, L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded under Document No. 503994, Certificates of Title No. 35085, Estate No. 22092 together with a Three (3) bedroom structure. Water and power (electricity) and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASERS agreed to purchase the property for Two Thousand Five Hundred Dollars (\$2,500.00) on August 5, 1994. The PURCHASER paid the ten percent (10%) down payment of the agreed purchase price. The remaining balance to be paid annually starting on March 11, 1995 and expires on March 11, 2004.

WHEREAS, the sum of TWO HUNDRED FIFTY DOLLARS, (\$250.00) has been applied to the principal due under the Conditional Contract to Deed, and shall be retained by the Government as liquidated damages.

In accordance with Section 4 of the Conditional Contract to Deed attached as EXHIBIT "A", pursuant to Public Law 21-60, 21-72 & 21-146, I, **Monte Mafnas**, the Acting Director of Land Management exercises the right to terminate the right to your Contract recorded under Document No. 518440.



CONDITIONAL CONTRACT TO DEED - Raymond J.D. Borja  
Laura A. Borja

The PURCHASER(S) shall pay interest on the unpaid balance at the rate of Six Percent (6%) per year, with accrued interest due and payable at the time of principal payments on the unpaid balance.

The PURCHASER(S) shall have the right to make payments at anytime before payments become due, with the total amount of interest due reduced accordingly, provided, that the amount paid at any given time equals or exceeds the amount of the principal due in the next installment plus any interest due at the time payment is made.

2. The PURCHASER(S) may immediately occupy the premises. The PURCHASER(S) agree(s) to permit no waste upon the premises and to pay all taxes and assessments thereon.

3. Because this contract is available only to persons eligible under the applicable laws and regulations, the GOVERNMENT shall have the right of first refusal, as provided for in Section 7 of this contract.

4. All payments due, including interest and any other charges, under this contract must be made to the GOVERNMENT. If the PURCHASER(S) fail(s) to meet any payment obligations under this contract on the dates established herein, whether the unpaid obligation constitutes interest or principal, the PURCHASER(S) shall be in default. Upon failure to cure such default within three (3) months after the due date of any payment, the Director of Land Management may terminate the contract and enter upon to take possession of the premises. Upon recovery of possession, the Director shall retain all payments made as liquidated damages. In the case of hardship, the Director may grant an extension of time as any payment or payments due, but in no case shall such extension be for a period of two (2) years.

CONDITIONAL CONTRACT TO DEED - Raymond J.D. Borja  
Laura A. Borja

c. The GOVERNMENT will reserve for itself water and mineral rights in the property.

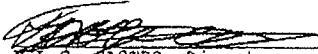
d. The deed shall contain a restriction prohibiting the sale, assignment, lease or transfer, or any other alienation of the property, or any interest therein, within a period of TEN (10) years from the date of delivery of the deed unless the PURCHASER(S) receive(s) prior written approval of such transaction from the Governor of Guam. The restriction on alienation shall provide that any transaction in violation thereof shall result in the immediate reversion to the GOVERNMENT of all right, title, and interest to the premises.

7. Government's First Right of Refusal. In the event an original purchaser desires to sell his or her title, right and interest in any lot purchased under this Act within ten (10) years of the original date of purchase, the government of Guam shall have the first right of refusal. The original purchaser shall declare to the government, no less than one hundred twenty (120) days prior to the intended sale, any intent to sell such lot and the government of Guam shall either waive its right or give notice of its intent to exercise the right of first refusal, within thirty (30) days of notification by the original purchaser.

This Conditional Contract to Deed is not binding until the final approval of the Governor.

IN WITNESS WHEREOF, we have executed this Contract on the dates below written.

GOVERNMENT OF GUAM

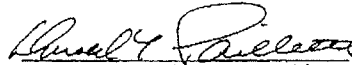
  
F.L.G. CASTRO, Director  
Department of Land Management

Date: July 14, 1994

CONDITIONAL CONTRACT TO DEED - Raymond J.D. Borja and  
Laura A. Borja

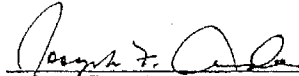
APPROVED AS TO FORM:

GOVERNMENT OF GUAM:



DONALD L. PAILLETTE, Acting  
Attorney General

Date: 7/19/94



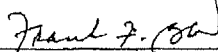
JOSEPH F. ADA  
Governor of Guam

Date: AUG 05 1994

Aug 10 11 32 AM '94

ATTESTED:

RECEIVED



FRANK F. BLAS  
Lieutenant Governor

Date: AUG 08 1994

JUL 18 1994  
*Dennis*  
ATTORNEY GENERAL'S OFFICE

Island of Guam, Government of Guam  
Department of Land Management Office of the Recorder  
828205

File for Record Instrument No. \_\_\_\_\_  
On the Year 11 Month 10 Day 24 Time 8:00  
DE-OFFICIO

Recording Fee \_\_\_\_\_ Receipt No. \_\_\_\_\_

Deputy Recorder Sisa O. Mangaw

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**TERMINATION OF CONDITIONAL CONTRACT TO DEED**

WHEREAS, the GOVERNMENT OF GUAM, SELLER, and **Jose Delgado Pangelinan and Juanita Cruz Pangelinan**, PURCHASERS, entered into a Conditional Contract to Deed on the 13<sup>TH</sup> day of July 1994, to purchase the following described property:

Lot No.7, Block No.9, Tract No. 1113, GOV/FEMA Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo, containing an area 661± square meters or 7,112± square feet, as shown on map prepared by Land Management No. I4-94T561, L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded under Document No. 503994, Certificates of Title No. 35085, Estate No. 22092 together with a Two (2) bedroom structure. Water and power (electricity) and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASERS agreed to purchase the property for Two Thousand Five Hundred Dollars (\$2,500.00) on July 13, 1994. The PURCHASER paid the ten percent (10%) down payment of the agreed purchase price. The remaining balance to be paid annually starting on March 08, 1995 and expires on March 08, 2004.

WHEREAS, the sum of FOUR HUNDRED SEVENTY FIVE DOLLARS, (\$475.00) has been applied to the principal due under the Conditional Contract to Deed, and shall be retained by the Government as liquidated damages.

In accordance with Section 4 of the Conditional Contract to Deed attached as EXHIBIT "A", pursuant to Public Law 21-60, 21-72 & 21-146, I, **Monte Mafnas**, the Acting Director of Land Management exercises the right to terminate the right to your Contract recorded under Document No. 576014.

THIS AGREEMENT, entered into this 31<sup>st</sup> day of July, 19 94, by the GOVERNMENT OF GUAM, hereinafter known as the GOVERNMENT and Jose Delgado Pangelinan and Juanita Cruz Pangelinan; Husband and Wife, Community Property; S/S Nos. 586-03-4762 and 586-03-3656; 428 Lemai Ct. Sinajana, Guam 96926, resident(s) of Guam, Municipality of DEDEDO, hereinafter known as the PURCHASER(S).

WITNESSETH:

WHEREAS, the GOVERNMENT is the owner of certain property located in the Municipality of DEDEDO, Guam, hereinafter known as the premises, more particularly described as follows:

Lot No. 7, Block No. 9, Tract No. 1113, Gov/Fema Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo containing an area of 661± Square Meters or 7,112± Square Feet as shown on MAP L.M. Check No. 214FY94, Drawing No. I4-94T561, Recorded under Document No. 503994, together with a two (2) bedroom structure. Water, power (Electricity), and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASER(S) (has) (have) fulfilled the statutory and regulatory prerequisites to the acquisition of and from the GOVERNMENT OF GUAM.

NOW THEREFORE, the PURCHASER(S) and the GOVERNMENT agrees as follows:

Interest payment is an additional amount that is due at same time as the principal amount.

This amount will vary depending upon when payment is made.

1. That the total purchase price is TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) payable as follows:

The down payment of TWO HUNDRED FIFTY DOLLARS (\$250.00) which constitutes Ten Percent (10%) of the agreed purchase price, receipt of which is hereby acknowledged; and the balance of the principal as follows:

On 3/08/95	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/08/96	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/08/97	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/08/98	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/08/99	TWO HUNDRED TWENTY FIVE DOLLARS	(\$225.00)
On 3/08/2000	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/08/2001	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/08/2002	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/08/2003	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/08/2004	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)

CONDITIONAL CONTRACT TO DEED - Jose Delgado Pangelinan  
Juanita Cruz Pangelinan

5. The PURCHASER(S) must use the premises for residential purposes only. PURCHASER(S) must, within three (3) years of the availability of water and power by the government for immediate residential usage construct a residential building on the premises, in conformity with the residential construction requirements of the Department of Public Works in effect at the time of construction. The residence constructed on the premises must be regularly occupied by members of the immediate family PURCHASER(S) and no others.

6. The title to the premises shall remain in the GOVERNMENT until the completion of the above conditions. Upon such completion, the GOVERNMENT agrees to deliver to the PURCHASER(S) fee simple title to the premises with the following reservations:

a. All rights title and interest in, and to adjoining streets and alleyways shall be specifically reserved to the GOVERNMENT.

b. The Government will reserve for itself easements and right-of-way, in perpetuity, in, under, through, over and across the above described parcel of land, except where the residence is actually located, for the purpose at any time, of constructing, placing, maintaining, repairing and operating sewage, drainage, and utility lines of any nature whatsoever, together with all rights and privileges, including the rights of ingress to and from the parcel of land inherent in the use and exercise of such easements and rights-of-way, and including the right to make reasonable changes and alterations in connection with the locations, sizes or types of said sewage, drainage, or utility lines as the GOVERNMENT may from time to time, in its sole discretion, deem appropriate.



828555

File for Record in Instrument No.

On the Year 11 Month 11 Day 01 Time 12:38

Recording Fee DE-OFFICIO Receipt No.

Deputy Recorder Risa S. Manggar

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## TERMINATION OF CONDITIONAL CONTRACT TO DEED

WHEREAS, the GOVERNMENT OF GUAM, SELLER, and **Arthur F. Camacho** and **Mary E. Mantanona**, PURCHASERS, entered into a Conditional Contract to Deed on the 9<sup>th</sup> March 2000, to purchase the following described property:

Lot No.18, Block No.7, Tract No. 1113, GOV/FEMA Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo, containing an area 482± square meters or 5,189± square feet, as shown on map prepared by Land Management No. I4-94T561, L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded under Document No. 503994, Certificates of Title No. 35085, Estate No. 22092 together with a One (1) bedroom structure. Water and power (electricity) and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASERS agreed to purchase the property for Two Thousand Five Hundred Dollars (\$2,500.00) on March 9<sup>th</sup> 2000. The PURCHASERS paid the ten percent (10%) down payment of the agreed purchase price. The remaining balance to be paid annually starting on March 4<sup>th</sup> 2000 and expires on March 3<sup>th</sup>, 2009.

WHEREAS, the sum of TWO HUNDRED FIFTY DOLLARS (\$250.00) has been applied to the principal due under the Conditional Contract to Deed, and shall be retained by the Government as liquidated damages.

In accordance with Section 4 of the Conditional Contract to Deed attached as EXHIBIT "A", pursuant to Public Law 21-60, 21-72 & 21-146, I, **Monte Mafnas**, the Acting Director of Land Management exercises the right to terminate the *unrecorded* Conditional Contract To Deed executed by the Governor Carl T.C. Guterrez on March 9<sup>th</sup> 2000 and enter upon and take possession of the premises.



## CONDITIONAL CONTRACT TO DEED

THIS AGREEMENT, entered into this 9<sup>th</sup> day of March, 2000, by the DEPARTMENT OF LAND MANAGEMENT, GOVERNMENT OF GUAM, whose address is P.O. Box 2950, Hagatna, Guam 96932, hereinafter known as the GOVERNMENT and ARTHUR F. CAMACHO and MARY E. MANTANONA, Joint Tenants with Full Rights of Survivorship; S/S Nos. 586-07-9135 and 586-05-6527; P.O. Box 288, Dededo, Guam 96912, residents of Guam, Municipality of DEDEDO hereinafter known as the PURCHASERS.

WITNESSETH:

WHEREAS, the GOVERNMENT is the owner of certain property located in the Municipality of DEDEDO, Guam, hereinafter known as the premises, more particularly described as follows:

Lot No. 18, Block No 7, Tract No. 1113, GovGuam/FEMA Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo, Estate No. 22092, Suburban, containing an area of 482± Square Meters or 5,189± Square Feet as shown on Map L.M. Check No. 214FY94, Drawing No. I4-94T561, Subdivision Survey Map of Tract 1113, formerly Lot No. 10125-11-1, Dededo, recorded under Document No. 503994. Certificate of Title No. 35085. Together with a one (1) bedroom structure. Water and power (electricity) are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASERS have fulfilled the statutory and regulatory prerequisites to the acquisition of and from the GOVERNMENT OF GUAM.

NOW THEREFORE, the PURCHASERS and the GOVERNMENT agree as follow:

**Interest payment is an additional amount that is due at the same time as the principal amount.**

**This amount will vary depending upon when payment is made.**

Page 1 of 7

EXHIBIT A

CONDITIONAL CONTRACT TO DEED - *Arthur F. Camacho and Mary E. Mantanona*

2. The PURCHASER may immediately occupy the premises. The PURCHASERS agree to permit no waste upon the premises and to pay all taxes and assessments thereon

3. Because this contract is available only to persons eligible under applicable laws and regulations, the PURCHASERS shall not assign or transfer this contract without the prior written approval of the Governor of Guam. Any assignment or transfer of this contract without such approval shall void this contract.

4. All payments due, including interest and any other charges, under this contract must be made to the GOVERNMENT. If the PURCHASERS fail to meet any payment obligations under this contract on the dates established herein, whether the unpaid obligation constitutes interest or principal, the PURCHASERS shall be in default. Upon failure to cure such default within three (3) months after the due date of any payment, the Director of Land Management may terminate the contract and enter upon to take possession of the premises. Upon recovery of possession, the Director shall retain all payments made as liquidated damages. In the case of hardship, the Director may grant an extension of time as any payment or payments become due, but in no case shall such extension be for a period of two (2) years.

5. The PURCHASERS must use the premises for residential purposes only. The residence constructed on the premises must be regularly occupied by the PURCHASERS and no others.

6. The title to the premises shall remain in the GOVERNMENT until the completion of the above conditions. Upon such completion, the GOVERNMENT agrees to deliver to the PURCHASERS fee simple title to the premises with the following reservations:

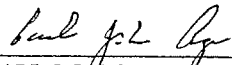
CONDITIONAL CONTRACT TO DEED - *Arthur F. Camacho and Mary E. Mantanona*

have the first right of refusal. The original purchaser shall declare to the Government, no less than One Hundred Twenty (120) days prior to the intended sale, any interest to sell such lot and the Government of Guam shall either waive its right or give notice of its intent to exercise the right of first refusal, within thirty (30) days of notification by the original purchaser.

This Conditional Contract to Deed is not binding until the final approval of the Governor.

IN WITNESS WHEREOF, we have executed this Contract on the dates below written.

GOVERNMENT OF GUAM

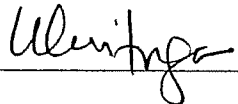
  
\_\_\_\_\_  
CARL J.C. AGUON, Director  
Department of Land Management  
Date: 2/25/2000

ACKNOWLEDGEMENT

CITY OF HAGATNA ) SS

On this 24<sup>th</sup> day of FEBRUARY, 2000, before me, the undersigned notary personally appeared CARL J.C. AGUON, Director of Land Management, the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

IN WITNESS WHEREOF, I have hereunto affixed my name and official seal in Agana, Guam the day and year first above written.

  
\_\_\_\_\_

**CHRISTINE M. QUITUGUA**  
NOTARY PUBLIC  
In and for the Territory of Guam, U.S.A.  
My Commission Expires: Jan 15, 2001  
P. O. Box 2950 Agana, Guam 96932

CONDITIONAL CONTRACT TO DEED - Arthur F. Camacho and Mary E. Mantanona

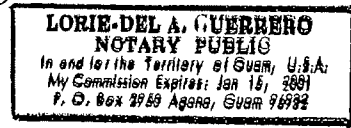
ACKNOWLEDGEMENT

CITY OF HAGATNA ) SS

On this 28th day of FEBRUARY, 2000, before me the undersigned notary, personally appeared MARY E. MANTANONA, the person whose name is signed on the attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as eligible purchaser for Lot No. 18, Block No. 7, Tract No. 1113, Government of Guam Subdivision, Municipality of Dededo, pursuant to Public Laws 21-60, 21-70 and 21-146, as further amended.

IN WITNESS WHEREOF, I have hereunto affixed my name and official seal in Hagatna, Guam, the day and year first above written.

*Lorie Del A. Guerrero*



APPROVED AS TO FORM:

GOVERNMENT OF GUAM

*Robert H. Krus*  
\_\_\_\_\_  
JOHN F. TARANTINO, ~~Acting~~  
Attorney General

Date: 2/28/00

*Carl T.C. Gutierrez*  
\_\_\_\_\_  
CARL T.C. GUTIERREZ  
Governor of Guam

Date: 3.9.00

RECEIVED  
3:20 PM  
MAR 03 2000  
*[Signature]*  
ATTORNEY GENERAL'S OFFICE

Island of Guam, Government of Guam  
Department of Land Management Office of the Recorder  
828204

File for Record is Instrument No. \_\_\_\_\_  
On the Year 11 Month 10 Day 24 Time 8:05  
DE-OFFICIO

Recording Fee \_\_\_\_\_ Receipt No. \_\_\_\_\_

Deputy Recorder Sisa O. Manggar

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

### TERMINATION OF CONDITIONAL CONTRACT TO DEED

WHEREAS, the GOVERNMENT OF GUAM, SELLER, and **John C. Perez and Lorraine R. Perez**, PURCHASERS, entered into a Conditional Contract to Deed on the 06<sup>TH</sup> day of October 1994, to purchase the following described property:

Lot No.14, Block No.12, Tract No. 1113, GOV/FEMA Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo, containing an area 564± square meters or 6,068± square feet, as shown on map prepared by Land Management No. I4-94T561, L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded under Document No. 503994, Certificates of Title No. 35085, Estate No. 22092 together with a Three (3) bedroom structure. Water and power (electricity) and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASERS agreed to purchase the property for Two Thousand Five Hundred Dollars (\$2,500.00) on October 06, 1994. The PURCHASER paid the ten percent (10%) down payment of the agreed purchase price. The remaining balance to be paid annually starting on March 09, 1995 and expires on March 09, 2004.

WHEREAS, the sum of TWO HUNDRED FIFTY DOLLARS, (\$250.00) has been applied to the principal due under the Conditional Contract to Deed, and shall be retained by the Government as liquidated damages.

In accordance with Section 4 of the Conditional Contract to Deed attached as EXHIBIT "A", pursuant to Public Law 21-60, 21-72 & 21-146, I, **Monte Mafnas**, the Acting Director of Land Management exercises the right to terminate the right to your Contract recorded under Document No. 518440.

THIS AGREEMENT, entered into this 6th day of October, 19 94, by the GOVERNMENT OF GUAM, hereinafter known as the GOVERNMENT and JOHN C. PEREZ and LORRAINE R. PEREZ, Husband and Wife, Community Property; S/S Nos. 586-68-2276 and 586-68-2123; P.O. Box 27019, GMF, Barrigada, Guam 96921, resident(s) of Guam, Municipality of DEDEDO, hereinafter known as the PURCHASER(S).

WITNESSETH:

WHEREAS, the GOVERNMENT is the owner of certain property located in the Municipality of DEDEDO, Guam, hereinafter known as the premises, more particularly described as follows:

Lot No. 14, Block No. 12, Tract No. 1113, Gov/Fema Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo containing an area of 564± Square Meters or 6,068± Square Feet as shown on MAP L.M. Check No. 214FY94, Drawing No. 14-94T561, Recorded under Document No. 503994, together with a three (3) bedroom structure. Water, power (Electricity), and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASER(S) have fulfilled the statutory and regulatory prerequisites to the acquisition of and from the GOVERNMENT OF GUAM.

NOW THEREFORE, the PURCHASER(S) and the GOVERNMENT agrees as follows:

Interest payment is an additional amount that is due at same time as the principal amount.

This amount will vary depending upon when payment is made.

1. That the total purchase price is TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) payable as follows:

The down payment of TWO HUNDRED FIFTY DOLLARS (\$250.00) which constitutes Ten Percent (10%) of the agreed purchase price, receipt of which is hereby acknowledged; and the balance of the principal as follows:

On 3/09/95	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/09/96	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/09/97	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/09/98	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/09/99	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/09/2000	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/09/2001	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/09/2002	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/09/2003	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/09/2004	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)

5. The PURCHASER(S) must use the premises for residential purposes only. PURCHASER(S) must, within three (3) years of the availability of water and power by the government for immediate residential usage construct a residential building on the premises, in conformity with the residential construction requirements of the Department of Public Works in effect at the time of construction. The residence constructed on the premises must be regularly occupied by members of the immediate family PURCHASER(S) and no others.

6. The title to the premises shall remain in the GOVERNMENT until the completion of the above conditions. Upon such completion, the GOVERNMENT agrees to deliver to the PURCHASER(S) fee simple title to the premises with the following reservations:

a. All rights title and interest in, and to adjoining streets and alleyways shall be specifically reserved to the GOVERNMENT.

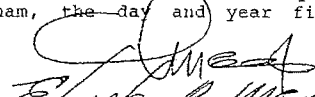
b. The Government will reserve for itself easements and right-of-way, in perpetuity, in, under, through, over and across the above described parcel of land, except where the residence is actually located, for the purpose at any time, of constructing, placing, maintaining, repairing and operating sewage, drainage, and utility lines of any nature whatsoever, together with all rights and privileges, including the rights of ingress to and from the parcel of land inherent in the use and exercise of such easements and rights-of-way, and including the right to make reasonable changes and alterations in connection with the locations, sizes or types of said sewage, drainage, or utility lines as the GOVERNMENT may from time to time, in its sole discretion, deem appropriate.

ACKNOWLEDGMENT

TERRITORY OF GUAM)  
  )SS  
CITY OF AGANA                  )

On this 13 day of Sept, 1994, before me, the undersigned notary, personally appeared F. L.G. CASTRO, Director of Land Management, the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

IN WITNESS WHEREOF, I have hereunto affixed my name and official seal in Agana, Guam, the day and year first above written.

  
Edward R. MEA

Notary Public  
In and for the Territory of Guam  
My Commission Expires: Oct 17, 1996

PURCHASER

PURCHASER

John C. Perez  
JOHN C. PEREZ

Lorraine R. Perez  
LORRAINE R. PEREZ

DATE: 9/6/94

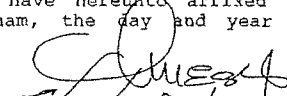
DATE: 9-6-94

ACKNOWLEDGMENT

TERRITORY OF GUAM) =  
  )SS -  
CITY OF AGANA                  ) -

On this 6 day of Sept, 1994, before me the undersigned notary, personally appeared JOHN C. PEREZ and LORRAINE R. PEREZ, the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as eligible purchasers for Lot No 14, Block No. 12, Tract No. 1113, Gov/Fema Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo pursuant to Public Laws 21-60, 21-72 and 21-146, as further amended.

IN WITNESS WHEREOF, I have hereunto affixed my name and official seal in Agana, Guam, the day and year first above written.

  
Edward R. MEA

Notary Public  
In and for the Territory of Guam  
My Commission Expires: Oct 17, 1996



Island of Guam, Government of Guam  
Department of Land Management Office of the Recorder

File for Record Instrument No. 828203

On the Year 11 Month 10 Day 24 Time 8:04  
DE-OFFICIO

Recording Fee \_\_\_\_\_ Receipt No. \_\_\_\_\_

Deputy Recorder Sisa O. Manggar

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**TERMINATION OF CONDITIONAL CONTRACT TO DEED**

WHEREAS, the GOVERNMENT OF GUAM, SELLER, and **Betty Mantanona**, PURCHASER, entered into a Conditional Contract to Deed on the 26<sup>TH</sup> day of August 1994, to purchase the following described property:

Lot No.21, Block No.12, Tract No. 1113, GOV/FEMA Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo, containing an area 564± square meters or 6,068± square feet, as shown on map prepared by Land Management No. I4-94T561, L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded under Document No. 503994, Certificates of Title No. 35085, Estate No. 22092 together with a One (1) bedroom structure. Water and power (electricity) and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASER agreed to purchase the property for Two Thousand Five Hundred Dollars (\$2,500.00) on August 26, 1994. The PURCHASER paid the ten percent (10%) down payment of the agreed purchase price. The remaining balance to be paid annually starting on March 02, 1995 and expires on March 02, 2004.

WHEREAS, the sum of TWO HUNDRED FIFTY DOLLARS, (\$250.00) has been applied to the principal due under the Conditional Contract to Deed, and shall be retained by the Government as liquidated damages.

In accordance with Section 4 of the Conditional Contract to Deed attached as EXHIBIT "A", pursuant to Public Law 21-60, 21-72 & 21-146, I, **Monte Mafnas**, the Acting Director of Land Management exercises the right to terminate the right to your Contract recorded under Document No. 523802.

CONDITIONAL CONTRACT TO DEED

THIS AGREEMENT, entered into this 26th day of August 19 94, by the GOVERNMENT OF GUAM, hereinafter known as the GOVERNMENT and BETTY MANTANONA, Single person as her sole and separate property; S/S No. 586-74-8708; P.O. Box 10434, Sinajana, Guam 96926, resident of Guam, Municipality of DEDEDO, hereinafter known as the PURCHASER.

WITNESSETH:

WHEREAS, the GOVERNMENT is the owner of certain property located in the Municipality of DEDEDO, Guam, hereinafter known as the premises, more particularly described as follows:

Lot No. 21, Block No. 12, Tract No. 1113, Gov/Fema Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo containing an area of 564± Square Meters or 6,068± Square Feet as shown on MAP L.M. Check No. 214FY94, Drawing No. I4-94T561, Recorded under Document No. 503994, together with a one (1) bedroom structure. Water, power (Electricity), and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASER has fulfilled the statutory and regulatory prerequisites to the acquisition of and from the GOVERNMENT OF GUAM.

NOW THEREFORE, the PURCHASER and the GOVERNMENT agrees as follows:

Interest payment is an additional amount that is due at same time ~~as~~ the principal amount.

This amount will vary depending upon when payment is made.

1. That the total purchase price is TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) payable as follows:

The down payment of TWO HUNDRED FIFTY DOLLARS (\$250.00) which constitutes Ten Percent (10%) of the agreed purchase price, receipt of which is hereby acknowledged; and the balance of the principal as follows:

On 3/02/95	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/02/96	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/02/97	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/02/98	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/02/99	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/02/2000	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/02/2001	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/02/2002	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/02/2003	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/02/2004	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)

## CONDITIONAL CONTRACT TO DEED - Betty Mantanona

5. The PURCHASER must use the premises for residential purposes only. PURCHASER must, within three (3) years of the availability of water and power by the government for immediate residential usage construct a residential building on the premises, in conformity with the residential construction requirements of the Department of Public Works in effect at the time of construction. The residence constructed on the premises must be regularly occupied by members of the immediate family PURCHASER and no others.

6. The title to the premises shall remain in the GOVERNMENT until the completion of the above conditions. Upon such completion, the GOVERNMENT agrees to deliver to the PURCHASER fee simple title to the premises with the following reservations:

a. All rights title and interest in, and to adjoining streets and alleyways shall be specifically reserved to the GOVERNMENT.

b. The Government will reserve for itself easements and right-of-way, in perpetuity, in, under, through, over and across the above described parcel of land, except where the residence is actually located, for the purpose at any time, of constructing, placing, maintaining, repairing and operating sewage, drainage, and utility lines of any nature whatsoever, together with all rights and privileges, including the rights of ingress to and from the parcel of land inherent in the use and exercise of such easements and rights-of-way, and including the right to make reasonable changes and alterations in connection with the locations, sizes or types of said sewage, drainage, or utility lines as the GOVERNMENT may from time to time, in its sole discretion, deem appropriate.



Island of Guam, Government of Guam  
Department of Land Management Office of the Recorder

File for Record Instrument No. 828207

On the Year 11 Month 10 Day 24 Time 8:08

Recording Fee DE OFFICIO Receipt No.

Deputy Recorder Susa Manggar

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**TERMINATION OF CONDITIONAL CONTRACT TO DEED**

WHEREAS, the GOVERNMENT OF GUAM, SELLER, and **Antonio S. Cabrera and Susan Cabrera**, PURCHASERS, entered into a Conditional Contract to Deed on the 08<sup>TH</sup> day of August 1994, to purchase the following described property:

Lot No.14, Block No.7, Tract No. 1113, GOV/FEMA Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo, containing an area 529± square meters or 5,698± square feet, as shown on map prepared by Land Management No. 14-94T561, L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded under Document No. 503994, Certificates of Title No. 35085, Estate No. 22092 together with a one (1) bedroom structure. Water and power (electricity) and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASERS agreed to purchase the property for Two Thousand Five Hundred Dollars (\$2,500.00) on August 08, 1994. The PURCHASERS paid the ten percent (10%) down payment of the agreed purchase price. The remaining balance to be paid annually starting on March 04, 1995 and expires on March 08, 2004.

WHEREAS, the sum of TWO HUNDRED FIFTY DOLLARS, (\$250.00) has been applied to the principal due under the Conditional Contract to Deed, and shall be retained by the Government as liquidated damages.

In accordance with Section 4 of the Conditional Contract to Deed attached as EXHIBIT "A", pursuant to Public Law 21-60, 21-72 & 21-146, I, **Monte Mafnas**, the Acting Director of Land Management exercises the right to terminate the right to your Contract recorded under Document No. 515726

CONDITIONAL CONTRACT TO DEED 515726

THIS AGREEMENT, entered into this 8th day of August 1994, by the GOVERNMENT OF GUAM, hereinafter known as the GOVERNMENT and ANTONIO S. CABRERA and SUSAN CABRERA, Husband and Wife, Community Property; S/S Nos. 586-01-4545 and 586-07-2874; P.O. Box 20933, GMF, Barrigada, Guam 96921, residents of Guam, Municipality of DEDEDO, hereinafter known as the PURCHASERS.

WITNESSETH:

WHEREAS, the GOVERNMENT is the owner of certain property located in the Municipality of DEDEDO, Guam, hereinafter known as the premises, more particularly described as follows:

Lot No. 14, Block No. 7, Tract No. 1113, Gov/Fema Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo containing an area of 529 1/2 Square Meters or 5,698 1/2 Square Feet as shown on MAP L.M. Check No. 214FY94, Drawing No. I4-94T561, Recorded under Document No. 503994, together with a one (1) bedroom structure. Water, power (Electricity), and sewer are immediately available or within a distance of 100 feet from the property.

WHEREAS, the PURCHASERS have fulfilled the statutory and regulatory prerequisites to the acquisition of and from the GOVERNMENT OF GUAM.

NOW THEREFORE, the PURCHASERS and the GOVERNMENT agrees as follows:

Interest payment is an additional amount that is due at same time as the principal amount.

This amount will vary depending upon when payment is made.

1. That the total purchase price is TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) payable as follows:

The down payment of TWO HUNDRED FIFTY DOLLARS (\$250.00)

which constitutes Ten Percent (10%) of the agreed purchase price, receipt of which is hereby acknowledged; and the balance of the principal as follows:

On 3/04/95	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/04/96	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/04/97	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/04/98	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/04/99	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/04/2000	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/04/2001	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/04/2002	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/04/2003	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)
On 3/04/2004	TWO HUNDRED TWENTY-FIVE DOLLARS	(\$225.00)

CONDITIONAL CONTRACT TO DEED - Antonio S. Cabrera  
Susan Cabrera

5. The PURCHASERS must use the premises for residential purposes only. PURCHASERS must, within three (3) years of the availability of water and power by the government for immediate residential usage construct a residential building on the premises, in conformity with the residential construction requirements of the Department of Public Works in effect at the time of construction. The residence constructed on the premises must be regularly occupied by members of the immediate family PURCHASERS and no others.

6. The title to the premises shall remain in the GOVERNMENT until the completion of the above conditions. Upon such completion, the GOVERNMENT agrees to deliver to the PURCHASERS fee simple title to the premises with the following reservations:

a. All rights title and interest in, and to adjoining streets and alleyways shall be specifically reserved to the GOVERNMENT.

b. The Government will reserve for itself easements and right-of-way, in perpetuity, in, under, through, over and across the above described parcel of land, except where the residence is actually located, for the purpose at any time, of constructing, placing, maintaining, repairing and operating sewage, drainage, and utility lines of any nature whatsoever, together with all rights and privileges, including the rights of ingress to and from the parcel of land inherent in the use and exercise of such easements and rights-of-way, and including the right to make reasonable changes and alterations in connection with the locations, sizes or types of said sewage, drainage, or utility lines as the GOVERNMENT may from time to time, in its sole discretion, deem appropriate.

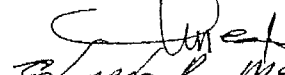
Conditional Contract to Deed - Antonio S. Cabrera  
Susan Cabrera

ACKNOWLEDGMENT

TERRITORY OF GUAM)  
                                  )SS  
CITY OF AGANA                  )

On this 15~~th~~ day of July, 1994, before me, the undersigned notary, personally appeared F. L.G. CASTRO, Director of Land Management, the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

IN WITNESS WHEREOF, I have hereunto affixed my name and official seal in Agana, Guam, the day and year first above written.

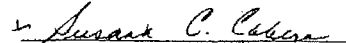
  
Eduardo R. MESA

Notary Public  
In and for the Territory of Guam  
My Commission Expires: Oct 17, 1996

PURCHASER

PURCHASER

  
ANTONIO S. CABRERA

  
SUSAN CABRERA

DATE: July 14, 1994

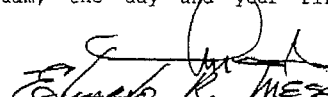
DATE: 7/14/94

ACKNOWLEDGMENT

TERRITORY OF GUAM)  
                                  )SS  
CITY OF AGANA                  )

On this 14~~th~~ day of July, 1994, before me the undersigned notary, personally appeared ANTONIO S. CABRERA and SUSAN CABRERA, the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as eligible purchasers for Lot No. 14, Block No. 7, Tract No. 1113, Gov/Fema Emergency Housing Project, Government of Guam Subdivision, Municipality of Dededo pursuant to Public Laws 21-60, 21-72 and 21-146, as further amended.

IN WITNESS WHEREOF, I have hereunto affixed my name and official seal in Agana, Guam, the day and year first above written.

  
Eduardo R. MESA

Notary Public  
In and for the Territory of Guam  
My Commission Expires: Oct 17, 1996





# COMMITTEE ON RULES

*I Mina'trentai Unu na Liheslaturan Guåhan* • The 31<sup>st</sup> Guam Legislature  
155 Hesler Place, Hagåtña, Guam 96910 • [www.guamlegislature.com](http://www.guamlegislature.com)  
E-mail: [roryforguam@gmail.com](mailto:roryforguam@gmail.com) • Tel: (671)472-7679 • Fax: (671)472-3547

Senator  
Rory J. Respicio  
CHAIRPERSON  
MAJORITY LEADER

Senator  
Judith P. Guthertz  
VICE CHAIRPERSON  
ASST. MAJORITY LEADER

**MAJORITY MEMBERS:**

Speaker  
Judith T. Won Pat

Vice Speaker  
Benjamin J. F. Cruz

Senator  
Tina Rose Muña Barnes  
LEGISLATIVE SECRETARY  
MAJORITY WHIP

Senator  
Dennis G. Rodriguez, Jr.  
ASST. MAJORITY WHIP

Senator  
Thomas C. Ada

Senator  
Adolpho B. Palacios, Sr.

Senator  
vicente c. pangelinan

**MINORITY MEMBERS:**

Senator  
Aline A. Yamashita  
ASST. MINORITY LEADER

Senator  
Christopher M. Duenas

## Certification of Waiver of Fiscal Note Requirement

This is to certify that the Committee on Rules submitted to the Bureau of Budget and Management Research (BBMR) a request for a fiscal note, or applicable waiver, on **Bill No. 411-31 (COR) – “AN ACT TO AUTHORIZE I MAGA’LAHEN GUÅHAN TO TRANSFER ABANDONED PROPERTIES LOCATED WITHIN TRACT NUMBER 1113 ALSO KNOWN AS THE SAGAN LINAHYAN SUBDIVISION, FROM THE DIPATTAMENTON MINANEHAN TÅNO’ (DEPARTMENT OF LAND MANAGEMENT) TO THE GUAM HOUSING CORPORATION FOR THE PURPOSE OF AFFORDABLE HOUSING.”** – on January 30, 2012. COR hereby certifies that BBMR confirmed receipt of this request on January 30, 2012.

COR further certifies that a response to this request was not received by 5:00 P.M. on February 17, 2012, the fourteenth day after the request was received by BBMR. Therefore, pursuant to 2 GCA §9105, the requirement for a fiscal note, or waiver thereof, on Bill 411 to be included in the committee report on said bill, is hereby waived.

Certified by:

\_\_\_\_\_  
Senator Rory J. Respicio

\_\_\_\_\_  
Date



# COMMITTEE ON RULES

*I Mina'trentai Unu na Liheslaturan Guåhan* • The 31<sup>st</sup> Guam Legislature  
155 Hesler Place, Hagåtña, Guam 96910 • [www.guamlegislature.com](http://www.guamlegislature.com)  
E-mail: [roryforguam@gmail.com](mailto:roryforguam@gmail.com) • Tel: (671)472-7679 • Fax: (671)472-3547

2012 JAN 31 11:23  
*Hum*

Senator  
Rory J. Respicio  
CHAIRPERSON  
MAJORITY LEADER

Senator  
Judith P. Guthertz  
VICE CHAIRPERSON  
ASST. MAJORITY LEADER

**MAJORITY MEMBERS:**

Speaker  
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ASST. MAJORITY WHIP

Senator  
Thomas C. Ada

Senator  
Adolpho B. Palacios, Sr.

Senator  
vicente c. pangelinan

**MINORITY MEMBERS:**

Senator  
Aline A. Yamashita  
ASST. MINORITY LEADER

Senator  
Christopher M. Duenas

January 30, 2012

VIA FACSIMILE  
(671) 472-2825

John A. Rios  
Director  
Bureau of Budget & Management Research  
P.O. Box 2950  
Hagåtña, Guam 96910

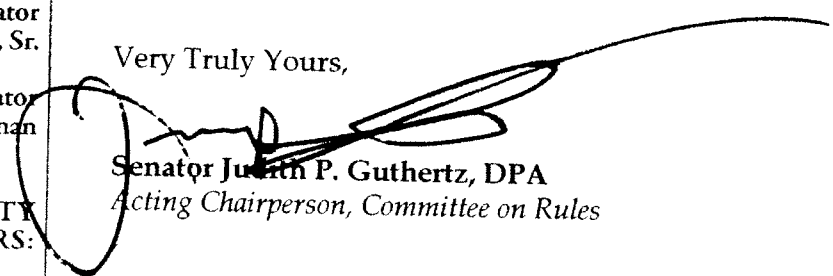
RE: Request for Fiscal Note -  
Bill Nos. 408-31 (COR) through 413-31 (COR)

*Hafa Adai* Mr. Rios:

Transmitted herewith is a listing of *I Mina'trentai Unu na Liheslaturan Guåhan's* most recently introduced bill. Pursuant to 2 GCA §9103, I respectfully request the preparation of fiscal notes for the referenced bill.

*Si Yu'os ma'åse'* for your attention to this matter.

Very Truly Yours,

  
Senator Judith P. Guthertz, DPA  
Acting Chairperson, Committee on Rules

Attachments

Cc: Clerk of the Legislature

MESSAGE CONFIRMATION

JAN-30-2012 04:02 PM MON

FAX NUMBER : 4772240  
NAME : GNF

NAME/NUMBER : 4722825  
PAGE : 3  
START TIME : JAN-30-2012 04:02PM MON  
ELAPSED TIME : 00' 28"  
MODE : STD ECM  
RESULTS : [ O.K ]



COMMITTEE ON RULES

*1 Minutrenta Unu na Libeslaturan Guahan* • The 31<sup>st</sup> Guam Legislature  
155 Hester Place, Hagåtña, Guam 96910 • [www.guamlegislature.com](http://www.guamlegislature.com)  
E-mail: [nyfyonguam@gmail.com](mailto:nyfyonguam@gmail.com) • Tel: (671)472 7679 • Fax: (671)472 3547

Senator  
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VICE CHAIRPERSON  
ASST. MAJORITY LEADER

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Senator  
Thomas C. Ada

Senator  
Adolpho B. Palacios, Sr.

Senator  
vicente c. pangolinan

MINORITY  
MEMBERS:

Senator  
Aline A. Yamashita  
ASST. MINORITY LEADER

Senator  
Christopher M. Ducnas

January 30, 2012

VIA FACSIMILE  
(671) 472-2825

John A. Rios  
Director  
Bureau of Budget & Management Research  
P.O. Box 2950  
Hagåtña, Guam 96910

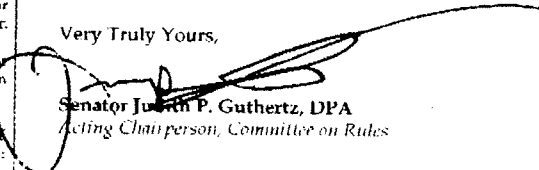
RE: Request for Fiscal Note -  
Bill Nos. 408-31 (COR) through 413-31 (COR)

*Hafa Ada* Mr. Rios.

Transmitted herewith is a listing of *1 Minutrenta Unu na Libeslaturan Guahan's* most recently introduced bill. Pursuant to 2 GCA §9103, I respectfully request the preparation of fiscal notes for the referenced bill.

*Si Yu'os ma'disc'* for your attention to this matter.

Very Truly Yours,

  
Senator Judith P. Guthertz, DPA  
Acting Chairperson, Committee on Rules

Attachments

CC: Clerk of the Legislature

Rec'd by. Analyn  
date. 1/30/12  
time 4:19pm

411-31 (COR)	T. R. Muna Barnes	AN ACT TO AUTHORIZE I MAGA'LAHEN GUÁHAN TO TRANSFER ABANDONED PROPERTIES LOCATED WITHIN TRACT NUMBER 1113 ALSO KNOWN AS THE SAGAN LINAHYAN SUBDIVISION, FROM THE DIPÁTTAMENTON MINANEHAN TÁNO' (DEPARTMENT OF LAND MANAGEMENT) TO THE GUAM HOUSING CORPORATION FOR THE PURPOSE OF AFFORDABLE HOUSING	1/23/2012 12:45p.m.	1/24/2012	Committee on Appropriations, Taxation, Public Deb, Banking, Insurance, Retirement and Land
412-31 (COR)	J.T. Won Pat, Ed.D., Adolpho B. Palacios, Sr., T. R. Muna Barnes	AN ACT TO ADD NEW §77302 TO TITLE 10 GUAM CODE ANNOTATED, RELATIVE TO VOLUNTEERS PATROLLING SCHOOL CAMPUSES OF THE GUAM PUBLIC SCHOOL SYSTEM DURING NON-SCHOOL HOURS	1/24/2012 9:21a.m.	1/25/2012	Committee on Public Safety, Law Enforcement, and Judiciary
413-31 (COR)	D. G. Rodriguez, Jr	AN ACT TO REPEAL AND REENACT TITLE 3 OF THE GUAM CODE ANNOTATED RELATIVE TO GUAM ELECTIONS.	1/24/12 1:56 p.m.	1/25/2012	Committee on Health & Human Services, Senior Citizens, Economic Development and Election Reform



## COMMITTEE ON RULES

*I Mina'trentai Unu na Liheslaturan Guåhan* • The 31<sup>st</sup> Guam Legislature  
155 Hesler Place, Hagåtña, Guam 96910 • [www.guamlegislature.com](http://www.guamlegislature.com)  
E-mail: [roryforguam@gmail.com](mailto:roryforguam@gmail.com) • Tel: (671)472-7679 • Fax: (671)472-3547

January 24, 2012

Senator  
Rory J. Respicio  
CHAIRPERSON  
MAJORITY LEADER

Senator  
Judith P. Guthertz  
VICE CHAIRPERSON  
ASST. MAJORITY LEADER

### MAJORITY MEMBERS:

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Senator  
Thomas C. Ada

Senator  
Adolpho B. Palacios, Sr.

Senator  
vicente c. pangelinan

### MINORITY MEMBERS:

Senator  
Aline A. Yamashita  
ASST. MINORITY LEADER

Senator  
Christopher M. Duenas

### MEMORANDUM

**To:** Pat Santos  
Clerk of the Legislature

**Attorney Therese M. Terlaje**  
Legislative Legal Counsel

**From:** Senator Rory J. Respicio 

**Subject:** Referral of Bill No. 411-31(COR)

As the Chairperson of the Committee on Rules, I am forwarding my referral of Bill No. 411-31 (COR).

Please ensure that the subject bill is referred, in my name, to the respective committee, as shown on the attachment. I also request that the same be forwarded to all members of *I Mina'trentai Unu na Liheslaturan Guåhan*.

Should you have any questions, please feel free to contact our office at 472-7679.

*Si Yu'os Ma'åse!*

(1) Attachment

*I Mina'Trentai Umu Na Liheslaturan Guahan*  
Bill Log Sheet

BILL NOS.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	120 DAY DEADLINE	CMTE REFERRED	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	Status
411-31 (COR)	T. R. Muna Barnes	AN ACT TO AUTHORIZE I MAGA'LAHEN GUÅHAN TO TRANSFER ABANDONED PROPERTIES LOCATED WITHIN TRACT NUMBER 1113 ALSO KNOWN AS THE SAGAN LINAHYAN SUBDIVISION, FROM THE DIPATTAMENTON MINANEHAN TÀNO' (DEPARTMENT OF LAND MANAGEMENT) TO THE GUAM HOUSING CORPORATION FOR THE PURPOSE OF AFFORDABLE HOUSING	1/23/2012 12:45p.m.	1/24/2012		Committee on Appropriations, Taxation, Public Deb, Banking, Insurance, Retirement and Land			



Office of

the People


# I Mina'trentai Unu Na Liheslaturan Guåhan

Senator Vicente (ben) Cabrera Pangelinan (D)

February 17, 2012

Memorandum

To: Senators

From: Senator Vicente (ben) Cabrera Pangelinan 

Re: Public Hearing Notice – FIRST NOTICE

Chairman  
Committee on Appropriations,  
Taxation, Public Debt, Banking,  
Insurance, Retirement, and  
Land

Vice Chairman  
Committee on Education

Member  
Committee on Rules,  
Federal, Foreign &  
Micronesian Affairs and  
Human & Natural  
Resources

Member  
Committee on  
Municipal Affairs,  
Tourism, Housing, and  
Recreation

Member  
Committee on the Guam  
Military Buildup and  
Homeland Security

Member  
Committee on Health and  
Human Services, Senior  
Citizens, Economic  
Development, and Election  
Reform

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance and Land will conduct a public hearing beginning at **9:00am, 4:00pm and 5:30pm** on **Friday, February 24, 2012** at the Guam Legislature's Public Hearing Room. The following is on the agenda:

**9:00 am**

**Bill No 377-31 (COR): An Act to add a New §61217 to Title 21, Guam Code Annotated, Relative to designating all excess land returned by the US Government to the government of Guam, as Agriculture ("A") Zone.**

**Bill No. 378-31 (COR): An Act to Add a New Item (i) to §62108 of Title 21, Guam Code Annotated, Relative to requiring that the Subdivision of any land *Not* result in the land-locking of any other land.**

**Bill No. 411-31 (COR): An Act to authorize *I Maga'lâhen Guahan* to transfer abandoned properties located within Tract Number 1113, also known as the Sagan Linahyan Subdivision, from the *Dipattamenton Minanehan Tano'* (Department of Land Management) to the Guam Housing Corporation for the purposes of affordable housing.**

**Bill No. 416-31 (COR): An Act to Approve and ratify the transfer of certain property relative to the Lada Estates Project by the Guam Housing Corporation for the purpose of developing affordable housing for the people of Guam.**

**4:00 pm**

**Resolution No. 311: Relative to expressing the sense of *I Liheslaturan Guahan's* expenditure priority of Compact Impact Act funds for Fiscal Year 2012 to *Maga'lâhen Guåhan* and to the Secretary of Interior to support capital improvement projects**

324 W. Soledad Ave. Suite 100, Hagåtña, Guam 96910

Tel: (671) 473-(4BEN) 4236 - Fax: (671) 473-4238 - Email: senbenp@guam.net

Website: <http://senbenp.com>

**and operations of various impacted government agencies and departments.**

**Bill No. 414-31 (COR): An Act to Amend 5GCA, §1512.3, 11GCA §§24102(a), 24102(f), 24103, 24401, 21GCA, §75112(i), Sections 2(b) and 7 of Public Law 30-37 and Section 7 of Public Law 31-76, to Add Subsection (d) to 5GCA §22704 and Subsection (d) to Section 3 of Public Law 30-37, to Repeal and Re-Enact 5GCA §1515(i)(2)(G) and to Add a New Subsection (W) to 5GCA §1515(i)(2), Relative to authorizing a Series B of Revenue Anticipation Financing Bonds and for other purposes.**

**Bill No. 423-31 (LS): An Act to authorize the issuance of bonds for the payment of Income Tax Refunds for calendar year 2011.**

**5:30 pm**

**Bill No. 415-31 (COR): An act to support women and save children, by adding a new Chapter 94 to Title 10 of the Guam Code Annotated, which may be cited as the *Acto Para Ma Sapotte I Fama'lao'an Yan Para Ma Satba I Famagu'on*.**

Yanggen un nisisita espesiât na setbision, put fabot âgang i Ifisinin Sinadot Vicente (ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisisita kopian i priniponi siha ginen este na tareha, hâlom gi i uepsait i Liheslaturan Guâhan gi [www.guamlegislature.com](http://www.guamlegislature.com). Yanggen para un na'hâlom testigu-mu, chule' para i ifisinin-mâmi gi 324 West Soledad Avenue gi iya Hagâtña, pat guatto gi i Kuatton Katta gi i Liheslatura, pat faks gi 473-4238, patsino imel gi [senbenp@guam.net](mailto:senbenp@guam.net). Este na nutisiu inapâsi nu i fendon gubetnamento.

If you require any special accommodations, auxiliary aids or other special services or for further information, please call the Office of Senator Vicente (ben) Cabrera Pangelinan at 473-4236/7. For copies of any of the Bills or Resolution listed on this agenda, you may log on to the Guam Legislature's website at [www.guamlegislature.com](http://www.guamlegislature.com). Testimonies may be submitted directly to our office at 324 West Soledad Avenue in Hagâtña or at the Mail Room of the Guam Legislature, via fax at 473-4238, or via email at [senbenp@guam.net](mailto:senbenp@guam.net)





Lisa Dames <cipo@guamlegislature.org>

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## Public Hearing - FIRST Notice

1 message

---

Lisa Dames <cipo@guamlegislature.org>

Fri, Feb 17, 2012 at 1:28 PM

To: phnotice@guamlegislature.org

Hafa Adai,

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land will hold a public hearing on **Friday, February 24, 2012 beginning at 9:00am, 4:00pm and 5:30pm** at the Guam Legislature Public Hearing Room. Please refer to attached letter for further details.

Thank you.

--  
Lisa Dames  
Chief of Staff  
Office of Senator ben c. pangelinan  
(671) 473-4236  
[cipo@guamlegislature.org](mailto:cipo@guamlegislature.org)

---

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**Listserv: [phnotice@guamlegislature.org](mailto:phnotice@guamlegislature.org)**

**As of Apr. 11, 2012**

aguon4guam@gmail.com  
alerta.jermaine@gmail.com  
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wilcastro671@gmail.com



Lisa Dames <cipo@guamlegislature.org>

## Public Hearing - FIRST Notice

2 messages

Lisa Dames <cipo@guamlegislature.org>

Fri, Feb 17, 2012 at 1:38 PM

To: news@guampdn.com, news@k57.com, Sabrina Salas <sabrina@kuam.com>, Jason Salas <jason@kuam.com>, Mindy Aguon <mindy@kuam.com>, nick@kuam.com, Ken Quintanilla <kenq@kuam.com>, Josh Tyquiengco <jtyquiengco@k57.com>, clynt@k57.com, Betsy Brown <betsy@k57.com>, Kevin Kerrigan <kevin@k57.com>, gerry@mvguam.com, Therese Hart <therese.hart.writer@gmail.com>, zita@mvguam.com, Janela <janela@gmail.com>, Mar-vic Cagurangan <marvic.cagurangan@yahoo.com>, rgibson@k57.com, ALICIA PEREZ <aliciaperez69@hotmail.com>, Alicia Perez <perezksto@gmail.com>, Gaynor Daleno <gdumat-ol@guampdn.com>, slimtiaco@guampdn.com, bmkelman@guampdn.com, Erin Thompson <egthompson@guampdn.com>, Oyaol Ngirairiki <odngirairiki@guampdn.com>, "Alladi, Amritha" <aalladi@guam.gannett.com>, "Melyan, Catriona" <cmelyan@guam.gannett.com>

Hafa Adai,

the Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land will hold a public hearing on Friday, February 24, 2012 beginning at 9:00am, 4:00pm and 5:30pm the Guam Legislature Public Hearing Room. The following is on the agenda:

### **INEKUNGOK PUPBLEKO**

#### **(PUBLIC HEARING)**

*gi Betnes, gi diha 24 gi Fibreru, 2012*

(Friday, February 24, 2012)

*Kuåtton Inekungok Pupbleko gi I Liheslaturan Guåhan*

(Guam Legislature Public Hearing Room)

*Alas nuebi gi egga'an despues*

(9:00 AM)

**TAREHA**

**(AGENDA)**

**Priniponi Siha**

**(Bills)**

**Bill No 377-31 (COR):** An Act to add a New §61217 to Title 21, Guam Code Annotated, Relative to designating all excess land returned by the US Government to the government of Guam, as Agriculture (“A”) Zone.

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*Alas kuâtro gi despues di talo’âni*

(4:00 PM)

**TAREHA**

**(AGENDA)**

**Resolution No. 311:** Relative to expressing the sense of *I Liheslaturan Guahan’s* expenditure priority of Compact Impact Act funds for Fiscal Year 2012 to *Maga’lâhen Guâhan* and to the Secretary of Interior to support capital improvement projects and operations of various impacted government agencies and departments.

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**Media ora para alas sais gi pipuengi****(5:30 PM)****TAREHA****(AGENDA)**

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***Yanggen un nisisita espesiât na setbision, put fabot âgang i Ifisinin Senadot ben pangelinan gi 473-*** Yanggen un nisisita espesiât na setbision, put fabot âgang i Ifisinin Sinadot Vicente (ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisisita kopian i priniponi siha ginen este na tareha, hâlom gi i uepsait i Liheslaturan Guåhan gi [www.guamlegislature.com](http://www.guamlegislature.com) Yanggen para un na'hâlom testigu-mu, chule' para i ifisinin-mâmi gi 324 West Soledad Avenue gi iya Hagåtña, pat guatto gi i Kwatton Katta gi i Liheslatura, pat faks gi 473-4238, patsino imel gi [senbenp@guam.net](mailto:senbenp@guam.net). Este na nutisiu inapâsi nu i fendon gubetnamento.

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--  
 Lisa Dames  
 Chief of Staff  
 Office of Senator ben c pangelinan  
 (671) 473-4236  
[cipo@guamlegislature.org](mailto:cipo@guamlegislature.org)

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 To: [cipo@guamlegislature.org](mailto:cipo@guamlegislature.org)

**Fri, Feb 17, 2012 at 1:39 PM**

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Technical details of permanent failure:

Google tried to deliver your message, but it was rejected by the recipient domain. We recommend contacting the other email provider for further information about the cause of this error. The error that the other server returned was: 550 550 5.1.1 <[egthompson@guampdn.com](mailto:egthompson@guampdn.com)>: Recipient address rejected: User unknown in local recipient table (state 17).




I Mina'trentai Unu Na Liheslaturan Guåhan

Senator Vicente (ben) Cabrera Pangelinan (D)

February 22, 2012

Memorandum

To: Senators

From: Senator Vicente (ben) Cabrera Pangelinan 

Re: Public Hearing Notice – SECOND NOTICE

Chairman  
Committee on Appropriations,  
Taxation, Public Debt, Banking,  
Insurance, Retirement, and  
Land

Vice Chairman  
Committee on Education

Member  
Committee on Rules,  
Federal, Foreign &  
Micronesia Affairs and  
Human & Natural  
Resources

Member  
Committee on  
Municipal Affairs,  
Tourism, Housing, and  
Recreation

Member  
Committee on the Guam  
Military Buildup and  
Homeland Security

Member  
Committee on Health and  
Human Services, Senior  
Citizens, Economic  
Development, and Election  
Reform

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**4:00 pm**

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**and operations of various impacted government agencies and departments.**

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Yanggen un nisisita espesiåt na setbision, put fabot ågang i Ifisinin Sinadot Vicente (ben) Cabrera Pangelinan gi 473-4236/7. Yanggen un nisisita kopian i priniponi siha ginen este na tareha, hålom gi i uepsait i Liheslaturan Guåhan gi [www.guamlegislature.com](http://www.guamlegislature.com). Yanggen para un na'hålom testigu-mu, chule' para i ifisinin-måmi gi 324 West Soledad Avenue gi iya Hagåtña, pat guatto gi i Kuatton Katta gi i Liheslatura, pat faks gi 473-4238, patsino imel gi [senbenp@guam.net](mailto:senbenp@guam.net). Este na nutisiu inapåsi nu i fendon gubetnamento.

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Lisa Dames <cipo@guamlegislature.org>

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## Public Hearing - SECOND NOTICE

1 message

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Lisa Dames <cipo@guamlegislature.org>

Wed, Feb 22, 2012 at 4:26 PM


To: phnotice@guamlegislature.org

Hafa Adai,

The Committee on Appropriations, Taxation, Public Debt, Banking, Insurance, Retirement and Land will hold a public hearing on **Friday, February 24, 2012 beginning at 9:00am, 4:00pm and 5:30pm** at the Guam Legislature Public Hearing Room. Please refer to attached letter for further details.

--  
Lisa Dames  
Chief of Staff  
Office of Senator ben c pangelinan  
(671) 473-4236  
[cipo@guamlegislature.org](mailto:cipo@guamlegislature.org)

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Lisa Dames <cipo@guamlegislature.org>

## Public Hearing - SECOND NOTICE

1 message

Lisa Dames <cipo@guamlegislature.org>

Wed, Feb 22, 2012 at 4:29 PM

To: news@guampdn.com, news@k57.com, Sabrina Salas <sabrina@kuam.com>, Jason Salas <jason@kuam.com>, Mindy Aguon <mindy@kuam.com>, nick@kuam.com, Ken Quintanilla <kenq@kuam.com>, Josh Tyquiengco <jtyquiengco@k57.com>, clynt@k57.com, Betsy Brown <betsy@k57.com>, Kevin Kerrigan <kevin@k57.com>, gerry@mvguam.com, Therese Hart <therese.hart.writer@gmail.com>, zita@mvguam.com, Janela <janela@gmail.com>, Mar-vic Cagurangan <marvic.cagurangan@yahoo.com>, rgibson@k57.com, ALICIA PEREZ <aliciaperez69@hotmail.com>, Alicia Perez <perezksto@gmail.com>, Gaynor Daleno <gdumat-ol@guampdn.com>, slimtiaco@guampdn.com, bmkelman@guampdn.com, Oyaol Ngirairikl <odngirairikl@guampdn.com>, "Alladi, Amritha" <aalladi@guam.gannett.com>, tritonscall@gmail.com

Hafa Adai,

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### **INEKUNGOK PUPBLEKO**

#### **(PUBLIC HEARING)**

*gi Betnes, gi diha 24 gi Fibreru, 2012*

**(Friday, February 24, 2012)**

*Kuàtton Inekungok Pubbleko gi I Liheslaturan Guáhan*

**(Guam Legislature Public Hearing Room)**

*Alas nuebi gi egga'an despues*

**(9:00 AM)**

**TAREHA**

**(AGENDA)**

**Priniponi Siha**

**(Bills)**

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*Alas kuâtro gi despues di talo’âni*

(4:00 PM)

**TAREHA**

**(AGENDA)**

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**Bill No. 423-31 (LS):** An Act to authorize the issuance of bonds for the payment of Income Tax Refunds for calendar year 2011.

**Media ora para alas saís gi pipuengi****(5:30 PM)****TAREHA****(AGENDA)**

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Lisa Dames  
Chief of Staff  
Office of Senator ben c. pangelinan  
**(671) 473-4236**  
[cipo@guamlegislature.org](mailto:cipo@guamlegislature.org)



## I Mina'Trenta Na Liheslaturan Guåhan THIRTY-FIRST GUAM LEGISLATURE

Senator Vicente "ben" Cabrera Pangelinan  
Office of the People  
Website: [www.senben.com](http://www.senben.com)

### INEKUNGOK PUPBLEKO (PUBLIC HEARING)

gi Betnes, gi diha 24 gi Fibreru, 2012  
(Friday, February 24, 2012)

Kuåtton Inekungok Pubbleko gi Liheslaturan Guåhan  
(Guam Legislature Public Hearing Room)

Alas nuebi gi egga'an despues (9:00 AM)

### TAREHA (AGENDA)

#### Priniponi Siha

(Bills)

**Bill No. 377-31 (COR):** An Act to add a New §61217 to Title 21, Guam Code Annotated, Relative to designating all excess land returned by the US Government to the government of Guam, as Agriculture ("A") Zone.

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Alas kuátro gi despues di talo'áni (4:00 PM)

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I Mina Trentai Unu Na Liheslaturan Guahan  
THIRTY-FIRST GUAM LEGISLATURE  
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**INEKUNGOK PUPBLEKO  
(PUBLIC HEARING)**

gi Betnes, gi diha 24 gi Fibreru, 2012  
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THIRTY-FIRST GUAM LEGISLATURE**

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Office of the People**

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**INEKUNGOK PUPBLEKO  
(PUBLIC HEARING)**

***gi Betnes, gi diha 24 gi Fibreru, 2012  
(Friday, February 24, 2012)***

***Kuåtton Inekungok Pupbleko gi I Liheslaturan Guåhan  
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*MINA' TRENTAI UNU NA LIHESLATURAN GUÅHAN*  
2012 (SECOND) Regular Session

2012 JAN 23  
12:45  
KWW

Bill No. 411-31 (Cov)

Introduced by:

T. R Muña Barnes

**AN ACT TO AUTHORIZE *I MAGA'LAHEN GUÅHAN* TO TRANSFER ABANDONED PROPERTIES LOCATED WITHIN TRACT NUMBER 1113 ALSO KNOWN AS THE SAGAN LINAHYAN SUBDIVISION, FROM THE *DIPATTAMENTON MINANEHAN TANO'* (DEPARTMENT OF LAND MANAGEMENT) TO THE GUAM HOUSING CORPORATION FOR THE PURPOSE OF AFFORDABLE HOUSING**

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

**Section 1. Legislative Findings.** *I Liheslaturan Guåhan* finds that

Public Laws 21-60, 21-72, and 21-146, gave the Department of Land Management the authority to transfer certain property belonging to the Government of Guam to qualified individuals for residential use. Pursuant to this authority, the Government entered into various conditional contracts to deed residential property. By the terms of these contracts, if the qualifying individuals paid to the Government the amount of \$2500.00, amortized over a ten year period, they would receive a deed to the property in fee simple.

*I Liheslaturan Guåhan* further finds that while the program is in many respects successful, it is also true that some qualifying individuals were unable to meet their obligations under the contracts. Accordingly, as a result of default, at least ten of these conditional contracts to deed were terminated.

1 These various residential properties have now come back to the Government  
2 of Guam.

3 *I Liheslaturan Guåhan* further finds that there still exists an urgent  
4 need to increase the inventory of safe, affordable housing for low and  
5 moderate income families on Guam. *I Liheslaturan Guåhan* is aware that  
6 the mission of the Guam Housing Corporation is to address these very needs  
7 and that it is therefore desirable that these ten parcels be transferred to the  
8 Guam Housing Corporation for its use and administration.

9 **Section 2. Approved transfer.** Notwithstanding any other  
10 provision of law and pursuant to §60112 of Chapter 60 of Title 21 Guam  
11 Code Annotated, *I Maga'lahaen Guåhan* is hereby authorized to transfer the  
12 below described parcels of real property located within the Sagan Linahyan  
13 Subdivision, Dededo, Guam, from the Department of Land Management to  
14 the Guam Housing Corporation; the Guam Housing Corporation to possess  
15 and own each and all of them in fee simple absolute;

16 (a) Lot No. 5, Block No. 10, Tract No. 1113, GOV/FEMA  
17 Emergency Housing Project, Government of Guam Subdivision,  
18 Municipality of Dededo, containing an area 603± square meters or  
19 6,487± square feet, as shown on a map prepared by Land  
20 Management, No. I4-94T561, L.M. Check No. 214FY94, Subdivision  
21 Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded  
22 under Document No. 503994, Certificates of Title No. 35085, Estate  
23 No. 22092 together with a three (3) bedroom structure. Water and  
24 power (electricity) and sewer are immediately available or within a  
25 distance of 100 feet from the property.

26 (b) Lot No. 12, Block No. 12, Tract No. 1113, GOV/FEMA  
27 Emergency Housing Project, Government of Guam Subdivision,

1 Municipality of Dededo, containing an area 564± square meters or  
2 6,068± square feet, as shown on a map prepared by Land  
3 Management, No. I4-94T561, L.M. Check No. 214FY94 Subdivision  
4 Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded  
5 under Document No. 503994, Certificates of Title No. 35085, Estate  
6 No. 22092 together with a three (3) bedroom structure. Water and  
7 power (electricity) and sewer are immediately available or within a  
8 distance of 100 feet from the property.

9 (c) Lot No. 14, Block No. 12, Tract No. 1113, GOV/FEMA  
10 Emergency Housing Project, Government of Guam Subdivision,  
11 Municipality of Dededo, containing an area 564± square meters or  
12 6,068± square feet , as shown on a map prepared by Land  
13 Management, No. I4-94T561, L.M. Check No. 214FY94, Subdivision  
14 Survey Map of tract 1113, formerly lot No. 10125-11-1, recorded  
15 under Document No. 503994, Certificates of Title No. 35085, Estate  
16 No. 22092 together with a three (3) bedroom structure. Water and  
17 power (electricity) and sewer are immediately available or within a  
18 distance of 100 feet from the property.

19 (d) Lot No. 17, Block No. 12, Tract No. 1113, GOV/FEMA  
20 Emergency Housing Project, Government of Guam Subdivision,  
21 Municipality of Dededo, containing an area 564± square meters or  
22 6,068± square feet, as shown on a map prepared by Land  
23 Management, No. I4-94T561, L.M. Check No. 214FY94, Subdivision  
24 Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded  
25 under Document No. 503994, Certificates of Title No. 35085, Estate  
26 No. 22092 together with a one (1) bedroom structure. Water and

1 power (electricity) and sewer are immediately available or within a  
2 distance of 100 feet from the property.

3 (e) Lot No. 21, Block No. 12, Tract No. 1113, GOV/FEMA  
4 Emergency Housing Project, Government of Guam Subdivision,  
5 Municipality of Dededo, containing an area 564± square meters or  
6 6,068± square feet, as shown on a map prepared by Land  
7 Management, No. I4-94T561, L.M. Check No. 214FY94, Subdivision  
8 Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded  
9 under Document No. 503994, Certificates of Title No. 35085, Estate  
10 No. 22092 together with a one (1) bedroom structure. Water and  
11 power (electricity) and sewer are immediately available or within a  
12 distance of 100 feet from the property.

13 (f) Lot No. 14, Block No. 7, Tract No. 1113, GOV/FEMA  
14 Emergency Housing Project, Government of Guam Subdivision,  
15 Municipality of Dededo, containing an area 529± square meters or  
16 5,698± square feet, as shown on a map prepared by Land  
17 Management, No. I4-94T561, L.M. Check No. 214FY94, Subdivision  
18 Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded  
19 under Document No. 503994, Certificates of Title No. 35085, Estate  
20 No. 22092 together with a one (1) bedroom structure. Water and  
21 power (electricity) and sewer are immediately available or within a  
22 distance of 100 feet from the property.

23 (g) Lot No. 18, Block No. 7, Tract No. 1113, GOV/FEMA  
24 Emergency Housing Project, Government of Guam Subdivision,  
25 Municipality of Dededo, containing an area 482± square meters or  
26 5,189± square feet, as shown on a map prepared by Land  
27 Management, No. I4-94T561, L.M. Check No. 214FY94, Subdivision

1 Survey Map of Tract 1113, formerly Lot No. 10125-11-1, recorded  
2 under Document No. 503994, Certificates of Title No. 35085, Estate  
3 No. 22092 together with a one (1) bedroom structure. Water and  
4 power (electricity) and sewer are immediately available or within a  
5 distance of 100 feet from the property.

6 (h) Lot No. 1, Block No. 8, Tract No. 1113, GOV/FEMA Emergency  
7 Housing Project, Government of Guam Subdivision, Municipality of  
8 Dededo, containing an area 624± square meters or 6,719± square feet,  
9 as shown on a map prepared by Land Management, No. I4-94T561,  
10 L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113,  
11 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
12 Certificates of Title No. 35085, Estate No. 22092 together with a three  
13 (3) bedroom structure. Water and power (electricity) and sewer are  
14 immediately available or within a distance of 100 feet from the  
15 property.

16 (i) Lot No. 2, Block No. 8, Tract No. 1113, GOV/FEMA Emergency  
17 Housing Project, Government of Guam Subdivision, Municipality of  
18 Dededo, containing an area 552± square meters or 5,947± square feet,  
19 as shown on a map prepared by Land Management, No. I4-94T561,  
20 L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113,  
21 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
22 Certificates of Title No. 35085, Estate No. 22092 together with a one  
23 (1) bedroom structure. Water and power (electricity) and sewer are  
24 immediately available or within a distance of 100 feet from the  
25 property.

26 (j) Lot No. 7, Block No. 9, Tract No. 1113, GOV/FEMA Emergency  
27 Housing Project, Government of Guam Subdivision, Municipality of

1 Dededo, containing an area 661± square meters or 7,112± square feet,  
2 as shown on a map prepared by Land Management, No. I4-94T561,  
3 L.M. Check No. 214FY94, Subdivision Survey Map of Tract 1113,  
4 formerly Lot No. 10125-11-1, recorded under Document No. 503994,  
5 Certificates of Title No. 35085, Estate No. 22092 together with a two  
6 (2) bedroom structure. Water and power (electricity) and sewer are  
7 immediately available or within a distance of 100 feet from the  
8 property.

9 **Section 3. Property Use.** The Guam Housing Corporation is  
10 authorized to employ or use property herein transferred in any manner not  
11 inconsistent with Chapter 4 of Guam Code Annotated Title 12.

12 **Section 4. Effective Date.** This Act shall be effective upon  
13 enactment into law.