

I Mina'Trentai Kuâtto Na Liheslaturan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	FISCAL NOTES	NOTES
298-34 (COR)	Thomas C. Ada	AN ACT TO AUTHORIZE THE SALE OF LOT 31, BLOCK 2, TRACT 240, MUNICIPALITY OF DEDEDO, CONSISTING OF TWO HUNDRED SEVENTY-FOUR (274) ± SQUARE METERS WHICH IS AN ABANDONED UNDEVELOPED EASEMENT.	6/8/18 4:37 p.m.						

**I MINA'TRENTAI KUÁTTRO NA LIHESLATURAN GUÅHAN
2018 (SECOND) Regular Session**

Bill No. 298-34(ccp)

Introduced by:

Thomas C. Ada 

**AN ACT TO AUTHORIZE THE SALE OF LOT 31,
BLOCK 2, TRACT 240, MUNICIPALITY OF DEDEDO,
CONSISTING OF TWO HUNDRED SEVENTY-FOUR
(274) ± SQUARE METERS WHICH IS AN ABANDONED
UNDEVELOPED EASEMENT.**

2018 JUN -8 PM 4: 37 MK

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that the Guam Housing and Urban Renewal Authority (GHURA) developed Tract
4 240 in the *Machanao* area of the Municipality of *Dededo*.

5 *I Liheslaturan Guåhan* further finds that Lot 31, Block 2, Tract 240 is a Six
6 point Zero Nine Six-meter-wide (6.096m) designated easement created to provide
7 access to adjacent Lots 14, 16, and 27 of the Tract 240 Subdivision Master Plan
8 developed by GHURA. Lots 14, 16, and 27 have been subsequently consolidated to
9 become Lot 27NEW, Block 2, Tract 240 under one owner.

10 *I Liheslaturan Guåhan* further finds that the sale of Lot 31, Block 2, Tract
11 240, if consolidated with contiguous lots, will become developable and taxable
12 property thus increasing the Real Property Tax Base for the government of Guam.
13 The sale will also benefit the Chamorro Land Trust Commission as the sale proceeds
14 will go to their Infrastructure and Survey Fund.

15 **Section 2. Authorization to Sell Government Land.** *I Mina'Trentai*

1 *Kuåttro Na Liheslaturan Guåhan* hereby authorizes *I Maga'låhen Guåhan* to sell
2 Lot 31, Block 2, Tract 240, *Dededo* as said lot is described in that Consolidation of
3 Lots 10124-1, 10124-2 and 10124-R3 into Tract 240 and Subdivision Survey Map
4 of Tract 240, Department of Land Management Map Number 377FY92 recorded
5 under Instrument No. 482808 (Exhibit A). Said Lot 31, Block 2, Tract 240, *Dededo*
6 consists of approximately Two Hundred Seventy-four (274) ± square meters

7 Lot 31, Block 2, Tract 240, Municipality of *Dededo* shall be purchased by the
8 landowner of adjacent Lot 27NEW, Block 2, Tract 240, Municipality of *Dededo*.

9 The Department of Land Management and the landowner of adjacent Lot
10 27NEW, Block 2, Tract 240, Municipality of *Dededo*, shall complete the sale.

11 Exhibit B (attached) depicts the boundaries of the two hundred seventy-four
12 (274) ± square meter to be purchased by the landowner of adjacent Lot 27NEW,
13 Block 2, Tract 240, Municipality of *Dededo*.

14 **Section 3. Proceeds of Sale.** Funds generated from the sale shall be
15 deposited in the *Chamorro* Land Trust Survey and Infrastructure Fund, identified as
16 Chamorro Land Trust Revenue Account Number 3669-57001, CLT-Sale of
17 Government Land.

18 **Section 4. Appraisals.** 2 GCA § 2107(b) relative to appraisals of land shall
19 apply to this Act.

20 **Section 5. New Assessment and Update of Real Property Tax Roll.**
21 Upon approval and recordation of the consolidation map for Lot 31, Block 2, Tract
22 240 and Lot 27NEW, Block 2, Tract 240, Municipality of *Dededo*, the Real Property
23 Division of the Department of Revenue and Taxation shall conduct a special
24 valuation of the consolidated lots and the new tax assessment becomes due and
25 payable in the succeeding year. The Tax Roll shall be updated accordingly.

26 **Section 6. Severability.** If any provision of this Act or its application to
27 any person or circumstance is found to be invalid or contrary to law, that invalidity

1 *shall not* affect other provisions or applications of this Act that can be given effect
2 without the invalid provisions or applications, and to this end the provisions of this
3 Act are severable.

SPECIAL NOTE :
PER PL 28-126, SECTION 1(4), THIS IS A CONSOLIDATION SURVEY AND THEREFORE
EXEMPTED FROM THE MAP PROCESSING REQUIREMENTS OF PL 28-126, SECTION 1(a).

CHECK BY:
Frank P. Tatano 4-12-15
FRANK P. TATANO
PLANNER, D.L.M. DATE

N/A
JIMMY L. CAMACHO
ENGR. TECHNICIAN, D.L.M. DATE

Edgardo R. Tagelam 5-12-15
EDGARDO R. TAGELAM
CARTOGRAPHIC SURV., D.L.M. DATE

SATISFACTORY TO AND APPROVED BY:
Yong Ja Oh 3/26/2015
YONG JA OH
LOT 13, BLOCK 2, TRACT 240; Doc. No. 872169
LOT 14, BLOCK 2, TRACT 240; Doc. No. 872169
LOT 16, BLOCK 2, TRACT 240; Doc. No. 872169
LOT 26NEW, BLOCK 2, TRACT 240; Doc. No. 872174

Yun Ju Oh 3/26/2015
YUN JU OH & JIM SUE OH
LOT 26NEW, BLOCK 2, TRACT 240; Doc. No. 872174
LOT 27, BLOCK 2, TRACT 240; Doc. No. 872178
YI YONG JA OH, ATTORNEY-IN-FACT
Doc. No. 864208, 872887

LOT NO. 13, 14, 16, 24, 27, BLOCK 2, TRACT 240
CERTIFICATE OF TITLE NO. 101139/101140/101142/101153
REGISTERED ON: FEBRUARY 13, 1988
IN THE NAME OF: GUAM HOUSING & URBAN RENEWAL AUTHORITY
A PUBLIC BODY, CORPORATE AND POLITICAL

LOT NO. 25, BLOCK 2, TRACT 240
CERTIFICATE OF TITLE NO. 125151
REGISTERED ON: APRIL 6, 2010
IN THE NAME OF: YUN JU OH & JIM SUE OH
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

LOT NO. 26, BLOCK 2, TRACT 240
CERTIFICATE OF TITLE NO. 103218
REGISTERED ON: JULY 13, 1995
IN THE NAME OF: DAVID K. OGBUE & REGINA P. OGBUE
HUSBAND & WIFE
OUR COMMUNITY PROPERTY

