EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

Office of the Governor Of Guam

NOV 15 2017

GL# 34-17-1234
Speaker Benjamin J.F. Cruz

Honorable Benjamin J.F. Cruz
Speaker
I Mina'trentai Kuåttro Na Liheslaturan Guåhan
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

Time 3:45 [ ] AM [X] PM File No
Received By

Dear Mr. Speaker:

Transmitted herewith is Bill No. 172-34 (COR), **"AN ACT TO APPROPRIATE THIRTY-FOUR THOUSAND THREE HUNDRED TWELVE DOLLARS ($34,312) FROM THE *CHAMORRO LAND TRUST SURVEY AND INFRASTRUCTURE FUND* TO THE *CHAMORRO* LAND TRUST COMMISSION (CLTC) FOR THE REIMBURSEMENT OF LEASEHOLD IMPROVEMENTS ON CLTC LEASED LOT 11, BLOCK 2, TRACT 10314, MUNICIPALITY OF DEDEDO, WHICH IS BEING VOLUNTARILY SURRENDERED BY A CLTC LESSEE,"** which was signed on November 9, 2017, as **Public Law 34-63.**

Senseramente,

EDDIE BAZA CALVO

2017 NOV 15 PM 4:12

1234

I MINA'TRENTAI KUÅTTRO NA LIHESLATURAN GUÅHAN
2017 (FIRST) Regular Session

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

This is to certify that **Bill No. 172-34 (COR), "AN ACT TO APPROPRIATE THIRTY-FOUR THOUSAND THREE HUNDRED TWELVE DOLLARS ($34,312) FROM THE *CHAMORRO LAND TRUST SURVEY AND INFRASTRUCTURE FUND* TO THE *CHAMORRO* LAND TRUST COMMISSION (CLTC) FOR THE REIMBURSEMENT OF LEASEHOLD IMPROVEMENTS ON CLTC LEASED LOT 11, BLOCK 2, TRACT 10314, MUNICIPALITY OF *DEDEDO*, WHICH IS BEING VOLUNTARILY SURRENDERED BY A CLTC LESSEE,"** was on the 27th day of October 2017, duly and regularly passed.

Benjamin J.F. Cruz
Speaker

Attested:

Régine Biscoe Lee
Legislative Secretary

This Act was received by *I Maga'låhen Guåhan* this 30th day of Oct, 2017, at 11:36 o'clock a.M.

Assistant Staff Officer
Maga'låhi's Office

APPROVED:

EDWARD J.B. CALVO
I Maga'låhen Guåhan

Date: NOV 0 9 2017

Public Law No. 34-63

I MINA'TRENTAI KUÅTTRO NA LIHESLATURAN GUÅHAN
2017 (FIRST) Regular Session

Bill No. 172-34 (COR)
As amended by the Committee on Environment,
Land, Agriculture and Procurement Reform.

Introduced by: Thomas C. Ada
FRANK B. AGUON, JR.
William M. Castro
B. J.F. Cruz
James V. Espaldon
Fernando Barcinas Esteves
Régine Biscoe Lee
Tommy Morrison
Louise B. Muña
Telena Cruz Nelson
Dennis G. Rodriguez, Jr.
Joe S. San Agustin
Therese M. Terlaje
Mary Camacho Torres

AN ACT TO APPROPRIATE THIRTY-FOUR THOUSAND THREE HUNDRED TWELVE DOLLARS ($34,312) FROM THE *CHAMORRO LAND TRUST SURVEY AND INFRASTRUCTURE FUND* TO THE *CHAMORRO* LAND TRUST COMMISSION (CLTC) FOR THE REIMBURSEMENT OF LEASEHOLD IMPROVEMENTS ON CLTC LEASED LOT 11, BLOCK 2, TRACT 10314, MUNICIPALITY OF *DEDEDO*, WHICH IS BEING VOLUNTARILY SURRENDERED BY A CLTC LESSEE.

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that the *Chamorro* Land Trust Commission (CLTC) executed a residential lease for Lot 11, Block 2, Tract 10314, municipality of *Dededo*, containing an area of 1,000 square meters, on May 25, 2004. On February 19, 2015, at a CLTC Regular Meeting,

the Commissioners heard of the lessee's desire to surrender the CLTC leasehold and request for reimbursement for improvements on the property, i.e. a house that was constructed and infrastructure improvements made thereon. As a follow up, the lessee submitted the request in writing on March 9, 2015. On June 4, 2015, the CLTC acknowledged lessee's request.

I Liheslaturan Guåhan finds that 21 GCA § 75109(a) states in part that "*Upon . . . the surrender of a lease by the lessee, the Commission shall appraise the value of all such improvements . . . and shall pay to the previous lessee . . . the value thereof, less any indebtedness to the Commission, or for taxes, or for any other indebtedness the payment of which has been assured by the Commission, from the deceased lessee or previous lessee.*"

I Liheslaturan Guåhan further finds that the CLTC concurs with the justifications provided by the lessee relative to the voluntary surrender of the subject CLTC lease, and has determined the net value of the surrendered leasehold improvements based on three (3) appraisals.

Therefore, *I Liheslaturan Guåhan* intends to authorize the expenditure of funds to pay the lessee for the appraised value of subject leasehold improvements, less any indebtedness.

Section 2. Appropriation for Reimbursement of Leasehold Improvements. Notwithstanding 21 GCA § 75124(b), the sum of Thirty-four Thousand Three Hundred Twelve Dollars ($34,312) is hereby appropriated from the *Chamorro Land Trust Survey and Infrastructure Fund* (CLTS Account No. 3669-57001) to the *Chamorro* Land Trust Commission (CLTC) to reimburse the current leaseholder of Lot 11, Block 2, Tract 10314, municipality of *Dededo*, for the leasehold improvements made thereon. Said lot *shall* be surrendered to the CLTC upon termination of the residential lease with CLTC. Subject residential lease is recorded at the Department of Land Management as Instrument No. 693165. The

leasehold improvement value is based on three (3) appraisals as required by 21 GCA § 75109(a). The *Appraisal Evaluation of Leasehold Improvement* is attached as Exhibit "A."

Section 3. Termination of Lease. CLTC *shall* execute and record a Termination of Lease at the time of the payment for leasehold improvements on the surrendered land.

Section 4. Severability. If any provision of this Act or its application to any person or circumstance is found to be invalid or contrary to law, that invalidity *shall not* affect other provisions or applications of this Act that can be given effect without the invalid provisions or applications, and to this end the provisions of this Act are severable.

EXHIBIT "A"
APPRAISAL EVALUATION OF LEASEHOLD IMPROVEMENT
SIMPLICIA T. GARRIDO
Lot 11, Block 2, Tract 10314; 400 SF Structure
Municipality of Dededo

APPRAISAL COMPANY	APPRAISED VALUE	APPRAISAL COST
Micronesian Appraisal Inc. November 5, 2015	$40,058.00	$1,025.00
Chief Appraisals September 1, 2016	$35,900.00	$775.00
Robert & Robert Associate Appraisers November 6, 2015	$35,453.00	$1,025.00
Column Total	$111,411.00	$2,825.00
FAIR MARKET VALUE	**$37,137.00**	
Less Appraisal Costs	$2,825.00	
Less Unpaid Taxes	$0.00	
Less Unpaid Lease Fees	$0.00	
REIMBURSEMENT TO SIMPLICIA GARRIDO - LEASEHOLD IMPROVEMENTS	***$34,312.00***	