Chamorro Land Trust Commission

(Kumision Inangokkon Tano' Chamoru)

P.O. Box 2950 Hagåtña, Guåhan 96932 Phone: 649-5263 Ext. 400 Fax: 649-5383

Eddie Baza Calvo
Governor

Ray Tenorio
Lieutenant Governor

Commission Members

G. Pika Fejeran
Chairwoman

Joseph I. Cruz
Vice-Chairman

Amanda L.G. Santos
Commissioner

Austin J. Duenas
Commissioner

Shawntel L. Techaira
Commissioner

Michael J.B. Borja
Administrative Director

May 23, 2018

GL#34-18-1921

Speaker Benjamin J.F. Cruz

MAY 24 2018

Time: 434 [ ] AM [/] PM File No. ____

Received By: [signature]

TO: Honorable Eddie Baza Calvo
Governor of Guam

FR: Administrative Director

RE: CLTC Board meeting of May 17, 2018

Pursuant to Public Law 31-233, transmitted herewith is the Chamorro Land Trust Commission Board meeting packet of May 17, 2018.

If you should have any questions, please do not hesitate to contact Alexis Haggard at 649-5263 ext. 416.

[signature]

MICHAEL J.B. BORJA
Administrative Director

cc: Honorable Speaker Benjamin J.F. Cruz,
Speaker 34th Guam Legislature.

2018 MAY 24 PM 5:02

Rev. 03/17/2017

1921

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REGULAR BOARD MEETING
AGENDA

Department of Land Management Conference Room
3rd Floor, ITC Building, Tamuning, Guam
Thursday, May 17, 2018, 1:00 PM

Public Notice: The *Guam Daily Post* on May 10, 2018 and May 17, 2018

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **OLD BUSINESS**
1. Lot 5382N and Tract 9, Barrigada Residential & Agricultural Leases

IV. **PUBLIC COMMENTS**

V. **OLD BUSINESS (continued)**
2. Guam Raceway License

VI. **NEW BUSINESS**
1. Chamorro Cultural Center Lease
2. Review of CLTC Residential & Agricultural Leases
3. Properties Identified and Designated for Commercial Use

VII. **COMMISSIONERS' COMMENTS**

VIII. **ADJOURNMENT**
1. Next Meeting –

Rev. 4/4/2016

CHAMORRO LAND TRUST COMMISSION
Board of Commissioners Meeting
May 17, 2018

Sagan Kotturan Chamoru Cultural Center Lease

1. **FINDINGS:**

   a. December 1, 2006: Inadahen I Lina'la' Kotturan Chamoru, Inc., an nonprofit corporation, enters a license agreement for Lot 5173-1-R2NEW-4, Tamuning (Ypao Point) for 5 years with 3 successive 5-year options to extend. Licensee fails to exercise first option to extend in 2011 but asks to exercise its option in 2016. Legal counsel states that failure to extend ends the license agreement.
   b. September 22, 2016: Bill No. 375-33 is introduced to designate Lot 5173-1-R2NEW-4, Tamuning, 34,419 square meters as Sagan Kotturan Chamoru
   c. October 4, 2016, CLTC board of commissioners discuss Bill No. 375-33 and make recommendations
   d. December 15, 2016: Bill No. 375-33 is enacted into Public Law 33-203 designates the lot as the Chamorro Cultural Center without designating a user of the land but defers the administration of a license to the Chamorro Land Trust Commission
   e. January 23, 2017: Inadahen I Lina'la' Kotturan Chamoru, Inc. submits a letter requesting to enter into a Reservation Agreement in accordance with 18GAR, Article 5
   f. February 2, 2017: CLTC board meeting discusses Chamorro Cultural Center use request by Inadahen I Lina'la' Kotturan Chamoru, Inc. 18GAR, Article 5, Cultural Center rules and regulations is discussed and commission approves by motion to grant a 1-year reservation agreement.
   g. February 6, 2017: CLTC notified Inadahen I Lina'la' Kotturan Chamoru, Inc. of its intent to enter into a Reservation Agreement
   h. June 2, 2017: A Reservation Agreement is signed and recorded for Inadahen I Lina'la' Kotturan Chamoru, Inc. to use Lot 5173-1-R2NEW-4, Tamuning, for 1 year and to comply with the conditions of the agreement within the time period to enter into a Cultural Center Lease Agreement
   i. May 7, 2018: A Notice of Expiration is delivered to Inadahen I Lina'la' Kotturan Chamoru, Inc. expressing the upcoming expiration of the Reservation Agreement on June 1, 2018, and to appear before the CLTC board of commissioners at the May 17, 2018, meeting

2. **ACTION REQUIRED:**

   a. Determine if 18GAR, Article 5 requirements have been met to enter into a Cultural Center Lease Agreement

I MINA'TRENTAI TRES NA LIHESLATURAN GUÅHAN
2016 (SECOND) Regular Session

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

This is to certify that **Bill No. 375-33 (COR), "AN ACT TO DESIGNATE LOT NO. 5173-1-R2NEW-4, MUNICIPALITY OF *TAMUNING*, AS A *CHAMORRO* CULTURAL CENTER,"** was on the 2nd day of December 2016, 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'låhen Guåhan* this 9th day of Dec, 2016, at 4:20 o'clock P.M.

Assistant Staff Officer
Maga'låhi's Office

APPROVED:

EDWARD J.B. CALVO
I Maga'låhen Guåhan

Date: DEC 15 2016

Public Law No. 33-203

OFFICE OF THE GOVERNOR
CENTRAL FILES
RECEIVED BY
TIME 4:20 DATE 12.15.16

I MINA'TRENTAI TRES NA LIHESLATURAN GUÅHAN
2016 (SECOND) Regular Session

Bill No. 375-33 (COR)
As amended by the Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement.

Introduced by: T. C. Ada
B. J.F. Cruz
Judith T. Won Pat, Ed.D.
R. J. Respicio
V. Anthony Ada
FRANK B. AGUON, JR.
Frank F. Blas, Jr.
James V. Espaldon
Brant T. McCreadie
Tommy Morrison
T. R. Muña Barnes
Dennis G. Rodriguez, Jr.
Michael F.Q. San Nicolas
Mary Camacho Torres
N. B. Underwood, Ph.D.

AN ACT TO DESIGNATE LOT NO. 5173-1-R2NEW-4, MUNICIPALITY OF *TAMUNING*, AS A *CHAMORRO* CULTURAL CENTER.

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that from time to time there is a need for legislative intervention to perpetuate the *Chamorro* culture. *I Liheslaturan Guåhan* also finds that there are only two (2) *Chamorro* cultural centers in the entire world. *Gef Pa'go* in the village of *Inarajan*

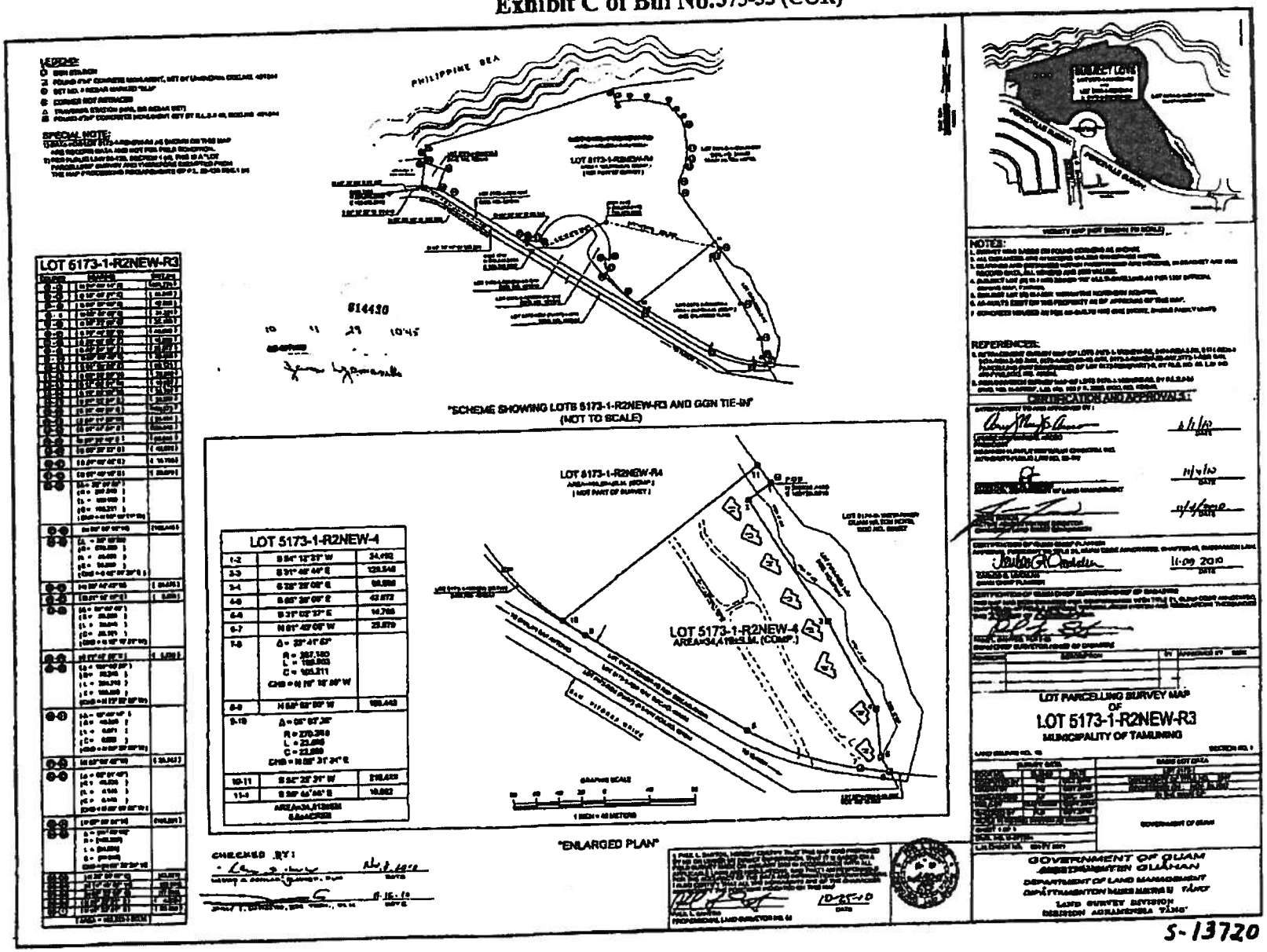
serves as the cultural center in southern Guam and *Sågan Kotturan Chamoru (SKC)* serves as the cultural center in central Guam.

I Liheslaturan Guåhan intends to respect the authority of the existing *Chamorro* Land Trust Commission license agreement dated December 1, 2006 to *Inadahen I Lina'la' Kotturan Chamoru*, Inc., and leaves the administration of said license to the *Chamorro* Land Trust Commission.

Section 2. Property Identified, Designated, and Reserved for a *Chamorro* Cultural Center. Lot No. 5173-1-R2NEW-4 in the municipality of *Tamuning*, containing an area of 34,419± square meters (8.5 acres) as shown on Department of Land Management Map No. 004FY2011, and attached as Exhibit C, is hereby designated as the site for a *Chamorro* Cultural Center.

Section 3. Severability. If any provision of this law or its application to any person or circumstance is found to be invalid or contrary to law, such invalidity *shall not* affect other provisions or applications of this law that can be given effect without the invalid provisions or applications, and to this end the provisions of this law are severable.

Exhibit C of Bill No.375-33 (COR)



S-13720

RECEIVED
JAN 23 2017

INADAHEN I LINA'LA' KOTTURAN CHAMORU, INC.

SAGAN KOTTURAN CHAMORU (SKC)

MASTER PLAN

Doc. No. 34GL-18-1921.

Inadahen I Lina'la' Kotturan Chamoru, Inc.

Anna Marie B. Arceo
President

Raphael J. Unpingco
Vice-President

Ray Leon Guerrero
Treasurer/Secretary

DATE: January 23, 2017

TO: Mike Borja, Director,
Chamoru Land Trust Commission and
Board of Directors of CLTC

RE: **LETTER OF REQUEST FOR "AGREEMENT TO RESERVE" LOT 5173-1-R2NEW-4 MUNICIPALITY OF TAMUNING, AS A CHAMORRO CULTURAL CENTER**

Håfa Adai Mr. Borja and Board of Directors,

As accordance to **P.L. 33-203**, which designates LOT 5173-1-R2NEW-4 MUNICIPALITY OF TAMUNING, AS A CHAMORRO CULTURAL CENTER;

We, **INADAHEN I LINA'LA' KOTTURA CHAMORU, INC.** are humbly submitting this request for an ***"Agreement to reserve"*** **LOT NO. 5173-1-R2NEW-4, MUNICIPALITY OF TAMUNING** as an applicant with intent to secure a lease with the Department of Land Management/Chamoru Land Trust Commission in coordination with **ARTICLE 5 – LEASING OF GOVERNMENT LAND, 18 GAR-LAND MANAGEMENT, Section 1520. Reservation Agreement.**



In moving forward as the current occupants of the said property, and with the consideration of all investments of materials, labor, and artistic passion that has gone into the current **Sagan Kotturan Chamoru,** we humbly ask for your support in giving us this one year to prepare to meet all the general provisions in compliance to the above law regarding the reservation of the property that is required by **ARTICLE 5 – LEASING OF GOVERNMENT LAND, 18 GAR-LAND MANAGEMENT** for a cultural center.

During this one year on the "Agreement to reserve" the property for the cultural center, we commit to working on the following action items:

1. **Begin organizing to meet the required provisions for a Cultural Center according to the law said above and be prepared to submit application for lease before the year is up;**
2. **Continue operations of the Sagan Kotturan Chamoru, making operational improvements as necessary;**
3. **Work towards revising and completing the original Master Plan for the Sagan Kotturan Chamoru as needed;**
4. **Up-date, revise and implement the original Business Plan that incorporates a cooperative with other partnering organizations and local artists from the various disciplines of Chamoru Art;**
5. **Submit quarterly reports of our progress on all these tasks.**

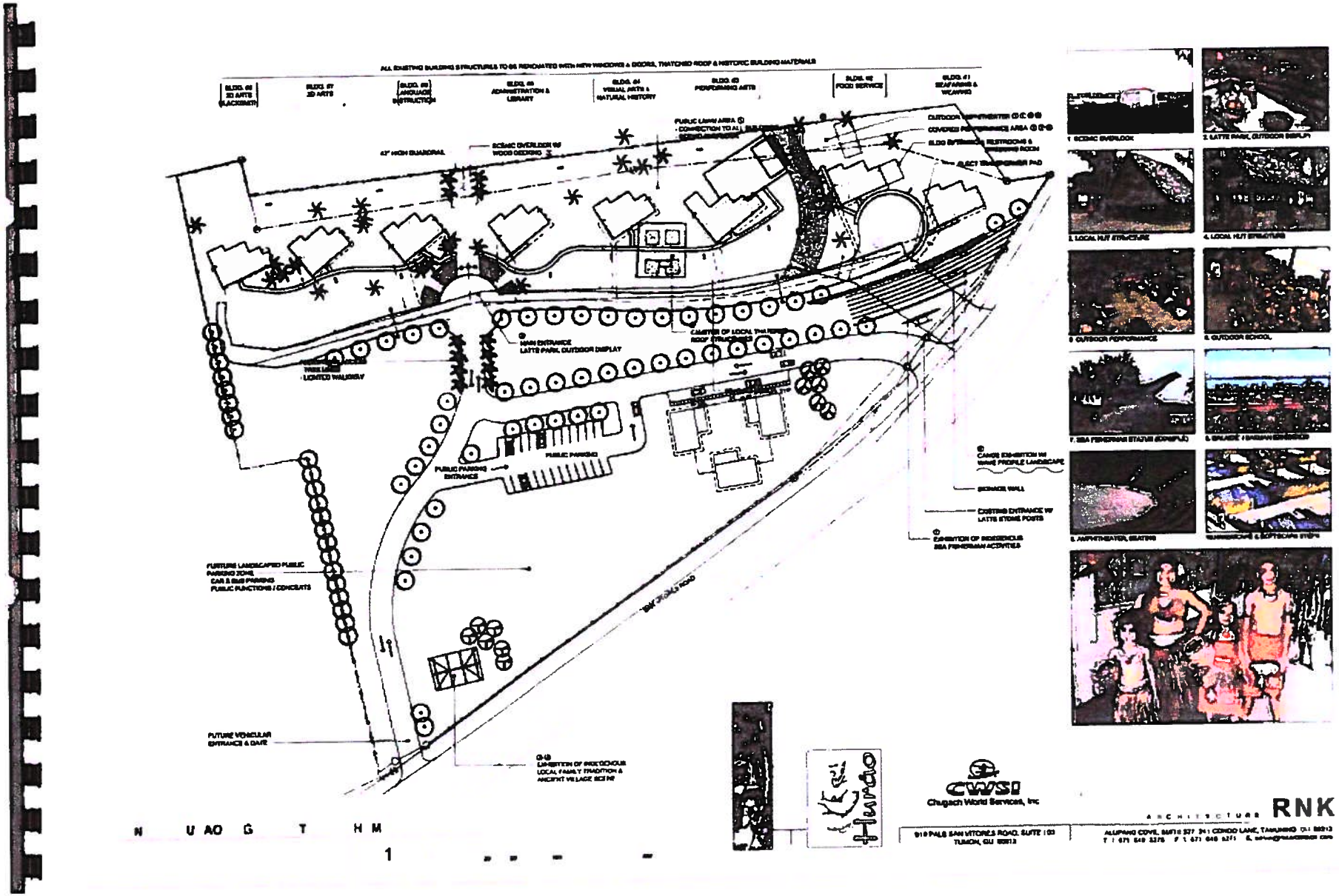
P.O. Box 4157 Hagåtña, Guam 96932 ▪ Phone: 671-482-4630 / 671-688-7290

We look forward to your favorable approval on this request. We are thankful for the consideration given to INADAHEN I LINA'LA' KOTTURAN CHAMORU, INC. in continuing our work for the SAGAN KOTTURAN CHAMORU. Should you have any questions or concerns, you may reach me at 671-482-4630 or 671-472-5858.

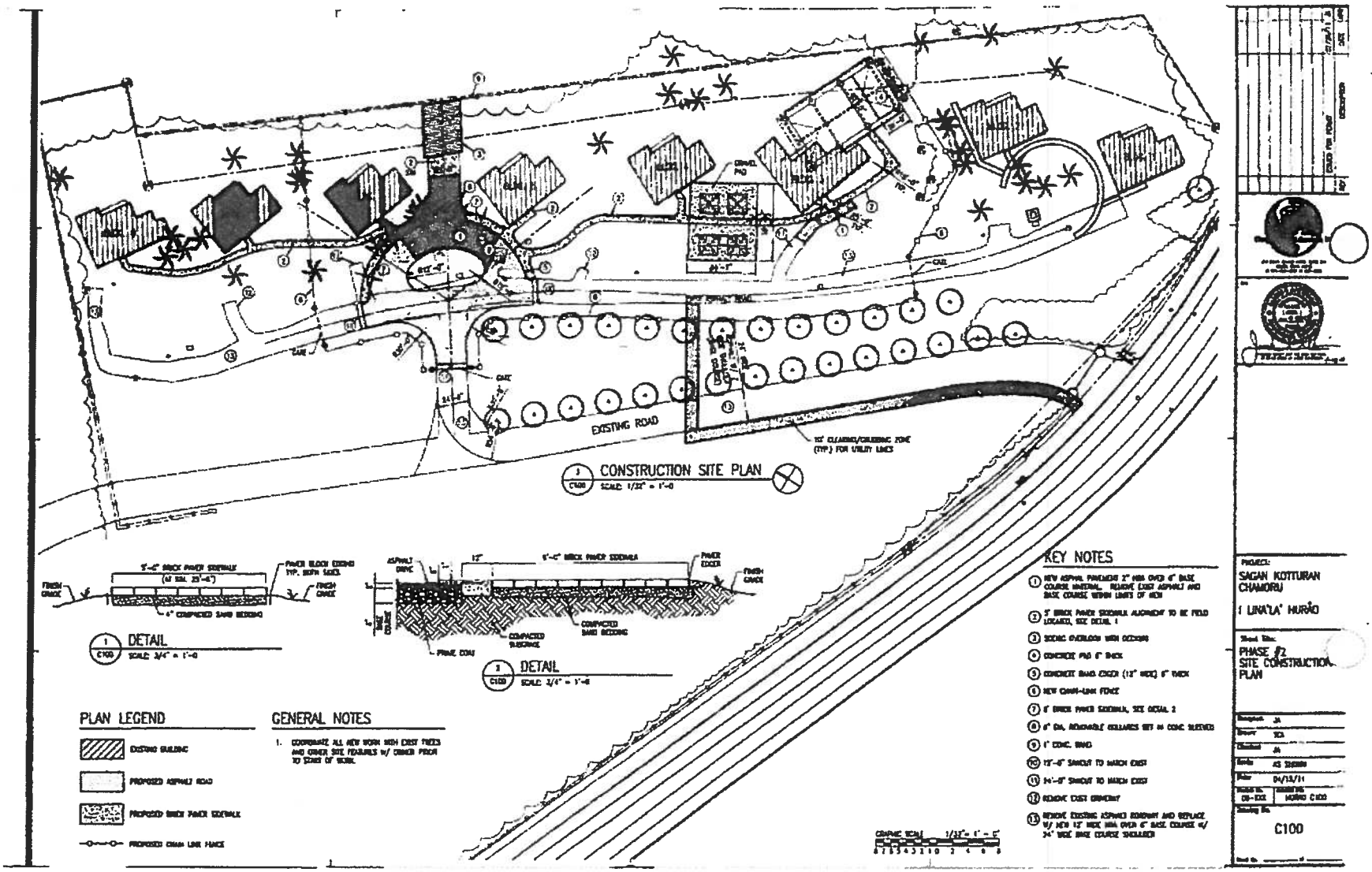
Si Yu'os ma'åse',

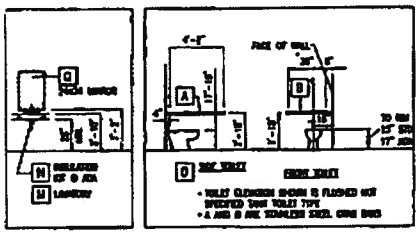
Anna Marie B. Arceo, President
Inadahen I Lina'la' Kotturan Chamoru

P.O. Box 4157 Hagåtña, Guam 96932 ▪ Phone: 671-482-4630 / 671-688-7290

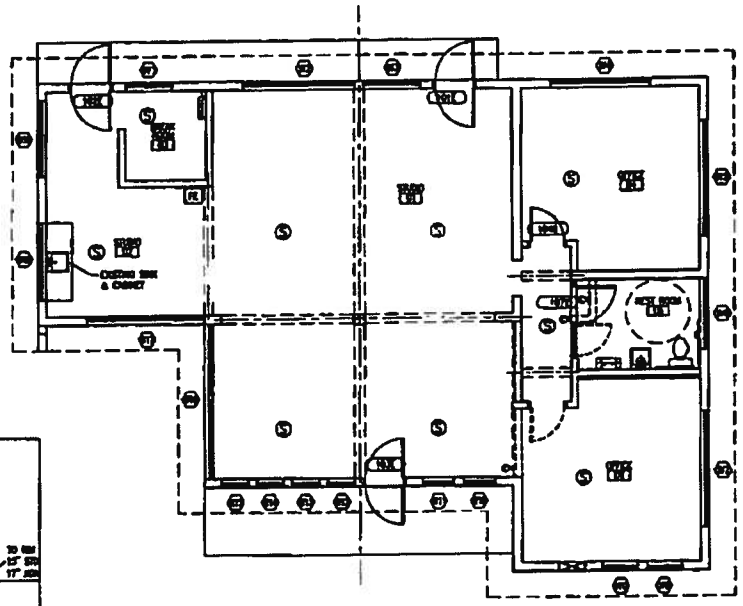


Doc. No. 34GL-18-1921.


EXISTING ROAD
CONSTRUCTION SITE PLAN
DETAIL
DETAIL
PLAN LEGEND
EXISTING BUILDING
PROPOSED ASPHALT ROAD
PROPOSED BRICK PAVER SIDEWALK
PROPOSED CHAIN LINK FENCE
GENERAL NOTES
1. COORDINATE ALL NEW WORK WITH EXIST TREES AND OTHER SITE FEATURES W/ OWNER PRIOR TO START OF WORK.
KEY NOTES
1 NEW ASPHALT PAVEMENT 2" MIN OVER 6" BASE COURSE MATERIAL. REMOVE EXIST ASPHALT AND BASE COURSE WITHIN LIMITS OF NEW
2 5' BRICK PAVER SIDEWALK ALIGNMENT TO BE FIELD LOCATED, SEE DETAIL 1
3 SCENIC OVERLOOK WITH OCEANS
4 CONCRETE PAD 6" THICK
5 CONCRETE BAND EDGER (12" WIDE) 6" THICK
6 NEW CHAIN-LINK FENCE
7 5' BRICK PAVER SIDEWALK, SEE DETAIL 2
8 6" DIA. REMOVABLE BOLLARDS SET IN CONC SLEEVES
9 1' CONC. BAND
10 12'-0" SAWCUT TO MATCH EXIST
11 24'-0" SAWCUT TO MATCH EXIST
12 REMOVE EXIST CONCRETE
13 REMOVE EXISTING ASPHALT ROADWAY AND REPLACE W/ NEW 12' WIDE MIN OVER 6" BASE COURSE W/ 24' WIDE BASE COURSE INCLUDED
PROJECT:
SAGAN KOTTURAN CHAMORU
I LINA'LA' HURÃO
PHASE #2
SITE CONSTRUCTION PLAN
C100



RESTROOM FIXTURE UPGRADE



BUILDING #1

GENERAL NOTES

1. REPAIR EXISTING CONCRETE ROOF SPALL. REMOVE LOOSE CONCRETE AND EXPOSE REBAR 12" CONSECUTIVE. EXPOSE REBAR SURFACE 4" TO 6" BEYOND THE CORRODED AREA. PURSUE TREATMENT, REPLACEMENT WITH EPA PAINT AND CONTROL RUST, BACTERIAL GROWTH REPAIR, AND PAINT APPLY APPROPRIATE PAINT.
2. PREPARE ROOF SURFACE TO RECEIVE NEW ELASTOMERIC ROOF COATING. APPLY ROOF COATING PER MANUFACTURERS SPECIFICATIONS.
3. RESTROOM RENOVATION – ADA:
   A) REMOVE ONLY WALLS AS NOTED.
   B) PROVIDE NEW DOOR, FRAME, AND HARDWARE WITH PRIVACY LOCK. DOOR 101.
   C) PROVIDE NEW ADA FIXTURES AND ACCESSORIES.
   D) PROVIDE GYPSUM SURFACE UP TO 48" HIGH ON ALL WALLS. CERAMIC TILE PROTOTYPE.
4. PROVIDE NEW SCREENS AT ALL DOORS AND WINDOWS.
5. PROVIDE EXTERIOR TYPHOON CLOSURE AT ALL DOORS AND WINDOWS.
6. PAINTING:
   A) PREPARE WINDOW AND EXTERIOR SURFACES TO RECEIVE PAINT.
   B) PAINT EXTERIOR DOOR FRAMES.
   C) PAINT INTERIOR DRYWALL.
7. INSTALL CERAMIC TILE ON ALL FLOOR SURFACES.
8. PROVIDE LOCKS ON ALL EXTERIOR DOORS. KEY ALIKE TO MASTER. MASTER HELD BY THE ADMINISTRATION OFFICE.
9. ELECTRICAL WORK SHOWN ON PLAN TO RECEIVE EXISTING WIRING AND DEVICES UNDER SEPARATE PERMIT.

LEGEND

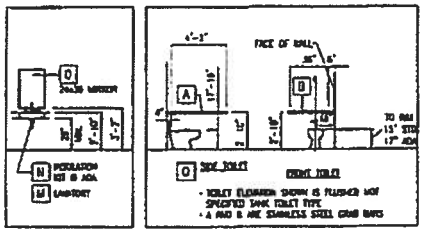
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING CMU/ CONCRETE WALL
- NEW TYPE "A" CMU AND METAL STUD WALL
- REMOVE EXISTING DOOR AND FRAME
- ADA CLEARANCE, 60"
- REMOVE EXISTING CMU WALL
- NEW FIRE EXTINGUISHER
- SMOKE DETECTOR

SAGAN KOTTURAN CHAMORU

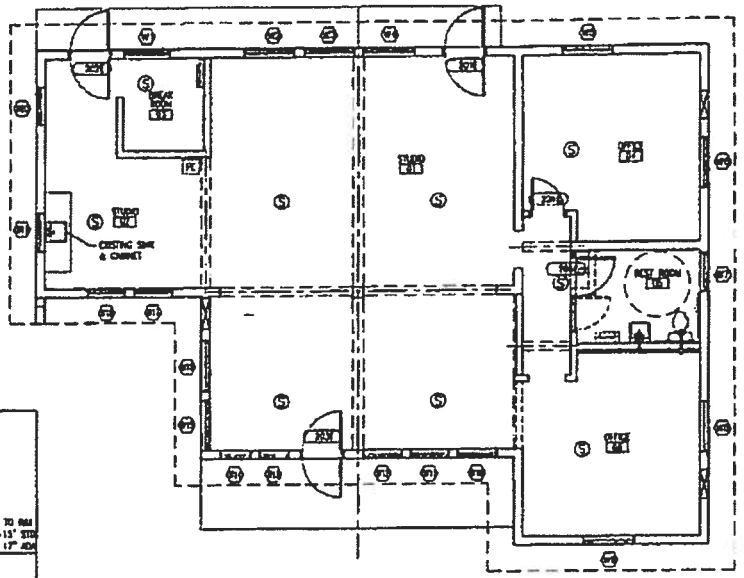
I LINA'LA' HURÃO

BUILDING #1 FLOOR PLAN

A211



RESTROOM FIXTURE UPGRADE
SCALE: 1/4"=1'-0"



BUILDING #2
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. REPAIR EXISTING CONCRETE ROOF SPALL. REMOVE LOOSE CONCRETE AND EXPOSE REBAR W/ CORROSION. EXPOSE REBAR SURFACE 4" TO 6" BEYOND THE CORRODED AREA. PERFORM RECHEMICAL INSPECTION WITH DLA PRIME AND COATING. WIRE MATERIAL BRUSH REBAR, AND THEN APPLY APPROPRIATE PATCH.
2. PREPARE ROOF SURFACE TO RECEIVE NEW ELASTOMERIC ROOF COATING. APPLY ROOF COATING PER MANUFACTURERS SPECIFICATIONS.
3. RESTROOM RENOVATION - ADA.
   A) REMOVE CMU WALLS AS NOTED
   B) PROVIDE NEW DOOR, FRAME, AND HARDWARE WITH PRIVACY LOCK. DOOR 107.
   C) PROVIDE NEW ADA FIXTURES AND ACCESSORIES.
   D) PROVIDE SANITARY SURFACE UP TO 48" HIGH ON ALL WALLS. CERAMIC TILE PREFERRED.
4. PROVIDE NEW SCREENS AT ALL DOORS AND WINDOWS.
5. PROVIDE EXTERIOR TYPHOON CLOSURE AT ALL DOORS AND WINDOWS.
6. PAINTING:
   A) PREPARE INTERIOR AND EXTERIOR SURFACES TO RECEIVE PAINT.
   B) PAINT EXTERIOR SEMI GLOSS.
   C) PAINT INTERIOR EGGSHELL
7. INSTALL CERAMIC TILE ON ALL FLOOR SURFACES.
8. PROVIDE LOCKS ON ALL EXTERIOR DOORS. KEY ALIKE TO MASTER. MASTER HELD BY THE ADMINISTRATION OFFICE.
9. ELECTRICAL WORK SHOWN ON PLAN TO RESTORE EXISTING WIRING AND DEVICES UNDER SEPARATE PERMIT.

LEGEND

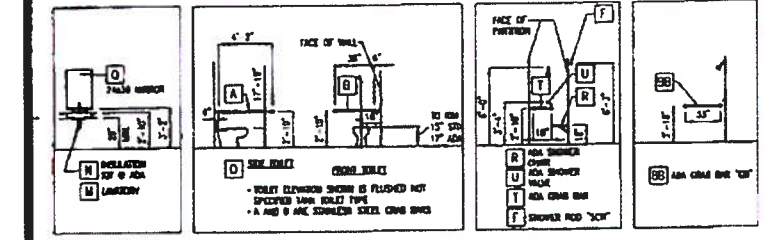
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING CMU/ CONCRETE WALL
- NEW TYPE "X" GWB AND METAL STUD WALL
- REMOVE EXISTING DOOR AND FRAME
- ADA CLEARANCE, 60"
- REMOVE EXISTING CMU WALL
- (FE) NEW FIRE EXTINGUISHER
- (S) SMOKE DETECTOR

SAGAN KOTTURAN CHAMORU

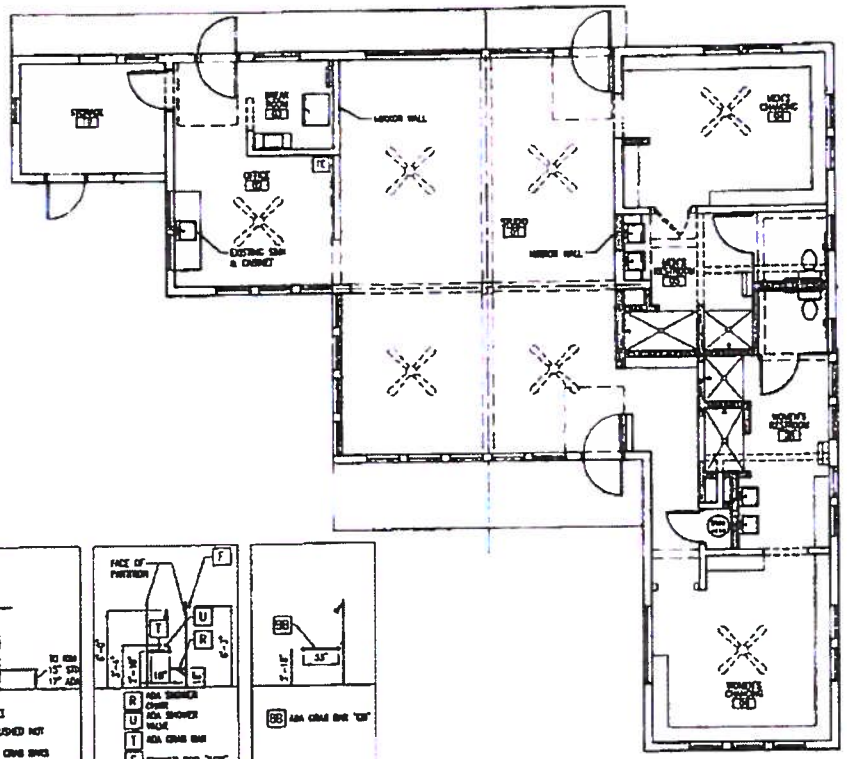
I LINA'LA' HURÅO

BUILDING #2 FLOOR PLAN

A221



RESTROOM FIXTURE UPGRADE
SCALE: 1/4"=1'-0"



BUILDING #3
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. REPAIR EXISTING CONCRETE ROOF SPALL. REMOVE LOOSE CONCRETE AND EXPOSE REBAR W/ CORRUGATION. EXPOSE REBAR SURFACE 4" TO 6" BEYOND THE CONCRETE AREA. PERFORM TECHNICAL INSPECTION WITH ISLA PAINT AND COATING. WIRE BRUSH, BRUSH REBAR, AND THEN APPLY APPROPRIATE PRIMER.
2. PREPARE ROOF SURFACE TO RECEIVE NEW ELASTOMERIC ROOF COATING. APPLY ROOF COATING PER MANUFACTURERS SPECIFICATIONS
3. BEDROOM REMODELING - ADA:
   a) REMOVE CMU WALLS AS NOTED.
   b) PROVIDE NEW DOOR, FRAME, AND HARDWARE WITH PRIVACY LOCK, DOOR 107.
   c) PROVIDE NEW ADA FIXTURES AND ACCESSORIES.
   d) PROVIDE SURROUND SURFACE UP TO 48" HIGH ON ALL WALLS. CERAMIC TILE PREFERRED.
4. PROVIDE NEW SCREENS AT ALL DOORS AND WINDOWS.
5. PROVIDE EXTERIOR TYPHOON ENCLOSURE AT ALL DOORS AND WINDOWS.
6. PAINTING:
   a) PREPARE INTERIOR AND EXTERIOR SURFACES TO RECEIVE PAINT.
   b) PAINT EXTERIOR ADA RAILS.
   c) PAINT INTERIOR DOORSHELL.
7. INSTALL CERAMIC TILE ON ALL FLOOR SURFACES.
8. PROVIDE LOCKS ON ALL EXTERIOR DOORS. KEY ALIKE TO MASTER. MASTER HELD BY THE ADMINISTRATION OFFICE.
9. ELECTRICAL WORK SHOWN ON PLAN TO INCLUDE EXISTING WIRING AND DEVICES UNDER SEPARATE PERMIT.

LEGEND

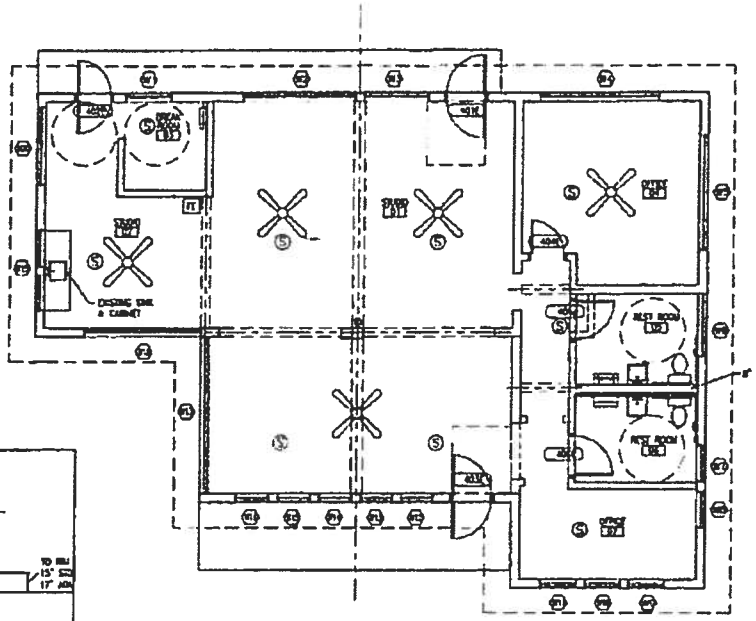
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING CMU/ CONCRETE WALL
- NEW TYPE "E" STUD AND METAL SIDING WALL
- REMOVE EXISTING DOOR AND FRAME
- ADA CLEARANCE, 60"
- REMOVE EXISTING CMU WALL
- NEW FIRE EXTINGUISHER
- SMOKE DETECTOR

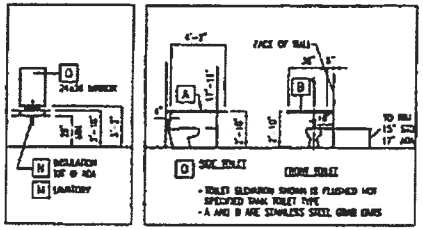
Project:
SAGAN KOTTURAN CHAMORU
LINA'LA' HURÅO

Sheet Title:
BUILDING #3
FLOOR PLAN

Drawn: SCS
Checked: GB
Scale: AS SHOWN
Date:
Project No. 08-XXX
Sheet No. XXX A231

A231





RESTROOM FIXTURE UPGRADE
SCALE: 1/4"=1'-0"

BUILDING #4
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. REPAIR EXISTING CONCRETE ROOF SPALL. REMOVE LOOSE CONCRETE AND EXPOSE REBAR W/ CORROSION. EXPOSE REBAR SURFACE 6" TO 8" BEYOND ARE CORRODED AREA. PERFORM ELECTRICAL PASSIVATION WITH ZINC PRIMER AND COATING. WIRE BRUSHING, BRUSH REBAR, AND THEN APPLY APPROPRIATE PATCH.
2. PREPARE ROOF SURFACE TO RECEIVE NEW ELASTOMERIC ROOF COATING. APPLY ROOF COATING PER MANUFACTURERS SPECIFICATIONS.
3. RESTROOM RENOVATION - ADA:
   A) REMOVE CMU WALLS AS NOTED.
   B) PROVIDE NEW DOOR, FRAME, AND HARDWARE WITH PRIVACY LOCK. DOOR 101.
   C) PROVIDE NEW ADA FIXTURES AND ACCESSORIES.
   D) PROVIDE SANITARY SURFACE UP TO 48" HIGH ON ALL WALLS. CERAMIC TILE PREFERRED.
4. PROVIDE NEW SCREENS AT ALL DOORS AND WINDOWS.
5. PROVIDE EXTERIOR TENSION CLOSURE AT ALL DOORS AND WINDOWS.
6. PAINTING:
   A) PREPARE INTERIOR AND EXTERIOR SURFACES TO RECEIVE PAINT
   B) PAINT EXTERIOR STUD DOORS.
   C) PAINT INTERIOR EXCEPTED.
7. INSTALL CERAMIC TILE ON ALL FLOOR SURFACES.
8. PROVIDE LOCKS ON ALL EXTERIOR DOORS. KEY ALIKE TO MASTER. MASTER HELD BY THE ADMINISTRATION OFFICE.
9. ELECTRICAL WORK SHOWN ON PLAN TO RESTORE EXISTING WIRING AND DEVICES UNDER REPAIRABLE PERIMETER.

LEGEND

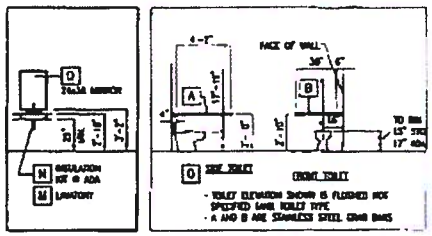
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- EXISTING DOOR TO REMAIN
- EXISTING CMU/ CONCRETE WALL
- NEW TYPE "A" CMU AND METAL STUD WALL
- REMOVE EXISTING DOOR AND FRAME
- ADA CLEARANCE, 60"
- REMOVE EXISTING CMU WALL
- NEW FIRE EXTINGUISHER
- SMOKE DETECTOR

SAGAN KOTTURAN CHAMORU

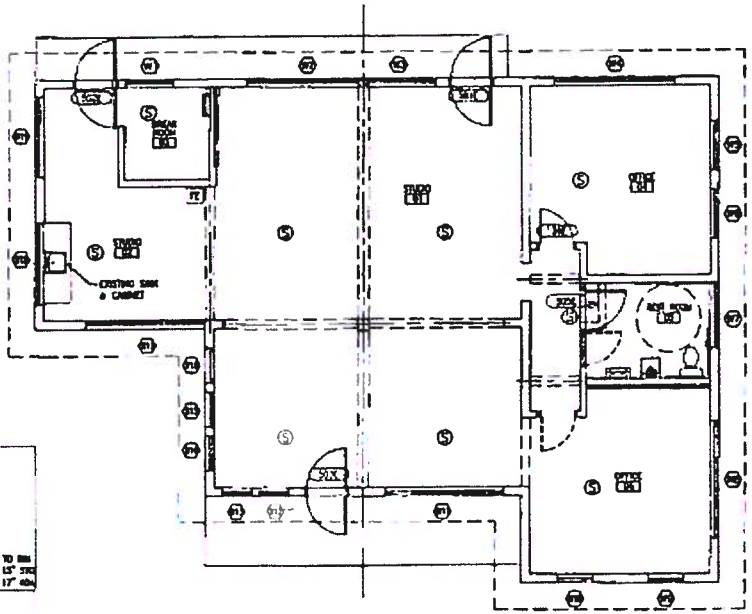
I LINA'LA' HURÃO

BUILDING #4 FLOOR PLAN

A241



RESTROOM FIXTURE UPGRADE
SCALE: 1/4"=1'-0"



BUILDING #5
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. REPAIR EXISTING CONCRETE ROOF SPALL.
   a) REMOVE LOOSE CONCRETE AND EXPOSE REBAR w/ CORROSION. EXPOSE REBAR SURFACE 4" TO 6" BEYOND THE CORRODED AREA. PERFORM MECHANICAL INSPECTION WITH ELA PAINT AND COATING. WIRE BRUSH REBAR, AND THEN APPLY APPROPRIATE PATCH.
2. PREPARE ROOF SURFACE TO RECEIVE NEW ELASTOMERIC ROOF COATING. APPLY ROOF COATING PER MANUFACTURERS SPECIFICATIONS.
3. RESTROOM RENOVATION - ADA:
   A) REMOVE CMU WALLS AS NOTED.
   B) PROVIDE NEW DOOR, FRAME, AND HARDWARE WITH PRIVACY LOCK. DOOR 107
   C) PROVIDE NEW ADA FIXTURES AND ACCESSORIES.
   D) PROVIDE SANITARY SURFACE UP TO 48" HIGH ON ALL WALLS. CERAMIC TILE FINISHED.
4. PROVIDE NEW SCREENS AT ALL DOORS AND WINDOWS.
5. PROVIDE EXTERIOR TYPHOON CLOSURE AT ALL DOORS AND WINDOWS.
6. PAINTING:
   A) PREPARE INTERIOR AND EXTERIOR SURFACES TO RECEIVE PAINT.
   B) PAINT EXTERIOR SEMI GLOSS.
   C) PAINT INTERIOR EGGSHELL
7. INSTALL CERAMIC TILE ON ALL FLOOR SURFACES.
8. PROVIDE LOCKS ON ALL EXTERIOR DOORS. KEY ALIKE TO MASTER. MASTER HELD BY THE ADMINISTRATION OFFICE.
9. ELECTRICAL WORK SHOWN ON PLAN TO RESTORE EXISTING WIRING AND DEVICES WHICH REMAINS POWER.

LEGEND

- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING CMU/ CONCRETE WALL
- NEW TYPE "X" CMU AND METAL STUD WALL
- REMOVE EXISTING DOOR AND FRAME
- ADA CLEARANCE, 60"
- REMOVE EXISTING CMU WALL
- NEW FIRE EXTINGUISHER
- SMOKE DETECTOR

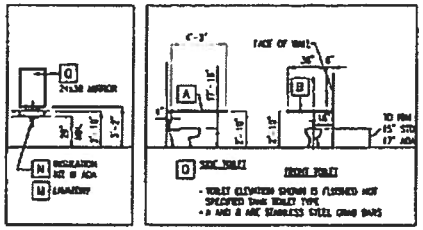
SACAN KOTTURAN CHAMORU

I LINA'LA' HURÃO

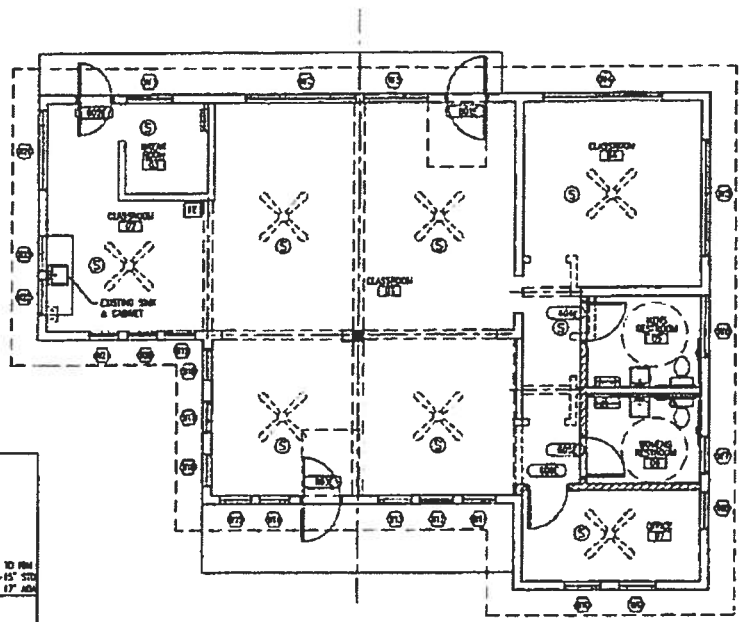
BUILDING #5
FLOOR PLAN

AS SHOWN

A251



RESTROOM FIXTURE UPGRADE
SCALE: 1/4"=1'-0"



BUILDING #6
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. REPAIR EXISTING CONCRETE ROOF SPALL. REMOVE LOOSE CONCRETE AND EXPOSE REBAR W/ CORROSION. EXPOSE REBAR SURFACE 6" TO 8" BEYOND END, CORRODED AREA. PERFORM MECHANICAL INSPECTION WITH SSPA PAINT AND COATING. WIRE BRUSH REBAR, AND THEN APPLY APPROPRIATE PATCH.
2. PREPARE ROOF SURFACE TO RECEIVE NEW ELASTOMERIC ROOF COATING. APPLY ROOF COATING PER MANUFACTURER'S SPECIFICATIONS.
3. RESTROOM RENOVATION - ADA:
   A) REMOVE CMU WALLS AS NOTED.
   B) PROVIDE NEW DOOR, FRAME, AND HARDWARE WITH PRIVACY LOCK. DOOR 0.2.
   C) PROVIDE NEW ADA FIXTURES AND ACCESSORIES.
   D) PROVIDE SANDARY SURFACE UP TO 48" HIGH ON ALL WALLS. CERAMIC TILE PREFERRED.
4. PROVIDE NEW SCREENS AT ALL DOORS AND WINDOWS.
5. PROVIDE EXTERIOR TYPHOON CLOSURE AT ALL DOORS AND WINDOWS.
6. PAINTING:
   A) PREPARE INTERIOR AND EXTERIOR SURFACES TO RECEIVE PAINT.
   B) PAINT EXTERIOR SEMI GLOSS.
   C) PAINT INTERIOR EGGSHELL.
7. INSTALL CERAMIC TILE ON ALL FLOOR SURFACES.
8. PROVIDE LOCKS ON ALL EXTERIOR DOORS. KEY ALIKE TO MASTER. MASTER HELD BY THE ADMINISTRATION OFFICE.
9. ELECTRICAL WORK SHOWN ON PLAN TO INCLUDE EXISTING WIRING AND DEVICES UNDER SEPARATE PERMIT

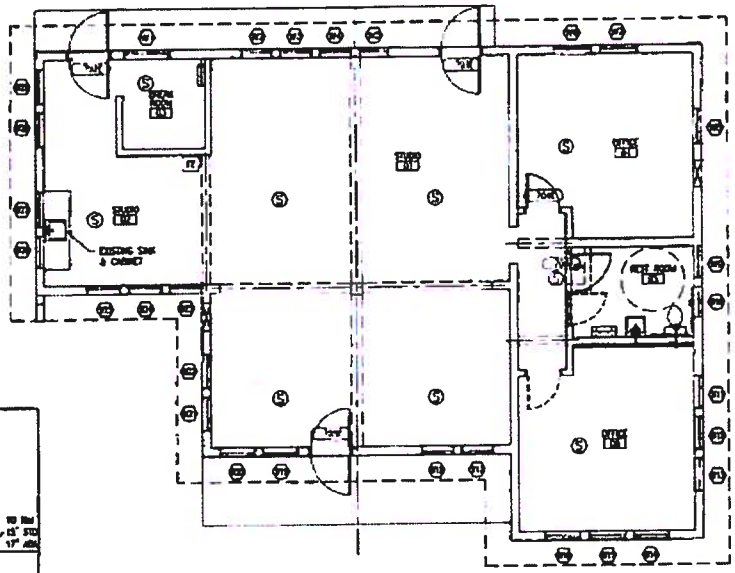
LEGEND

- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING CMU/ CONCRETE WALL
- NEW TYPE "X" GWB AND METAL STUD WALL
- REMOVE EXISTING DOOR AND FRAME
- ADA CLEARANCE, 60"
- REMOVE EXISTING CMU WALL
- NEW FIRE EXTINGUISHER
- SMOKE DETECTOR

Project:
SAGAN KOTTURAN CHAMORU
I LINA'LA' HURÃO

Sheet Title:
BUILDING #6
FLOOR PLAN

A261

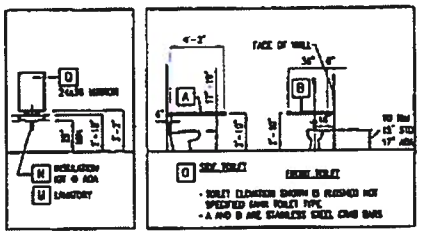


GENERAL NOTES

1. REPAIR EXISTING CONCRETE ROOF SPALL. REMOVE LOOSE CONCRETE AND EXPOSE REBAR W/ CORROSION. EXPOSE REBAR SURFACE 6" TO 8" BEYOND THE CORRODED AREA. PERFORM RESTORATION, INSPECTION WITH EPOXY PRIMER AND COATING, WIRE MESHING, BRUSH REBAR, AND THEN APPLY APPROPRIATE PATCH.
2. PREPARE ROOF SURFACE TO RECEIVE NEW ELASTOMERIC ROOF COATING. APPLY ROOF COATING PER MANUFACTURERS SPECIFICATIONS.
3. RESTROOM RENOVATION - ADA:
   A) REMOVE CMU WALLS AS NOTED.
   B) PROVIDE NEW DOOR, FRAME, AND HARDWARE WITH PRIVACY LOCK, DOOR 107.
   C) PROVIDE NEW ADA FIXTURES AND ACCESSORIES.
   D) PROVIDE SANITARY SURFACE UP TO 48" HIGH ON ALL WALLS. CERAMIC TILE PREFERRED.
4. PROVIDE NEW SCREENS AT ALL DOORS AND WINDOWS.
5. PROVIDE EXTERIOR TYPHOON CLOSURE AT ALL DOORS AND WINDOWS.
6. PAINTING:
   A) PREPARE INTERIOR AND EXTERIOR SURFACES TO RECEIVE PAINT
   B) PAINT EXTERIOR DOOR GLOSS.
   C) PAINT INTERIOR EGGSHELL.
7. INSTALL CERAMIC TILE ON ALL FLOOR SURFACES.
8. PROVIDE LOCKS ON ALL EXTERIOR DOORS. KEY ALIKE TO MASTER. MASTER HELD BY THE ADMINISTRATION OFFICE.
9. ELECTRICAL WORK SHOWN ON PLAN TO RESTORE EXISTING WIRING AND DEVICES UNDER SEPARATE PERMIT.

LEGEND

- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING CMU/ CONCRETE WALL
- NEW TYPE "A" GWB AND METAL STUD WALL
- REMOVE EXISTING DOOR AND FRAME
- ADA CLEARANCE, 60"
- REMOVE EXISTING CMU WALL
- NEW FIRE EXTINGUISHER
- SMOKE DETECTOR



RESTROOM FIXTURE UPGRADE
SCALE: 1/4"=1'-0"

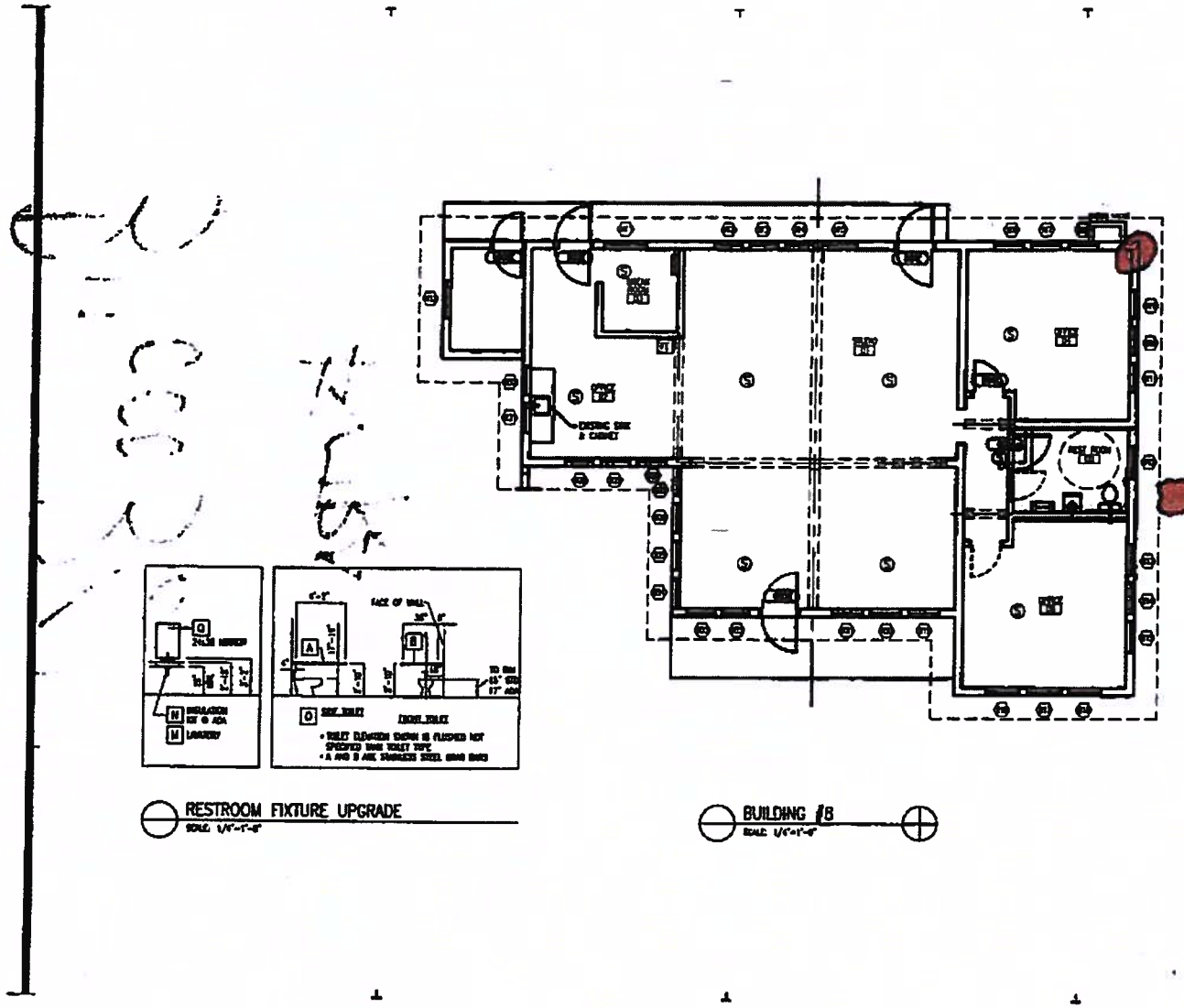
BUILDING #7
SCALE: 1/8"=1'-0"

Project:
SAGAN KOTTURAN CHAMORU
I LINA'LA' HURÃO

Sheet Title:
BUILDING #7
FLOOR PLAN

Designed: GB
Drawn: RCA
Checked: GB
Scale: AS SHOWN
Date:
Project No.: 08-XXX
Account No.: XXX A271

A271



RESTROOM FIXTURE UPGRADE

BUILDING #8

GENERAL NOTES

1. REPAIR EXISTING CONCRETE ROOF SHELL. REMOVE LOOSE CONCRETE AND EXPOSE REBAR W/ CORROSION. EXPOSE REBAR SURFACE 6" TO 8" BEYOND THE EXPOSED AREA. PERFORM MECHANICAL INSPECTION PER DLA PAINT AND COATING. REMOVE MATERIAL FROM REBAR AND THEN APPLY APPROPRIATE PATCH.
2. PREPARE ROOF SURFACE TO RECEIVE NEW ELASTOMERIC ROOF COATING. APPLY ROOF COATING PER MANUFACTURERS SPECIFICATIONS.
3. RESTROOM RENOVATION – ADA:
   A) REMOVE CMU WALLS AS NOTED.
   B) PROVIDE NEW DOOR, FRAME, AND HARDWARE WITH PUSH/PULL LOCK, CODE 107.
   C) PROVIDE NEW ADA FIXTURES AND ACCESSORIES.
   D) PROVIDE SANITARY SURFACE UP TO 48" HIGH ON ALL WALLS. CERAMIC TILE PREFERRED.
4. PROVIDE NEW SCREENS AT ALL DOORS AND WINDOWS.
5. PROVIDE EXTERIOR TYPHOON CLOSURE AT ALL DOORS AND WINDOWS.
6. PAINTING:
   A) PREPARE INTERIOR AND EXTERIOR SURFACES TO RECEIVE PAINT.
   B) PAINT EXTERIOR WITH GLOSS.
   C) PAINT INTERIOR EGGSHELL.
7. INSTALL CERAMIC TILE ON ALL FLOOR SURFACES.
8. PROVIDE LOCKS ON ALL EXTERIOR DOORS. KEY ALIKE TO MASTER. MASTER HELD BY THE ADMINISTRATION OFFICE.
9. ELECTRICAL WORK SHOWN ON PLANS TO INCLUDE EXISTING WIRING AND DEVICES UNDER NETWORK POWER.

LEGEND

- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING CMU/ CONCRETE WALL
- NEW TYPE "A" ONE HOUR RATED STUD WALL
- REMOVE EXISTING DOOR AND FRAME
- ADA CLEARANCE, 60"
- REMOVE EXISTING CMU WALL
- NEW FIRE EXTINGUISHER
- SMOKE DETECTOR

SAGAN KOTTURAN CHAMORU

I LINA'LA' HUÑO

BUILDING #8 FLOOR PLAN

A2B1

Acting Chairwoman Pika Fejeran: Was there any public comments for today? No, that closes our Public Comments section of the agenda. Moving on to Old Business. First Old Business, first order is the Chamorro Cultural Center Grant of Access.

V. OLD BUSINESS
1. Chamorro Cultural Center Grant of Access

Administrative Director Michael Borja: This is for Sagan Kotturan. The cultural center that was recently enacted with the new public law to designate approximately 8 acres of lands for the Chamorro Cultural center. The piece of property had previously been occupied under a license agreement but we noted in a meeting back in November that the license agreement request to exercise an option five years after the fact was not valid and so there is no license agreement by the people who are occupying the land. What you have with you in your package is a report on our inspection of the facilities, we did not give anyone any notice we're coming up and they just went up and did an inspection of all the assets that was there. But we did grant them a use of the property under a grant of access until January 31, 2017 with the hopes that we will be able revisit this following the determination of that bill which is now the public law. Unfortunately, we weren't able to meet two weeks ago and so technically the grant of access has expired but we haven't taken any further action to go and do anything until after this meeting is done. I've had the opportunity to sit down and meet with group and explore what the possibilities were, what we basically have told them is that the we would exercise the cultural center rules and regulations for the operation and control of whoever was going to get a lease within this facility. It's the same rules and regulations for cultural centers that we use for other organizations that operates cultural centers. In that rules and regs it gives us the ability to lease an organization that has been good to provide proper documentation to show that there a not for profit group and have all the supporting documents to show and if they are not ready for that they can put in a reservation, an agreement to reserve the lot and what that agreement does is it holds the property for their use for one year until they have the time to be able to be able to assemble all the necessary documents and what not to engage on a (inaudible) lease agreement and they have exercised that option to submit a letter requesting an agreement to reserve and this is what they submitted. So today we have folks that are here to speak on their behalf and I would like to let them speak sharing the letter they provided and (paused).

Acting Chairwoman Pika Fejeran: Thank you. You may come forward and talk to us. You have a Power Point?

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): *Si yu'us ma'ase* Hafa Adai, thank you very much for the opportunity Mr. Borja and commissioners to continue on the work with the Inadahen I Lina' La' Kotturan Chamorro despite past challenges, we've now come together to move forward and we have a plan to assure you that given the opportunity that Mr. Borja presented us to submit an agreement to reserve the property that this is what we prepared and we are ready to move forward. So we submitted the official request for the agreement to reserve the property in January 23rd. In this letter for this lot number and as the legislation already provides that that particular lot number is reserved for cultural center.

Doc. No. 34GL-18-1921.

So going forward at our current master plan, we have a little bit on that letter I listed some tasks for the year to accomplish and I'm going to present the timeline up on the Power Point but before I do that I think it's only just before moving forward for you guys to see exactly what has been done and in partnership with Inadahen I Lina' La' and Chief Hurao Academy, just you know there has been progress, it's been maintained and what the current master plan has been put to a hold for couple of years now and we want to move forward on this so just to update you on this plan I've given hard copies also to Mr. Borja and I'm going to have Mr. Ray Arceo (Chief Hurao Academy) represent as a president of Inadahen I' Lina' La' Kotturan Chamorru, Mr. Ray Arceo (Chief Hurao Academy) represent the work on the master plan on behalf of Hurao. In that we have, you don't already know there is a Memorandum of Understanding between Hurao and Inadahen I' Lina' La from day one of this project so he'll talk on the work that's been done already historically and then I'll continue on to show what plans we have going for us.

Ray Arceo (Chief Hurao Academy): *Hafa Adai dangalu yan si yu'us ma'ase* members of the board. I am Ray Arceo (Chief Hurao Academy) and for the purpose of our guest *si yu'us ma'ase* for being present. I'm pretty much two-fold here on this organization my first duty and responsibility is for Chief Hurao Academy. At the time I sat at the board for Chief Hurao Academy as a Chairman and since then they currently have a new board members now so I managing the Logistical Operations for the school. So here with the Inadahen I Lina' La if I may, next slide please. In the early 2000, around 2001-2002 the government had totally abandoned this location literally since day one. Of course as we all know, the financial situation for the government it was difficult to actually manage it so back then we had an opportunity first of all the organization Inadahen I Lina' La' had the opportunity to present themselves with respect to artists that perhaps would be interested in this facility. But back because it was so run down it didn't look promising it was just total jungle, just bare facility, everything was strip there was nothing left of the property so I group of people within the organization of the Inadahen I Lina" La were truly have this passion so even though they couldn't foresee it as it is today but they had this passion to at least initiate something. So then they partnered up with the Anna Marie Arceo who at the time was the president and CEO for the Chief Hurao Academy that they agreed that they going to go ahead and try to solicit this property for Inadahen I Lina' La and at that moment in 2006 of December 1st. According to the lease agreement from Chamorro Land Trust it was already agreed upon and the interest was already transferred over. Since then I really admire for the people who actually literally transformed this place from almost nothing and every single day from that point on they really transformed it and developed it to where it's at now. Because Chief Hurao Academy had a different mission with respect to language and culture we continue this agreement. So this agreement was to go ahead and see if we can partnership, because we are expertise we are more or less in the language of culture on the educational side for the children and the students and that this location was for the artist. So we partnered together to be able to try and see what we can do to bring to the table and so fast forwarding, Chief Hurao Academy had a major corporate sponsor, Chugach Alaska, who is now Wolf Creek. Chugach Alaska embraced idea, because they understood our mission, because they are from Alaska they understood, of course, thanks to Annmarie who spent a lot of time with them but their leadership, their management, understood that what it's going to take to actually, that we can participate and help you. And it was Chugach

Alaska that actually accelerated this program so they got together with Annmarie and their managers and they sat down and actually drew out this mission, this vision, what was this place the Sagan Kottura at the time it was just more or less verbal. What was it going to look like? And lo and behold if you look at the bottom sponsors you have Chugach Alaska, Chief Hurao Academy, and as well as Inadahen I Lina" La. So that was the beginning of this journey and so that's what they brought to the table, they said okay if this is the vision then we'll support it. So after they drew up a little bit of everything and every house was identified it was specific to this mission. So this mission from house no. 1 though House no. 8 starting on the right, you have the seafaring, the culinary and then of course you have, this is in sequence of these artists, and you have the traditional performing arts. Then House no. 5 is actually specific to the Administrative Building for Inadahen I Lina' La' and Chief Hurao Academy. And moving on then we have the Library, the Research Center and then also 3D Arts as well as the House no. 8 which will be for the blacksmiths. So we try to entertain every artist to be represented and so this was the beginning. So Chugach Alaska brought in their expertise to actually come in to do the leg work, identified everything and put everything in blueprint form. So the next step to that was to be able to get a sponsor. We were hoping that this initial venture was going to prompt a perhaps a local sponsors whether be Bank of Guam, First Hawaiian Bank, as an example but that didn't happen so Chugach Alaska's president met with Annmarie and myself. We sat there and we said okay, what's the next step we didn't have anything so they decided to go ahead and sponsor Building no. 5, which they did. They pumped in an additional over the $1,000,000 that they actually did all the blueprints and all the engineering work, they pumped in additional $167,000 which I do have here in terms of the permit, the building permit that was going to initiate that construction. So they pumped in additional $167,000 for the purpose of this Administrative Building for Inadahen I Lina' La and Chief Hurao Academy Admin Building. So they did they started the ground breaking in 2001, June 15, 2011. That project was approved. They finished this project within a couple of months. So if you get a chance to visit this site, this building is done. Prior to that I was able to bring in the water, I applied for the water, I hired the Barrett Plumbing to actually bring in, we tied in to a 8" line which I terminated the existing lines that would actually supplying water to including the fire hydrant water supply to this facility. So I brought in new lines I brought in 2" PBC and I ran it and I do have a master meter that actually supply water even to this day and that took place. Prior to this 2011, or around 2010 I brought in the water. It was difficult for me to actually bring in the power because I wasn't approved for any aerial so everything has to be underground. Unfortunately there was some part of this electrical system from the island power was still missing, for example primary box so I needed that so I got a sponsor Watts Construction to come in a do all the excavation to finish off to provide the island power to this facility. We shifted our focus once that building was done that we were hoping that we would get a continuous support from the community. So fast forward to today that's where we're at. There's different phases to this, if fact, there are about four phases, when we last visited a Chamorro Land Trust Commission we came in for two reasons, one is that we had one property line so if you took a straight line to the left and drew straight right through the other boundary. As you can see it's going to intersect with House No. 8 so that was a problem on the map so we identified it so we came back and it was approved to actually move it out. The other issue was the board wanted us to make sure the boundary was secured so meaning if we had visitors that we made sure there was a fence line for

protection for safety because they were concerned about the liability. We were able to actually excavate some poles and put some barriers there but we've had yet to actually complete the actual fence line. With that concept as you can see when you enter the Sagan Kotturan there's this grand entrance, in the beginning it was just going to be a gate, but I said no this is an opportunity to showcase the Chamorro people, this is our language and culture here. So we built, founded by GTA as well as Bank of Guam that actually funded that project. So when you go to the entrance there's this great giant Latte Stones with the way it's designed. Then I just more or less manage and coordinate this work because this was our commitment to Inadahen I lina La'. This is what Chief Hurao Academy brought to the table because we didn't have a school at least back then. We've taken some trips off island to get insights on how to manage this type of organization. If you look further on, on the Master Plan, if you look at the center of the map where the box like area is that's a future day care because Chief Hurao Academy identified that's for children and the day care that is actually going to provide sustainment to carry on this effort in promoting the language and culture. In additional to that we also factored in the possibility of opening up to the community, to our visitor, to our guests, to our tourist, so we also included the plans of the parking lot. Every single blue print and every single plan was also funneled and channeled through all the government agencies. If you look at the time frame it took a little longer than expected because of the process from start to finish and as you can see it's still unfinished business but we continue to do our best to try and sustain it. It has been difficult because of the passion of the people that are involved we thank the board for giving us this opportunity to bring this facility on what we can. We hope that within this 12 month period that we are also make an impact with respect to an accomplishment. Something with an impact with respect to an accomplishment. Something that you can see that we can do for, something lasting, you know years to come. That was the question that was asked from our corporate sponsors, "how long is this going to be, if we invest into this your mission, and is this going to be just for a short period of time"? Would they be able to actually be together for a long period of time? Twenty years was very short but as you can see ten years or six years has gone by and this is where we're at today, imagine just a year for us to accomplish something it's going to be a challenge we need to shift our focus to try and accelerate some of what could be (inaudible) capacity for us and this organization. Other than that I thank you very much I hope you would reconsider perhaps maybe something a little long term for us so we can continue this forever. Thank you.

Acting Chairwoman Pika Fejeran: Thank you. Any of the commissioner have any comments or questions?

Vice Chairman Joseph Cruz: Do you have the Agreement for 2006? How many years is that Agreement?

Administrative Director Michael Borja: It was for 20 years, (inaudible) with an add in to renew every 5 years and first option for 2011 the option to renew was not exercised and so they did not have any standing to renew that License Agreement because it's already expired. So that's why we gave them a grant of access to the end of January because there was a pending legislation that was going to make some changes and until we knew what that bills final outcome was, which would have been before the end of December it

would have given us another month to determine what we had to do and who we had to (interrupted).

Vice Chairman Joseph Cruz: (inaudible) the renewal?

Administrative Director Michael Borja: First renewal was 2011.

Vice Chairman Joseph Cruz: and that's the same time you got the permit for the project? So all this things that you got here from Building 1 to Building 9 are on that permit? How many of those permits has been given (inaudible).

Ray Arceo (Chief Hurao Academy): Just one.

Vice Chairman Joseph Cruz: Which building?

Ray Arceo (Chief Hurao Academy): Building no. 5

Vice Chairman Joseph Cruz: So you are only authorized to use one building under that permit?

Ray Arceo (Chief Hurao Academy): Yes sir. That was the only one at the time that was (inaudible).

Vice Chairman Joseph Cruz: and building 5 is what? Administration?

Ray Arceo (Chief Hurao Academy): Yes, that's the administration before the Inadahen I Lina' La'.

Acting Chairwoman Pika Fejeran: Is that the same as our building number? Building 5 right now is for a Guma Pauhau Museum.

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): Let me just clarify. Mr. Cruz, I can see (inaudible) at some point this is when we got into (inaudible) come to the table. Chief Hurao Academy kind of pulled back a little bit after being involved because there hesitation to follow the plan even though we had the board (Inadahen L Lina' La' Board) agree that this is what we're going to follow and so you know, between occupancy permit and really getting in there and doing the ground work all of this some of the members weren't in agreement to follow this kind anymore and we knew we need to do things legally with Ray representing us. And so when the troubles came we just have to kind of pulled back and we allowed them run it through the years and that's where we (interrupted).

Vice Chairman Joseph Cruz: But the lease agreement was reviewed or them?

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): With them. And so just to be clear I was wearing two hats so as a CEO and President of Chief Hurao Academy and I was also the founder of the Inadahen I Lina' La' which they approached Hurao to fund, they

asked me to fund Inadahen I Lina' La for particular reason of this project. So we went onboard with them to do this and as we went through, you know, like everything in life disagreements happen and so we thought it would be better to move, just be quiet, step back and let them take care of it. And so through time I guess all the admin's staff that was need to happen didn't happen and so here we are. It was bought back to me because I believe trying to have new election officers but then it didn't go through and came back to me so I'm back on board again and I figure okay so having a talk with Ray Arceo (Chief Hurao Academy) we just have to take it back and you know take care of it for our people (inaudible) you know what we can, what is left (interrupted).

Vice Chairman Joseph Cruz: I understand that but that's an internal issue that you guys have. You're coming to the board to give you again a concurrence of resetting the same conflict the same master plan that you guys have 20 years ago, 16 years ago. So what can we say, you used to say is going to go through? Was the Master Plan amended, revised based on the affordability of who can sponsor what? Because what I hear from Ray is a projection of sponsorship. We cannot bank of that to complete the project.

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): So here. If you allow me to just finish up. This was just giving you the history. So going forward in our reorganization, these are some evidence of the work done by Chugach and history that Ray was presenting. So in our letter to you now since we weren't able to renew (inaudible) and reorganizing now we are putting in a letter, a request for agreement to reserve the property for Inadahen I Lina" La' to give us this one year and have the timeline to accomplish these things. So here from February beginning now, because the temporary access ended January 31st. From February to December 2017 we beginning already (inaudible) to begin to organized to meet the required provisions for the cultural center according to the DCA law set above and be prepared to submit the application for this before the year's up. So this is where we're at now we're trying to submit a reservation for the property for us to continue. Going forward no. 2. Continue operations of the Sagan Kotturan Chamoru making operation improvements as necessary so there's things you know coming back that we need to straighten out as far as operations (inaudible) so that we're able to (inaudible) that's what we are working on now, we actually, and I think this is a good time to mention that we have a new board on in additional to the original 3 that you've been seeing so I like to mention it now so we got for the community side, we got the vice mayor, Mr. Ken Santos he is on board now.as a board member, Mr. Peter Duenas, who's here now, he's representing Micronesian Chef's Association also. He's got something really big that he's going to bring to the table with his organization as he's on board now, and Ms. Celina Onedera, she currently works for the legislature so she has a lot to bring also in her in research and things legally so right now we are just reorganizing and this is where we're at.

Administrative Director Michael Borja: Where in the legislature?

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): Celina? She does secretarial. Yes. She works under B.J. yea. And then no. 3. We towards revising and cleaning the original Master Plan for Sagan Kottura Chamoru as needed so this Master Plan that Ray presented to you is what we had plan back then but now coming back

because there are some changes. No. 5 as you noted that it's now (inaudible) so there are some changes that had been made while you've been away (inaudible) We're collecting all the house leaders now to talk about this to reorganize and see how we can follow this because that was the problem in the beginning is that they weren't willing to do everything to abide by the correct Occupancy Permit. Just thinking to do everything off record, but we're now here, we're going to reorganize, we're going to take every SOPs that we got from every house leader now that's exist up there and we're just going to work it from there and that's why we're asking for just one year to do this. And no. 4, update, revise and implement the original Business Plan that incorporate this time. Actually, we were doing it already but, seriously, cooperative with other partnering organizations and local artist from the various disciplines of the Chamorro art and with that said I have Mr. Peter Duenas here who I'd like to invite to give a testimony on what he can bring to the table to this Business Plan and also Dona who's going to represent TASA. So these are the organizations that are with Haya is not represented today, Ms. Zita Pangelinan, but these are the three major organizations or four with Hurao working with Inadahen I Lina" La' to try to make this happen.

Acting Chairwoman Pika Fejeran: So going back to Commissioner Joseph Cruz question, I'm a little foggy on the building permit and the occupancy permits.

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): Not every building had an occupancy permit so we were working towards that back then when we left the project. Only (inaudible) got an occupancy permit. Right now there's people in those home right now so we're trying to rectify that's what we're visiting in this reorganization.

Acting Chairwoman Pika Fejeran: So that would be part of the . . . sorry if you can go back no. 2 maybe Operation, would that be here.

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): Operational improvement and also on the Business Plan, I think it's on no. . . well Master Plan, it's part of the Business Plan, it's going to cross over 3 and 4.

Administrative Director Michael Borja: Just to enlighten you this Reservation Agreement is not a lease and is specifically would say that and it says that in the GAR it is not a lease and to perceive with many of the things that we need to do to get a Building Permit and Occupancy Permit they have to have a lease so the intent of this reservation agreement is to get them to have a plan put together and to demonstrate the financial ability to carry out and complete the propose plans and that's what's necessary for them to do during this period of time while we also then engage in the creation of the lease because this lease is different than any other lease, it will require not only the Attorney General's review and the Governor's signature but ultimately also the concurrence by law, by the Legislature to approve that lease.

Vice Chairman Joseph Cruz: What is your status now with the current permit? Can that permit continue with the reservation? Because he has an existing permit that hasn't been completed. So either you continue that, going in, you start the same thing or you go in and amend the permit to reflect any changes of the individual uses.

Ray Arceo (Chief Hurao Academy): Yes which is your last comment, now, to answer also your concern all the blue prints have been approved but there's only one building which is Building No. 5 that went forward with respect to the actual renovation. Building no. 5 and that permit is here. So the occupancy for the rest there's none but the blue prints have been approved throughout the agencies except for just Building no.5 that was granted the occupancy.

Administrative Director Michael Borja: Commissioner, I don't believe they are allowed to engage in preceding toward a building permit or anything without the lease because the License Agreement they had previously has expired.

Vice Chairman Joseph Cruz: That's the reservation, can continue this permit (inaudible)?

Administrative Director Michael Borja: No, I didn't say yes. But it's not a lease and that's specifically what the GAR says it not a lease (interrupted)

Vice Chairman Joseph Cruz: okay, then my next question how much of your project can you accomplish during the reservation time?

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): Nothing, we can't because. . .

Vice Chairman Joseph Cruz: No but are you going to identify the tasking that you are going to complete within a year? Individual building, one building at a time or until you get your lease together?

Ray Arceo (Chief Hurao Academy): Yes

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): On the last one no. 5, submit quarterly reports of our progress on all these tasks.

Vice Chairman Joseph Cruz: To who?

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): To you.

Acting Chairwoman Pika Fejeran: But this is nothing physical that's happening . . .? (interrupted).

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): No but according to the law we can't build or do anything, we can only go back and start to organize, plan, (interrupted).

Acting Chairwoman Pika Fejeran: (inaudible) documents saying your plans, putting together the financial feasibility.

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): The Business Plan, yes.

Vice Chairman Joseph Cruz: So how much of that time do you need to accomplish so we can execute the lease? It all depends on your terms so what are you completing?

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): Reasonably I think the timeline that we put together is reasonable for now but if we can speed it up, you know, we come to you and you'll see this on our Quarterly Reports that we submit. According to the Reservation of Agreement here on the law it can allow us if you can approve it today, it will allow us one year.

Vice Chairman Joseph Cruz: To reserve or to take?

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): To reserve.

Vice Chairman Joseph Cruz: But on the reservation period?

Administrative Director Michael Borja: The reservation period, that one year is also should also be the time in which you're preparing and putting together the lease.

Vice Chairman Joseph Cruz: That's why I'm asking how much time in that 12-month can you accomplish that?

Administrative Director Michael Borja: My idea behind this is that you might have a one year reservation it's says specifically it automatically expires after that one year, and you know it's not like we'll be operating in a reservation, My goal I hope you (inaudible) to encourage them to enter that lease agreement as quickly as possible so demonstrate your financial ability, have all your documentation, all up to speed and inline, do all the necessary things as corporation or as a nonprofit corporation and your going to be ready to get into this lease and then we can enter into a lease that they must (inaudible). The lease is also pretty specific according to these rules and regs, there has to be water and there has to be power. And as I explained to them in one of our earlier meetings, the need to ensure the safety of all the inhabitants and the visitors are of the upmost importance especially if one of your plans was to have some kind of facility for children that the fire safety requirements are met and to get an occupancy permit you're going to have to go through all those processes anyway. So once they get an occupancy permit I am satisfied that they met the safety requirements. We're not the safety experts but that process does permit for that kind of checks. So that's what's important in this, you know, to get all those facilities to have an occupancy permit so that they can operate because at the end too there's going to need to be some ability to pay for all these things that's why the ability to demonstrate the financial abilities necessary if they're going to be required to have water and power they would have to pay for water and power. If there's a nominal rent that's going to be required which is, I'm just going to guess, about $100 a year, they're going to have an ability to pay that, and you know, whatever salaries might be necessary to engage in permanent employees that might be necessary to operate the facility. However, they may govern it, our job is not to govern it for them. Our job here is to make sure, within that one year, we've engage in a lease agreement for them to go full operation. Otherwise, then we would dictate what we

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want to use that facility as to make it a cultural center and that may mean we go out with an invitation for bid or something and see who might be interested.

Vice Chairman Joseph Cruz: So there's no lease as of today for that site?

Administrative Director Michael Borja: No there was initially a License Agreement. It expired.

Vice Chairman Joseph Cruz: Now, going back to the inspection. He mentioned he had water. Inspection reports, no water, no power on the sign inspection and also the approximate 60 tourists schedule so is there a liability with these 60 tourist, the lease is not even . . .?

Administrative Director Michael Borja: That was the whole issue, I mean, even the discussion that there's going to be a need to be, well, the GAR requires that they have a liability insurance and so that's part of the financial ability to engage and have liability insurance. Is there a problem with them operating it today as it is because of the lack of bunch of these things in place? The answer is yes. Do we tell them to shut it down until they get everything together, you know, I mean? That's a call you can't make or we can just allow them to show us some demonstrated ability for certain safety requirements. But technically, they don't have the legal reasons to be doing anything with the public.

Acting Chairwoman Pika Fejeran: So I know we're here today as a commission to vote on whether to approve this reservation of the cultural center for Inadahen I Lina' La' right. My question is we do the reservation approval and this is the first time I guess I'm reading the cultural center laws, rules and regs. Does that allow granted access and then what is that mean for. . . I know there have been events of the cultural center the last few weeks, big events, what is that mean for those kind of events within this reservation period? I guess I'm just trying to figure out what a reservation approval would mean and. . .(paused).

Administrative Director Michael Borja: The Reservation Agreement means we hold the land for this specific organization for up to one year and then within that time we have to engage into a lease agreement with them.

Acting Chairwoman Pika Fejeran: So that does mean we have to grant them a separate Grant of Access?

Administrative Director Michael Borja: Oh no, we can give them another grant of access or you can allow them to. . . this is not a Lease Agreement and it specifically says that.

Vice Chairman Joseph Cruz: So if we continue in this Reservation Agreement, we authorize them, can we tum around and give them Right of Entry Agreement with condition that they should provide safety and everything else that is on the existing activity?

Administrative Director Michael Borja: And then nothing opens to the public (inaudible) you know, unless there's certain safety requirements met but we won't (paused).

Vice Chairman Joseph Cruz: Just to cover us that there's no lease is out there for these guys to be there, but they are there and we're trying to put a safe guard on any liability that would come down to us with the activities that's going on.

Administrative Director Michael Borja: I don't know. I wouldn't know where to go with that. Without the lease agreement it's tough for them to get insurance but one of the things they have to demonstrate is to have insurance once they get that lease so they need to get insurance quotations now and have the ability to pay for that insurance quotation to be covered. If they're able to get some kind of insurance coverage now for the time being. I mean, this is a typical cultural setup. It's kind of like something like they came first before the designation of the land, right, and they weren't allowed to be there anymore anyway, but they are there. It's almost like the Zoo issue. Legislation told us the cultural center will be there. Didn't say who's going to do it although initially it started that they're going to be the ones but they deferred that to the Chamorro Land Trust so the only thing that we can fall back on is the rules and regs. So that's pretty much our guidance there. You know, they're able to get some kind of insurance to allow the general public, and have the liability to cover for the general public I think that could be one of the requirements we can lay on them in lieu of having a, you know it's a prerequisite leading up to their lease because they are already there.

Acting Chairwoman Pika Fejeran: We have a comment from (inaudible).

Peter Duenas: Can I ask you a question, I'm sorry. Just listening to everything that's going on in terms of if you approve the reservation today and give that one year period does that guarantee a Lease Agreement?

Administrative Director Michael Borja: No.

Peter Duenas: So even if you give us the reservation that doesn't mean we're going to get the lease.

Administrative Director Michael Borja: No and that's one of the things I'd asked for in our discussions is a quarterly update on where you are on moving forward because you know it's kind of like an assessment are you at a point where you should be or we're having a problem and what can you do to get to the point. I mean that is to try to get your guys to get it and make sure that you are in place and everything is all ready to go so that you're going so that you will be able to get this Lease Agreement. Because that Lease Agreement we can't wait until the first year is past and then we engage in it. We actually need to start getting the lease agreement by this summer.

Peter Duenas: The quarterly input, the quarterly updates, even if we by the first half of the year, what would be the process on the lease agreement?

Administrative Director Michael Borja: The big deal is two things it says here, and that is you have the financial resources, it's under the determination of adequacy, the financial

resources to complete the project and your plans. You have plans and financial ability to carry out those plans. Those are two biggest parts. So you go the plans, you're already half way there it's just the demonstrated financial ability to carry out those plans. You will not be able to get the occupancy permit until you get the lease anyway. But at least you got the things ready to go, it's blue print ready and it's ready for building permit if necessary, you have the quotations all already on what's it's going to take to install the electricity and the water and the sewer hooked up and you got the financial backing to do it. That's the kind of stuff that when you have those things in place, you're ready. There shouldn't be no issues.

Peter Duenas: There should be no issues but I guess

Administrative Director Michael Borja: But more than that you have to demonstrate the ability to continue to have the financial (inaudible) to pay for the ongoing cost of electricity and power so you know. Do you have fee structure in place to charge for certain activities, those kind of things. And just remember one of the only financial requirements of the original license agreement was the percentage of the ticket sales for entry that was never provided. So as we move on it will be steps which we're going to say have met the requirements to pay the rent or you have to provide us with additional insurance and we have liability release for your (inaudible) coverage and you have to provide the annual updates on insurance. So those are the kinds of things we're looking at. We're here to try to help you out and move you in that direction. So I'm not trying to say that at the end of one year we're going to say sorry we're out of here. I mean after the first quarter if we're not seeing any progress, but right now the way I see it is you guys have a lot of stuff already in place that will gets you into that first part you have a plan and the second part which is the part you had before but may not have today is do you have the financial ability to conduct those plans and to survive beyond that period.

Peter Duenas: Well, being a nonprofit organization, right, it's really hard to say where the money will come from and where (paused).

Administrative Director Michael Borja: It is and that's one of the big challenges you have for this and I mean I'm not exactly sure where it stands on paying the property tax.

Peter Duenas: That's leading to my next question would be, is there another avenue for us to go down verses having a lease. I mean originally there was a license issued and now we're looking at the lease.

Administrative Director Michael Borja: Actually the license issue that was really not the best avenue to have that didn't really give you the lot of things that you are trying to do today. The lease is actually have to have. Is there another avenue? No because there's no legislation to tell us that and no because the rules and regulations that we have says this is the way we have to go. And fortunate that we have these rules and regs otherwise we probably have a lot bigger delay on what we have to do but you know, is there an alternate to what we have to do have, it difficult without legislation there's really no other avenue.

Peter Duenas: Sorry I didn't mean to kind of go over everything again, it because I'm a new board member.

Administrative Director Michael Borja: That's cool.

Peter Duenas: I kind of want to jump right into it and try to help as much as I can and the reason why I asked the first question is are we fighting for lost cause?

Administrative Director Michael Borja: No, that's why we engage in the discussions. That's why when you guys first came I told them the only hope you have if the commission grants the extension of that license agreement for the option to renew but in fact that was moved because legally it had already expired. So we're beyond that but in the meantime there was pending bill that was going to create this cultural center and originally it says your organization was going to be the user of it but there was all these deficits that had happen. There was failure to do the kind of reports, things like that and that was also the failure to exercise the option to renew. So those things caused them to be moved the organization. But in knowing that you guys have been going on with this despite the fact that there was not license agreement and our inspection report show the place has been kept up and there's still very lively heart and soul in the whole place in lieu of looking out for someone else that wants to do this we will start with you guys first and if you don't want it or you fail to want to do the necessary things to get to a lease agreement then we're going to be forced to do something ourselves and what it is I can't tell you. But do know also that, and this is something that we have to work with, you want to set simultaneously there was another new public law that created the Chamorro Shrine and it will be right next door to you and it was intended to be right next door to you. So how you lay out the grounds we need to discuss because we need to have to define that on a map and we can probably do the survey map and define that road to be a dedicated easement that provide access to the shrine and the shrine can be part of the whole cultural center but it's operated by totally different group.

Annmaire Arceo: May I offer to the commission and Mike I have to say that the decisions here to also fall in line with the requirements by law is a great advocate in our work going forward because what you say here helps us to advocate that to keep things in order you know as a group and so we really appreciate that you offering that we follow all these guidelines that's been a problem in the past so that really helps. And going forward the only thing we can ask for again in a good faith I come back to a faith again to try to help in good faith and again try to make something of what we started to help to you know begin as a plan for our children. You cultural center from day one I step at this table back then down in Agana before the commissioners asking for that property for the children and at the end of the day, *si yu'us ma'ase* Mike that you could see this for that and I'm sure the rest of the commissioners we leave something behind for our children. And so in that effort we reorganizing now I've made great effort to come in good faith and see and give it our best shot and see what we could do to make this happen now.

Administrative Director Michael Borja: and just remember too you're not the only cultural center we have to deal with and that's the reason why these rules and important that the

safety of all the users of all these cultural centers including the ones you guys are going to be able to have as well in the lease, the safety of the individuals in there are paramount. Okay that somebody doesn't build some structure that not safe at all and it collapses, flammable materials that can easily catch fire and people get injured or killed. That's the reason why it's important that you get that occupancy permit because you have to go through those checks with the regulatory agency with the fire department, public works people, EPA, those guys to make sure the public safety is maintained that's the important part but you can't get to that point until you get the lease. The reservations are a good start but don't count in it as a one year lag to move on. You should move toward this lease as far as possible.

Acting Chairwoman Pika Fejeran: Go ahead you can try to talk.

Dona Taitano (TASA): This is my first time to be this kind of board meetings so I'm really nervous. I want to thank Annmarie and Ray for allowing us to come in.

Acting Chairwoman Pika Fejeran: Sorry, can you state your name for the record.

Dona Taitano (TASA): My name is Donna M. Taitano and I'm with TASA. TASA is an organization that began back in 2009 and our goal is to, sorry, we were invited by SKC back in, I believe when they first started, 'I'm a new board member for TASA I just began in 2016 January and we are also in the midst of reorganizing and putting things together. We are grateful for SKC existing because last year in preparation for Festpac we were able to bring Antonio Pialok, who is our master navigator and builder. He built the first Marianas sakman in the past 400 years and we were able to sail it Cetti Bay and in Festpac and we brought her in. Because of him we're going to be able to promote the seafaring culture and hopefully have a school and be able to collaborate with different trades that are up at SKC. The presence of SKC allows TASA to be able to move forward in the dream of providing a no law school for our children as we know it's very difficult for many of our young men to sit in a classroom in a chair learning physics but if they were in a sakman learning how to lash and learning about torch and things like that the impact on them will be a lot greater and they will be able to know that they are valuable and therefore they can succeed. We have proposed activities with House no. 1, we've been managing it as much as we can. There's impression that people have that SKC is a 100 hundred people, but really it's a handful, even less than a handful and they done so well in trying to maintain the place. We've come in to help and also participate in maintaining it. I think we're the last house to come in and put things together. I were grateful that for the past two lunar festivals we've been able to put things in where people can see and participate in carving canoes and experiencing. The house #1 right now, even though I'm just learning, we don't have an occupancy permit yet. We are a 501c, we are in the midst of submitting grants to three of our biggest grant providers in order for us to be sustainable and we have a 20 year strategic plan that we're working with the University of Guam's Community Extension Services to get our program, not just a hangout kind of thing but that it's really going to be something were we're not just having a school on Guam but a school of all of Micronesia for seafearing. As you can see for the purpose on the 2nd column, we've actually started traditional canoe building our Master Salap Tony began it back in 2010? When you first came back, 2011? 2011 and so

the name of the sakman is (inaudible) Guahan and we had the help of Palik Eric to name her properly and not just the typical whatever (inaudible). Because it's the first Marianas Canoe that was built in the past 400 years our Master Navigator made sure she carried the name Guahan, we carried Finegayan because that was where today they call it Finegayan but the original name is Finagajan and we were able to research that through Palik Eric and get that name there so that when she continues her voyages to Rota and Saipan and hopefully down to Yap and other Micronesian islands that she will be, not just the first but perpetuate more canoe building. There's a lot that we need to do to get the place in order. We do have strategic plans and specific steps to do it and I think I'm going to jump in to helping Lina' La' to really get formalize so that they can get the lease because we need them to be able to have the lease so we can continue to do this. My son is 9 years old he's work with Salap for the past year, he's excited about seafaring. For me, if they lose this lease or ability to get the lease, for me this affect my own son and many of the young men that are participating. We have grants that we're going to be working with the Department of Justice to work with young men and older men who are struggling in identifying who they are we're hoping they are getting involve in building, getting their hands there showing they can do something. They can have better citizenship. So we have a lot of plans, we have a lot of people who have great hearts to do it. But I myself work fulltime so being able to come here is gratefully my boss is very understanding. But we do hope that the agreement gets approved and maybe get the lease (inaudible) in there because I'm really nervous about speaking because I have a great desire to promote our children and our culture. I believe seafaring is connected to every house, every trade. And if we didn't have seafarers 4,000 years ago coming to Guam we would not be here and so it's a revival that needs to happen and SKC and House #1 and the Inadahen I Lina' La' and just having Hurao Academy is just making all the puzzles come together and it's a great hope for our future. And I'm glad House #2 is close to me because I like to eat. You know we can get it. I work with the University so I have a lot of connections to help Lina' La and these guys to get connected with other extension agents to get what they need to move forward. As for sustainability we're being supported by the Anna Grants but also being taught directly by these great grant writers who are helping us to be better in writing grants but also help us identify sustainable activities that are still within the 501c requirements and connect with the community. I'm glad I wore my shirt because it's a Guam Home Center and still actually are interested in seafaring, they've been our major sponsors and they want to continue it and it's not just seafaring but connecting to everybody else and its true meaning to get our things together so we can show it. But I'm not worried about the cash flow. I'm so not worried about the cash flow because just last week or two weeks ago when we had the Lunar Festival there was nothing in my account to be able to put out a feast but next to House #2 was House #1 and we had the *chahan* and we were able to fed people like I don't know how we did it but people came out and people are interested and they want to revive the culture but more than that they want to be able to sit down and say, we're family. And I think that was being promoted in the Lunar Festival and Mes Chamorro coming up we're already preparing for how are we going to make it accessible for field trips and things like that. So I'm kind of concerned that we're not supposed to have people there so I'm like how can we get it.

Acting Chairwoman Pika Fejeran: If I may, thank you for your presentation. I feel your passion all the way over here and I appreciate it and I fully agree that this is only going to work when you are joining forces with forces with Hurao who is joining forces with Inadahen I Lina' La' but I do want to bring it back to this reservation right, because this is a matter at hand today. But I'm looking at the letter that was submitted and I think, I mean, from #1 through #5 on what you are working on I think they are good but I would like to see is a lot more focus on what needs to be done during this reservation period because the first one begin organizing to meet the required provisions for a Cultural Center according to the law. We learned today, I learned today what that requirement is and that requirement is one to show us your plan. You showed us plans but they are outdated, maybe they are little bit old, if you would have to take those plans and put it in a way to present to the commissions how you are going to implement it because I don't expect that we're going to hand you the lease and you're going to go and implement that plan from start to finish. I image it would be a phased approached maybe. And with that plan on how you are going to implement it we're going to need to see how the financial side of how you actually see that happening. And I think that should be your focus. And I guess that ties in with no. 3 and 4. And then giving us the quarterly report on how your work on that plan is going and how you are going to implement it and that kind of brings us to no. 2 continue operations of Sagan Kotturan Chamoru making operational improvements as necessary. You know I didn't know there was a Lunar Festival up there and I do know SKC is, I feel like it kind of already is our Cultural Center it's just not legally a Cultural Center because you don't have a lease and your Right of Access expired two days ago so technically nobody should be up there. Right? And because there is no liability insurance that is up there that you know the Chamorro Land Trust if anything were to happen those of us sitting here will be held liable. And for this next year, you know if operations are continuing up there #1, that puts a liabilities on us and #2 that takes you all away from actually getting done what needs to be done what needs to be done to attain this lease. You see what I'm saying? Nobody lives up there? Okay.

Annmarie: Not that we know off.

Acting Chairwoman Pika Fejeran: Nobody should live up there. Are they out houses if there's no power and water?

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): There is water. I don't know why it was said in the inspection that there's no water because there's water up there.

Dona Taitano (TASA): He could have gone on the day at House #1 where we turn off the water so if you turn on the faucet you would know. . . only cause we try to control any possible leaks that is going on.

Acting Chairwoman Pika Fejeran: So do all the houses have water?

Dona Taitano (TASA): All the other houses have water.

Acting Chairwoman Pika Fejeran: So upon coming back I hear you we too are just coming back in just two months now from the last meeting that we met with Mike and so we've done a lot of reorganizing we're finding out what's going on now how to move forward and still the letter I presented today only address what our last meeting with Mr. Borja was and you know just maybe the possibility of the reservation of the property and see how to move forward. And so in the meantime all of this happening through time until the end of the grant access in January 31st we didn't know either how to proceed until we got with Mr. Borja's recommendation that possible to submit this agreement to reserve so before that now that we know, I mean, whatever decision you make also is going to pave our way forward so this is why what I presented on the letter is possibly what we could do at this point and we're going to hit the ground running. We've been hitting the ground running for the past three weeks and now we got the new board members on, new players, you know I'm definitely putting my foot down to get organized and bringing in other organizations so that we can work together. Starting new reorganizing all the point that you see before you is what I saw as lead to be able to bring this. In the next three months our first quarterly report is going to definitely hit all the things on what's being asked on the law. Peter and Donna and also the Haya Foundation right now with Hurao are the main organization working with I La'la'. And in our next board meeting which is going to take place on Monday that's when we really sit and just hash all this out and we will be able to do something to you. After today, otherwise we didn't know what's going to happen after the grant access to (paused).

Vice Chairman Joseph Cruz: On the maintenance or the activity by staff, how many personnel are we looking at during the day up at the site?

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru) (Inadahen I Lina'la' Kotturan Chamoru): Approximately 15-20 people.

Vice Chairman Joseph Cruz: and then in addition to visitors you average about a hundred people on each visit?

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): Depending on the days, more of the weekends. On a Saturday they are closed on Sundays.

Acting Chairwoman Pika Fejeran: Is there like a contract you have with the tour co.? What does the tourist do, they just get bused up there and walk around?

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): They are not really bused up there rather than just driving up and if there's a bus that comes up it's very rare right now, there's no contracts or anything going on with tour industries. They just come because it's there and whoever hears about it and so they come up so from what I know there's no one hundred visitors per day probably on the weekends we'll reach close to that number at this point.

Vice Chairman Joseph Cruz: So the approximate sixty tourist are not at one time, it's a staggered.

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): Yes, staggered. Very staggered. And it's just the school visits. There's a lot of school visits, there's been a lot of frequent school visits from what I know recently and so they come up there and I guess they go through . . . they bring them to each house, educating them and there's also with whatever activities they have, the weaving, demonstrations that's what I know.

Vice Chairman Joseph Cruz: and what type of security you guys implement on the site.

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): There's no actual fencing at all. Back then before we left there was a fencing started that Ray had organized but we didn't finish. Another area of security that I'm trying to address right now will address on Monday's meeting is they are calling (paused). Because there's been break-ins and when we talk about security also in that end the current board members that weren't able to be present today have informed me of my coming back that there's one resident that stays up there for security purposes and they are calling him an artist residence and that's how they do it without having to pay any extra money.

Administrative Director Michael Borja: Which House is he living in?

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): Ahhh! I don't know that he stays overnight but I know that he stays there most of the time. So that's why I'm saying that I know off. But I think it's House #6, next to the main house that has an occupancy permit.

Acting Chairwoman Pika Fejeran: So the deadline to enter (inaudible) that the six month period, director, is after the end of the reservation period? So after the end of the reservation period if we don't issue out the leave within six months of the notice. . .

Dona Taitano (TASA): The activities we are going to cease and we're not going to be able to do anything at SKC, is there any way we can, I don't know the rules, is there any way we can have a temporary lease so that we can actually apply for liability insurance and be able to work there and get things done because (paused).

Acting Chairwoman Pika Fejeran: Well, you know what I think I would be able to open to and in order to, what I think you guys need to do in order to get your plans up to date, moving forward, figuring out what you want to implement first, you guys need to be able to be up there to look around and I also understand that it's also home to all these different partner organizations and there's a lot of great work being done up there. My concern is inviting the public in the masses for this large events, that's my concern perhaps if you are able to obtain liability insurance to cover those kinds of events then we can we can look at it but as in operation right now when anybody can just come up and enjoy themselves I would recommend that this reservation if approved would allow only Inadahen I Lina' la members and partner organizations to be up there. That would be my concern, because again you know you guys are working to put on these event that means you're not working to get together the documents that we need.

Dona Taitano (TASA): If we are able to get all the paper work in and the next six months rather than a year?

Administrative Director Michael Borja: Oh yea, that's the goal (inaudible) by the end of this month. The only thing you got going right now is just showing your financial ability to be able to do this thing but you know kind of mentioned there are grants and stuff. That's a demonstrated financial ability to pay certain activities. There's a group of you, you're almost like a coop and there's a mother organization that's keeping the coop organized and that would be. . . I think as the commissioner's agree I think what would be best is there's a way you guys can demonstrate have insurance, the minimum required insurance to cover for the area for liability and injury then the operation of the facility should continue to go on to carry us through the lease, at least you're covered.

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): So then does that mean if we can demonstrate to you (inaudible) within the next week because I can see doing that within the next week if we do that. How would we. . .because we would need justification to the insurance company. So how can we do that? How can you help us to do that? Would it a temporary lease or a (interrupted).

Administrative Director Michael Borja: No, we can give a letter of attempt for example. Well, actually this agreement to reserve with the grant of access and a resolutions from the commissioners that indicates our intents to offer a lease based on the completion of the requirements lied out in the rules and regs and here's the governing land that you'll be able t use and you have the Grant of Access that's going to cover no more than one year and it expires upon the execution of the lease agreement.

Ray Arceo (Chief Hurao Academy): Now with the documentations that will be provided from your office I believe that would suffice to get us the insurance coverage and then the next step to that is to revisit the actual facility again to ensure that we can go ahead and complete the fencing because that's the next step to safety to be able to provide that.

Vice Chairman Joseph Cruz: I don't think the fencing is the issue here. The security of the site is the (inaudible) physical guard to prevent vandalism. In the event because you are not authorized there now as we speak so I'm just asking that to prevent or protecting your investment there now. Who's there, what kind of security do you have, that's what I'm saying, not to tend the whole property.

Ray Arceo (Chief Hurao Academy): Well for the most part it's just that. The people were present, just the people were present. The organization, whoever is the last one to leave is actually your security personnel for the end of the day, whoever comes first is your security personnel for the beginning of the day. We don't rely on our customers to have to do that.

Dona Taitano (TASA): Would it be possible if we can get a security agency to sponsor security for the place and at the meantime.

Vice Chairman Joseph Cruz: No, the security part is your responsibility, you have asset there that is not authorized because your lease expired. Now my concern is that if we were to allow you with the reservation agreement we're going to put condition on it so that our liability will not be jeopardize. That's my concern.

Ray Arceo (Chief Hurao Academy): The insurance agreement will specify the organization responsible and that would be the protection for the Land Trust. For other words, we've already obtained the insurance policy that actually specifies Inadahen I Lina; la; or even Chief Hurao Academy for that reason to be fully, solely responsible for the in the event that something does occur, God forbid, that facility that the insurance coverage will cover and then plus it will be the responsibility of the organization not the Government agency.

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): That would be in the stipulation of the temporary grant access. Like you said, you give us the reserve with stipulations of whatever you wish and then we should just abide by that.

Ray Arceo (Chief Hurao Academy): And then we will follow through with all the necessary due process to ensure that if something does happen that we would complete our end.

Administrative Director Michael Borja: So typically a grant of access is just allow you to go to in to the land and do your due diligence to do the kind of survey done, do some kind of clearing in fact for the rules and regs which allows you to (inaudible) reservation agreement actually allows you to go to the property to clear the land and so you know what you got to work with and you can make your plans. Kristan, you have anything? But you know, the condition on our grant of access which will allow you to operate will be that it's the only time you can use it for public event and then grant of accesses with proof of insurance and so as soon as you get the proof of insurance, and you get the grant of access you can begin public activities.

Anna Marie Arceo (Inadahen I Lina'la' Kotturan Chamoru): I know in the past I looked into the insurance when we were still active and we had a choice to do two things: Insurance at a liability to do just daily operations, where x amount of people are on the property moving around and it covers that and then, insurance at a higher rate or another kind for events specific and so I know I've inquired about that and I know they exist. It's just a matter of us deciding what we're going to execute.

Administrative Director Michael Borja: The rules spell out and I guess my pages cut off, it didn't continue on, but it does spell out the actual amounts of the insurance coverage. It's kind of low, today's standards you start off at a million but the amount listed I think is about half a million.

Ray Arceo (Chief Hurao Academy): It's interesting how you mentioned a million because that was the same discussion the last board meeting and it was brought up roughly about a million dollars.

Administrative Director Michael Borja: Our lease agreement could require more because you're actually in activity that's actually different than let's say some cultural center where it's just a gathering place for them to celebrate activities on holiday period. Whereas you guys are actually engaging in activities on a day to day basis. And there's occupation there on a regular basis.

Peter Duenas: The insurance company will tell you on what requirements would have to be. They will do a survey on what you are doing and I think more insurance companies in Guam are familiar with SKC so they're going to see all the potential areas that needs to be covered.

Administrative Director Michael Borja: and it's also good to know that over the last ten years there hasn't been any known incidents. We got to make sure we're all covered and the normal business norms that have to take place have to take place. And I think that's where you guys were trying to go along anyway ten years ago and through personality conflict someone's business norms was not someone else's business norm and that's too bad but the fact of life on how you have to operate in today's world. There are certain reality that we have to deal with and insurance is definitely one of them.

Acting Chairwoman Pika Fejeran: I think I'm ready to hear a motion. Actually, Kristan you have any input on the liability.

Kristan Finney (Legal Counsel AG): No I think you (inaudible).

Acting Chairwoman Pika Fejeran: Ready to hear a motion.

Vice Chairman Joseph Cruz: I'll make the motion. I move to approve the agreement for reservation on Inadahen I Lina' la' with a condition or subject to no public activities during this period of agreement. And also to approve the maintenance of the building as it is now but not public activities at this time until the lease is. . .

Administrative Director Michael Borja: not even with insurance?

Acting Chairwoman Pika Fejeran: Okay, discussion. Public of they do want to have an event they obtain the proper liability insurance to cover and then they have to show us the insurance policy and get our approval prior to the event?

Administrative Director Michael Borja: or just the public activities only once insurance is obtained. No public activity without insurance.

Acting Chairwoman Pika Fejeran: and a grant of access for Inadahen I Lina'la and their partner organizations that are already up there.

Ray Arceo (Chief Hurao Academy): okay for how long?

Acting Chairwoman Pika Fejeran: for the length of the reservation period.

Administrative Director Michael Borja: Length of the reservation or approval of the lease agreement whichever comes last.

Acting Chairwoman Pika Fejeran: I do want to remind you that what you should be working on is an implementation plan for the plans you have now. An implementation plan along with financial backing for that plan that should be your focus.

Annie Arceo: Madam Chair *si yu' us ma' ase.* For this meeting today (inaudible) and just like the last meeting that was made to lead us to know where we need to go with this, we feel that this will help us in organization to move forward. Tough love is good. Tough love is good and we realize that and it will only help us also as board members to move forward, to like I said updating, correcting matters, revising whatever we need to do. This is going to help us so may I ask that I know that you are saying or ruling that there's no public access I'm going to have to hold an emergency meeting just to let you know because right now they don't know as we speak as so this is the ruling for today that. . .

Acting Chairwoman Pika Fejeran: We actually haven't voted for it yet. We're almost there. Further discussion?

Administrative Director Michael Borja: Just be clear. No public activity without insurance. Grant of access for reservation period or until the lease is approved so based on the outcome of this motion we also want to have a Resolution to this effect that falls into place all these activities so its duty covered. The resolution should agree to grant the reservation agreement we actually have a form reservation agreement and we'll do that approves the reservation agreement so once this is all done then we'll get in touch with you guys for signatures.

Acting Chairwoman Pika Fejeran: All in favor say aye.

All: Aye

Acting Chairwoman Pika Fejeran: Motion moved.

VI. NEW BUSINESS

1. Yigo Land Transfer (Baldwin & Yigo MPC)

Administrative Director Michael Borja: This is an issue with two individuals on a piece of land that were released land that belong to the Yigo Mayor and our hope is to get that land transferred over back to the Yigo Mayor's administration and Yigo mayor wanted to have the piece of property to be used up in the Mount Santa Rosa area for his use. The issue with Mr. Baldwin is just as he's already engage in getting a loan to construct his home in the same place and the only thing pending is the lease. Right? The only thing pending is what?

Chamorro Land Trust Commission

(Kumision Inangokkon Tano' Chamoru)

P.O. Box 2950 Hagåtña, Guåhan 96932 Phone: 649-5263 ext. 435 Fax: 649-5383

[redacted]
Executive Director
[redacted]
Deputy Executive Director
[redacted]
Secretary/CLA Trustee Alternate
[redacted]
Chairperson
[redacted]
Vice Chairperson
[redacted]
Treasurer
(Vacant)
Commissioner
Michael J.B. Borja
Administrative Director

February 6, 2017

Ms. Anna Marie B. Arceo
President, Inadahen I Lina'la' Kotturan Chamoru, Inc.
PO Box 4157
Hagatna, GU 96932

RE: Your January 23, 2017, Letter of Request for "Agreement to Reserve" Lot 5173-1-R2NEW-4, Municipality of Tamuning, as a Chamorro Cultural Center

Hafa Adai Ms. Arceo:

At the February 2, 2017, Chamorro Land Trust Commission (CLTC) board of commissioners meeting, the commissioners, by an approved motion, accepted your referenced letter to reserve Lot 5173-1-R2NEW-4, Municipality of Tamuning, for the use as a Chamorro Cultural Center by your organization, Inadahen I Lina'la' Kotturan Chamoru, Inc.

The CLTC will further memorialize their motion accepting this Agreement to Reserve request with a board resolution and with a Right of Entry document. As specified in Title 18, Guam Annotated Rules and Regulations (GARR), Chapter 1, Article 5, the following conditions shall apply:

1. §1507. Application Fee. An application fee of One Hundred Dollars ($100.00) must accompany each application. The fee represents the reasonable expenses of the Department in processing the application.

2. §1513 & §1514. Proof of Eligibility & Criteria.

    a. Status as a Non-Profit Organization

    b. Tax Exempt Status

    c. Culturally-Related

    d. Title to or Use of Other Real Property

    e. Condition of Property Under Use Permit

    f. Contact Person and Address

    g. Intent to Construct

h. Financial Responsibility. The applicant must show its ability to finance the construction of improvements and to pay the rental value of the property. Proof may be shown by the applicant submitting the applicant's financial statements, preferably audited, for its immediately preceding two (2) fiscal years. If applicant is required to pay income taxes, the applicant shall submit a copy of the return filed for the last two (2) fiscal years.

3. §1520. Reservation Agreement

a. Automatic Termination After One Year. The Agreement to Reserve shall automatically terminate one (1) year from its effective date.

b. License to Clear and Grade. The Agreement to Reserve shall give the applicant the privilege to clear and grade the property so reserved, at applicant's own risk prior to entering into a lease. In this respect, the applicant is permitted to cut, detach, remove, burn, or otherwise clear and take away from the property all standing or fallen timber, crops, vegetation or growth of any kind whatsoever, and to grade the property so long as all required governmental approvals are first obtained. In no event shall applicant cause or allow any construction, development or improvement of any type or nature whatsoever to be built on the property, nor permit any waste, nuisance or dumping. Should the applicant not enter into a lease, then in no event shall the expense of any clearing or grading undertaken by the applicant be considered an amount owing by the Department of Land Management or the Chamorro Land Trust Commission to the applicant.

c. Reservation Not a Lease. The Agreement to Reserve is a limited act preliminary to the lease designed to reserve the selected area of land. By no means should the Agreement be interpreted as a lease, nor does it grant any rights to the applicant as a lessee.

4. §1521. Requirements of Entering into Lease. Applicant must submit the following prior to the automatic termination of the Agreement to Reserve:

a. Conceptual Plan. A conceptual plan depicting the reserved property's development as a cultural facility shall be submitted in adequate visual detail showing the improvement or improvements to be constructed, with landscaping, from all angles. The plan should include a sketch showing the location of the improvement or improvements on the land, and a sketch of the floor plans or proposed building layouts with

approximate square footage of floor area, the proposed parking area and, *if required*, any loading areas. The visual drawings should be accompanied by a written summary of the development. This conceptual plan need *not* be as detailed as an architect's or engineer's blueprints, *unless* desired, but should be professional in appearance.

b. Statement of Costs and Funding. The eligible applicant must also submit a supporting statement, in sufficient detail, concerning the approximate cost of the development, the proposed contractor's name and license number, and the development's financing method or source of funding.

5. §1531 (h). Covenant Against Gambling. The applicant shall covenant that no gambling activities will be conducted on the property.

Finally, due to the unique nature of this request to reserve this parcel of property and because your organization already occupies and uses facilities on the property, the board of commissioners do not desire to halt existing activities until a lease is issued. However, they determined that no use of the land shall be for the use by non-members of the organization or the general public until Liability Insurance is obtained by your organization. While this requirement is not specified in the GARR, it is nevertheless, a requirement specified in other similar leases managed by the Chamorro Land Trust Commission. Therefore, the following insurance is required:

> Maintain in effect throughout the term of the Agreement to Reserve, personal injury liability insurance covering the premises and its appurtenances in the amount of at least One Hundred Thousand Dollars ($100,000.00) for injury to or death of any one person, and at least Fifty Thousand Dollars ($50,000.00) for any one accident or occurrence, and at least Fifty Thousand Dollars ($50,000.00) for property damage. Such insurance shall specifically insure Inadahen I Lina'la' Kotturan Chamoru, Inc. against all liability assumed by it hereunder, as well as liability imposed by law, and shall insure both Chamorro Land Trust Commission and Inadahen I Lina'la' Kotturan Chamoru, Inc. but shall be so endorsed as to create the same liability on the part of the insurer as though separate policies had been written for Chamorro Land Trust Commission and Inadahen I Lina'la' Kotturan Chamoru, Inc.

To assure access to the property, a Right of Entry Agreement will be executed between Chamorro Land Trust Commission and Inadahen I Lina'la' Kotturan Chamoru, Inc. This agreement shall last no longer than the Agreement to Reserve or upon the execution of a Lease Agreement, whichever is sooner.

Attached for your review and your records are the following:

a. Title 18, Guam Annotated Rules and Regulations (GARR), Chapter 1, Article 5.

b. Cultural Center Lease, Instrument No. 879881. Please note that this lease was not fully executed until the Guam Legislature approved it by a duly enacted law.

The Chamorro Land Trust Commission and its staff will work with you to assure a steady transition towards a lease with as little disruption of current activities as possible. I highly encourage your organization to proceed in finalizing the steps necessary for creating a lease agreement. Please do not hesitate to contact me as the need arises.

Sincerely,

MICHAEL J.B. BORJA
Administrative Director

Attachments
1. 18GARR, Ch 1, Art 5
2. Cultural Center Lease

Doc. No. 34GL-18-1921.

Article 5
Leasing of Government Land

§1500. General provisions: Authority.
§1501. Identify and Purpose of Reserved Land.
§1502. Intent
§1503. Interpretation of '*Cultural Center*'.
§1504. Scope
§1505. Grandfather Clause.
§1506. Application to Lease: Form of Application.
§1507. Application Fee.
§1508. Delivery.
§1509. Intake Processing.
§1510. Incomplete Application.
§1511. Application's Effective Period.
§1512. Criteria for Eligibility: Priority of Review.
§1513. Proof of Eligibility.
§1514. Criteria.
§1515. Determination of Eligibility to Lease: Determination and Effect.
§1516. Priority to Reserve.
§1517. Notice of Determination.
§1518. Appointment to Reserve.
§1519. Selection and Reservation: Selection.
§1520. Reservation Agreement.
§1521. Requirements of Entering into Lease: Submittal Required.
§1522. Determination of Adequacy.
§1523. Resubmittals Accepted.
§1524. Preparation of Lease.
§1525. Disqualification.
§1526. Miscellaneous Provisions: Notices to Application.
§1527. Notices to Department.
§1528. Applicant's Authorized Representative.
§1529. Change of Address or of Authorized Representative.
§1530. Reapplication.
§1531. Lease Terms: Significant Terms.
§1532. Approval of Attorney General and *I Maga'lahen Guahan.*
§1533. Concurrence by *I Liheslaturan Guahan.*

§1500. General Provisions: Authority. These guidelines are promulgated pursuant to the rule-making procedures of the Administrative Adjudication Law, which provide at §9107 of Title 5 of the Guam

Code Annotated that the meaning of *rule* includes any 'procedure or requirement of any agency ... interpreting, supplementing or implementing any law enforced or administered by it ... .'

§1501. Identity and Purpose of Reserved Land. Pursuant to Public Law Number 22-18, the Department of Land Management ('Department') reserved twenty (20) acres each from Lot Number 10120-R16 in Dededo, Guam, and from Lot Number 480 in Agat, Guam for the purpose of establishing a '*cultural center*.'

(a) Lot 10120-17, Dededo, Guam. The twenty (20) acres which were reserved from Lot Number 10120-R16, Dededo, Guam have been parceled out of Lot Number 10120-R16,Dededo, Guam and the parceled lot is identified as Lot Number 10120-17, Dededo, Guam. The Department does *not* intend to subdivide Lot Number 10120-17, Dededo, Guam, but has instead surveyed a portion of Lot Number 10120-17, Dededo, Guam and has established within the surveyed portion, areas which are suitable for leasing. Each area to be leased is 20,000 ± square feet, as shown on Land Management Drawing Number 14-97T632, recorded under Document Number 572938 in the Records Division, Department of Land Management. Water and electricity are *not* available on Lot Number 10120-17, Dededo, Guam, but within one hundred feet (100') of its southern boundary.

§1502. Intent. These rules are intended to provide a suitable amount of government land for leasing to qualified and eligible applicants, which are non-profit organizations and which plan to develop a '*cultural facility*,' as the term is used in these rules, within the time allotted, and which applicants show the capability and responsibility to do so. Public rights of way have been planned to give each area to be leased a means of ingress and egress.

However, all expenses for any development, including utility infrastructure not already available, are the sole responsibility and expense of the applicant or lessee.

§1503. Interpretation of '*Cultural Center*.' The legislative history of Public Law Number 22-18 indicates that the term '*cultural center*,' as used therein, was meant to be the same as used in the Guam Land Use Master Plan, or *I Tano'ta Plan*, as it is commonly known, ('Plan'). The Plan, which became official on April 18, 1998, *however*, does *not* define '*cultural center*' into the terms '*club*,' '*clubhouse*,' and '*private club*.' For purposes of these rules, the term '*cultural center*' shall have the same meaning as the term '*club*' defined in the Plan.

§1504. Scope. Section 3 of Public Law Number 22-18 contemplates that land reserved by government entities are either: (a) for development of long-term government facilities, (b) for parks and the like, or (c) for commercial leases to private interests. In accordance with §3(b) of Public Law Number 22-18, the Department will prepare a conceptual plan for the twenty (20) acres of reserved land in Dededo and for the twenty (20) acres reserved from Lot Number 480 in Agat, Guam depicting their full development as cultural centers in which long-term cultural facilities will be built. The conceptual plan will include any land leased in accordance with these rules. These rules contain the procedural guidelines for leasing land to applicants who wish to build cultural facilities at their own expense.

§1505. Grandfather Clause. Some legitimate non-profit organizations occupying or formerly occupying the Harmon cliff line area are *not* culturally related clubs. Notwithstanding, they may apply for a lease in accordance with these rules, so long as such non-profit organization plans to develop the leased property for its regular activities, the planned development represents a use harmonious to the rest of the area's use as a cultural center, and so long as the planned development is *not* in conflict with any other applicable law. *However*, in order to enter into a lease, any applicant grandfathered in pursuant to this rule must nevertheless meet the other eligibility criteria set out in Chapter 3, below, and must make adequate submittal as required by Chapter 6 of these rules.

(a) Background History. During hearings on the bill, which became Public Law Number 22-18 before the 22nd Guam Legislature's Committee on Housing and Community Development, the Department testified that a part of the twenty (20) acres of land in Dededo or Agat reserved for cultural centers was intended for the relocation of the legitimate non-profit organizations occupying the Harmon cliffline area.

(b) Interim Limited Land Use Permits. The Department considered the time required for these rules to undergo the Administrative Adjudication Law's rule-making procedure, and also the need of some of the Harmon cliffline non-profit organizations to have some limited use of some land for their immediate general purposes. Because §3(a) of Public Law Number 22-18 authorizes temporary uses of reserved land, guidelines for the interim temporary use of a portion of Lot Number 10120-17, Dededo, Guam, by means of limited land use permits were set by Executive Order Number 98-13. These rules recognize that such temporary use may *not* impede, delay or in any way interfere with the leases to be given pursuant to these rules. No entity with a limited land use permit, which shall apply for a lease in accordance with these rules, shall be given priority or special consideration contrary to these rules.

§1506. Application to Lease:. Form of Application. Applications shall be on forms prepared by the Department, which are available from the Department's Land Administration Division located on the third floor of the building at 855 West Marine Drive in Anigua, Guam.

§1507. Application Fee. An application fee of One Hundred Dollars ($100.00) must accompany each application. The fee represents the reasonable expenses of the Department in processing the application.

§1508. Delivery. Delivery of the application to the Department may be by personal, hand-delivery to the Department's Land Administration Division on the third floor of the building of 855 West Marine

Drive in Anigua, Guam, or by mail to the Department's Land Administration Division at Post Office Box 2950, Hagatna, Guam 96932.

§1509. Intake Processing. The Department shall review all applications immediately upon receipt, in the order received, to determine only whether they are complete and have the required documentation attached. Consideration of the applicant's eligibility will be at a later time. Only completed applications shall be stamped received with the date and time, and initialed by a Department employee. The application fee shall *not* be received, nor processed by the Department, *unless* an application is complete.

§1510. Incomplete Application. An application is considered incomplete and contains insufficient information *if* any question is *not* answered, *if* any blank is *not* filled in as required or the appropriate documents are *not* attached.

(a) Rejection. Incomplete applications shall be rejected and returned to the applicant *immediately* by mail to the address of the applicant, as indicated, or *if* the application is delivered in person, immediately to the person so delivering. The full application with all attachments, including any fee, shall be returned as though no application had been made.

§1511. Application's Effective Period. The applicant's authorized representative is required to certify the truth of certain statements the applicant makes in the application. Based upon these certifications, the application is considered good for only one (1) year from the date the certifications are made. *If* the applicant does *not* enter into an Agreement to Reserve, as provided for in Rule 5002, below, within a one (1) year period from the date the application is signed by applicant's authorized representative, then the application becomes stale and the applicant must reapply in accordance with the terms of Rule 7005, below, *if* applicant still desires a lease.

§1512. Criteria for Eligibility: Priority of Review. Completed applications will be reviewed for eligibility and acted upon by the

Department in priority of receipt of the application, as such priority is provided for in Rule 2004, above.

§1513. Proof of Eligibility. An eligible applicant must possess all of the qualities enumerated in Rules (a) through (f), below, and must submit proof of each.

§1514. Criteria. To be eligible each of the following requirements must be met:

(a) Status as Non-Profit Organization. The applicant must be a legitimate non-profit organization, which shall mean for purposes herein only, an organization that is organized and operated primarily for activities which do *not* directly benefit any individual member, and as recognized by the Department of Revenue and Taxation. Copies of any articles of organization, by laws, association papers or membership agreements shall be submitted with the application, *if* available. *If* unavailable, the application must clearly indicate the reason for unavailability. In addition, a written summary of the following must be provided: the historical background of the organization, its purposes, its significant accomplishments, its chief activities and an explanation as to why the applicant is or should be considered a culturally related non-profit organization.

(b) Tax Exempt Status. The applicant need *not* be exempted from paying income taxes. *However*, a tax-exempt status will entitle the applicant to a lower rental amount on the lease applied for. Therefore, *if* the applicant is *not* required to pay gross receipts taxes, it should submit a copy of its certificate of exemption issued by the Department of Revenue and Taxation. *If* the applicant is *not* required to pay income taxes, the application shall also submit a copy of a determination by the Department of Revenue and Taxation or the Internal Revenue Service indicating that the applicant is tax-exempt.

(c) Culturally-Related. The applicant shall prepare its written summary as described in Rule (a) to allow the Department to make a determination that the applicant's primary activities are culturally-related. This Section is *not* applicable to applicants subject to Rule 1006.

(d) Title to or Use of other Real Property. The government's desired outcome based upon these rules is the development of an integrated cultural center, which is representative of the diverse cultures which co-exist on Guam, in order to promote understanding and harmony amongst them. Thus, an applicant's ownership or lease of any other real property is *not* a consideration in determining the applicant's eligibility.

(e) Condition of Property Under Use Permit. *If* the applicant has an interim use permit as referred to in Rule (a) above, then at the time the lease application is submitted, the applicant must be in compliance with all the terms of the use permit in order for applicant to be eligible for a lease under these rules, and the applicant must *not* owe anything to the Department for any expenses the Department may have incurred on the applicant's behalf under the use permit.

(f) Contact Person and Address. The current mailing address of the applicant, along with the name of an authorized representative, must be clearly indicated. All notices to be sent to the applicant will be mailed to the address the applicant indicates.

(g) Intent to Construct. The purpose of the lease is for the construction of an improvement, or improvements, which are cultural facilities as that term is used in these rules. The applicant must state this intent in writing. Applicants subject to Rule 1006 should describe the improvement planned and state their intent to so construct.

(h) Financial Responsibility. The applicant must show its ability to finance the construction of improvements and to pay the rental

value of the property. Proof may be shown by the applicant submitting the applicant's financial statements, preferably audited, for its immediately preceding two (2) fiscal years. *If* applicant is required to pay income taxes, the applicant shall submit a copy of the return filed for the last two (2) of it fiscal years.

§1515. Determination of Eligibility to Lease: Determination and Effect. The Department shall make a determination in writing as to whether or not the applicant is eligible. *If* upon review of the completed application the Department finds that the submitted application and documents sufficiently prove that the applicant is a legitimate, financially responsible non-profit organization, whose primary activities are culturally-related, and that it intends to construct a cultural facility, *except* as applicant may be exempted by Rule 1006, then the Department shall determine that the applicant is eligible to select and reserve land or lease in accordance with these rules.

§1516. Priority to Reserve. Upon a determination that the applicant is eligible, the Department shall place the applicant's name on a priority list in the order that the applicants are determined to be eligible. An applicant may select and reserve land for leasing in the order that its name appears on the priority list.

§1517. Notice of Determination. The Department shall notify each applicant by mail of the Department's determination as soon as practicable after a determination is made. *If* a negative determination is made, the reasons must be stated in the notice to the applicant. *If* the Department cannot make a determination because the application, which is initially thought to be complete, is later found to be incomplete, then the Department shall so notify the applicant.

§1518. Appointment to Reserve. The Department shall also provide in the notice of determination of eligibility an appointment date and time for the applicant to select and reserve land.

(a) Designated Appointments. The Department shall designate an appointment date and time for applicants in the order that the

applicant's name appears on the priority list of eligible applicants. The Department shall make no more than one (1) appointment in the morning and one (1) appointment in the afternoon of any working day during normal working hours, and the appointment must be at least twenty (20) calendar days from the date the notice of determination of eligibility is mailed.

(b) Time of the Essence for Appointments. All eligible applicants are on notice that '*time is of the essence*' and that *if* the designated appointment is changed or missed, the applicant may lose its original priority status and shall acquire the priority ranking that corresponds with the newly chosen appointment date and time.

(c) Changed Appointments. At the request of the applicant, a designated appointment date and time may be changed to any other date and time available.

(d) Missed Appointments. Eligible applicants who miss an appointment are *not* automatically reassigned another appointment, but must request a new appointment. Any new appointment date and time available may be given.

§1519. Section and Reservation: Selection. At the appointed date and time, the eligible applicant may select any area of land which has been designated by the Department to be a part of the program under these rules and which has *not* been selected and reserved by any other eligible applicant.

(a) Area and Location. The eligible applicant may reserve one of the areas, the size of which is 20,000 • square feet. *If* the applicant convincingly demonstrates circumstances which would require a greater area, then the Department in its sole discretion may allow the applicant to reserve one (1) additional 20,000 • square foot area, both of which must be adjacent to each other. Circumstances which shall justify a greater area and which the Department shall consider pertinent include, but are *not* limited to, the applicant's size in membership, the frequency and type of their activities, their ideas or plans for a cultural

facility, and their financial ability to carry out their proposed plans. From Lot Number 10120-17, Dededo, Guam, up to five (5) acres may be developed for a common area multicultural center.

(b) Site Inspection. Any applicant desiring to view the site is expected to make arrangements with Department personnel and visit the site *prior to* the designated appointment.

§1520. Reservation Agreement. Upon selection of an area of land by an eligible applicant, the Department and applicant shall enter into an '*Agreement to Reserve*'; *provided*, that the applicant is in compliance with all the terms of their use permit, as referred to in Rule 1006(b), above, *if any*, and no sums are owed to the Department upon the use permit's termination when the Agreement to Reserve is executed. The date *I Maga'lahen Guåhan* approves the Agreement to Reserve with *I Maga'lahen Guåhan's* signature shall be the effective date of the Agreement.

(a) Automatic Termination After One Year. The Agreement to Reserve shall automatically terminate one (1) year from its effective date, but subject to Rule 6005(a), below.

(b) License to Clear and Grade. The Agreement to Reserve shall give the applicant the privilege to clear and grade the property so reserved, at applicant's own risk *prior to* entering into a lease. In this respect the applicant is permitted to cut, detach, remove, burn, or otherwise clear and take away from the property all standing or fallen timber, crops, vegetation or growth of any kind whatsoever, and to grade the property so long as all required governmental approvals are first obtained. In no event shall applicant cause or allow any construction, development or improvement of any type or nature whatsoever to be built on the property, nor permit any waste, nuisance or dumping. Should the applicant *not* enter into a lease with the Department for any reason, then in no event shall the expense of any clearing or grading undertaken by the applicant be considered an amount owing by the Department to the applicant.

(c) Reservation Not a Lease. The Agreement to Reserve is a limited act preliminary to the lease designed to reserve the selected area of land. By no means should the Agreement be interpreted as a lease, nor does it grant any rights to the applicant as a lessee. Before the Department gives its final approval, and before a lease with the eligible applicant is entered into, the eligible applicant must fulfill the requirements of the rules contained in Chapter 6, below, and as outlined in the Agreement to Reserve.

§1521. Requirements of Entering into Lease: Submittal Required. In order to enter into a lease or the reserved property, the eligible applicant must submit the following *prior to* the automatic termination of the Agreement to Reserve:

(a) Conceptual Plan. A conceptual plan depicting the reserved property's development as a cultural facility shall be submitted in adequate visual detail showing the improvement or improvements to be constructed, with landscaping, from all angles. The plan should include a sketch showing the location of the improvement or improvements on the land, and a sketch of the floor plans or proposed building layouts with approximate square footage of floor area, the proposed parking area and, *if required*, any loading areas. The visual drawings should be accompanied by a written summary of the development. This conceptual plan need *not* be as detailed as an architect's or engineer's blueprints, *unless* desired, but should be professional in appearance.

(b) Statement of Costs and Funding. The eligible applicant must also submit a supporting statement, in sufficient detail, concerning the approximate cost of the development, the proposed contractor's name and license number, and the development's financing method or source of funding.

§1522. Determination of Adequacy. The Department shall determine, in its sole discretion, whether the conceptual plan and financing statement are adequate in detail as provided for in Rules 6001(a) and (b), and whether the applicant's financial resources are

sufficient to complete the proposed development. A building in which an applicant intends to conduct its regular or special activities, as shown by applicant's historical background, shall be considered adequate as a cultural facility, even as to those applicants subject to Rule 1006, above.

(a) Notice of Determination. A written notice of determination shall be provided by mail to the applicant. *If* the submittals are determined adequate, then the notice shall indicate that a lease is being prepared and that applicant must sign the lease as provided for in Rule 6004 (a), below. *If* any part of any submittal is found to be inadequate, the reason or reasons shall be provided in the notice in sufficient detail to enable the applicant to redo and bring the required submittals into compliance with the requirements of Rule 6002, above.

§1523. Resubmittals Accepted. An applicant may resubmit the documentation required by Rules 6001(a) and (b), above, as many times as necessary for a determination of adequacy. Each resubmittal shall be considered a new submittal for purposes of Rule 6005, below.

§1524. Preparation of Lease. *If* the required submittals are determined to be adequate, the Department shall as soon as practicable prepare a lease in accordance with the lease terms contained in Chapter 8, below, naming the eligible applicant as the lessee for the land reserved.

(a) Deadline to Enter Into Lease. *If* the lease is *not* signed by the applicant within six (6) months from the date of the notice of a favorable determination in Rule 6002(a), above, then the lease shall be cancelled, and the land which is reserved and which is the subject of the lease shall become available for selection and reservation by other applicants under these rules.

§1525. Disqualification. *If* the Department has *not* made a determination of adequacy within the one (1) year period from the date the Agreement to Reserve is approved by *I Maga'lahen Guåhan*, then the eligible applicant is *automatically* disqualified and the reserved land

shall become available for selection and reservation by other applicants under these rules.

(a) Extension of Time to Determination Date. *If* the applicant has submitted the required documents in accordance with Rule 6002, above, within the one (1) year period, but the Department has *not* made a determination of adequacy as of the last day of the one (1) year period, then in such event, the date upon which a determination is made shall be the date upon which either a lease is prepared for the applicant, or the reserved land becomes available for selection and reservation by other eligible applicants. In the latter event, the applicant shall no longer have the right to make resubmittals in accordance with Rule 6003, above.

§1526. Miscellaneous Provisions:. Notices to Applicant. All notices and official correspondence to applicant shall be in writing and mailed to the address provided in the application. *If* the applicant desires, the Department may telephone the applicant's authorized representative with any information as requested. *However*, the Department is under no obligation to do so, and in no event shall any telephonic communication be considered the date on which any notice to be given by the Department is given.

§1527. Notices to Department. All notices and anything to be submitted to the Department may be delivered by the applicant to the Department's Land Administration Division on the third floor of the building at 855 West Marine Drive in Anigua, Guam, or by mail to the Division at Post Office Box 2950, Hagatna, Guam 96932.

§1528. Applicant's Authorized Representative. The authorized representative designated in the application shall be the sole voice of the applicant in any non-written communications with the Department. In no event is the Department obligated to entertain any communications by any person purportedly representing the applicant, but who is *not* the authorized representative designated by the applicant and on record at the Department. The statements of persons purportedly

representing the applicant shall *not* be considered the official statements of the applicant.

§1529. Change of Address or of Authorized Representative. A written change of address or of authorized representative must be received by the Department *before* the change is considered effective.

§1530. Reapplication. *If* the applicant is *not* found eligible within the one (1) year period that the application is effective, or *if* an eligible applicant's reserved land is returned to the pool of available land for any reason under Chapter 6, above, the applicant may reapply at any time so long as land is still available for purposes of these rules, and the applicant pays the regular application fee. Any applicant who reapplies must go through the entire application process as though no prior application had ever been submitted. The Department is *not* obligated to use any of applicant's submittals under a prior application.

§1531. Lease Terms: Significant Terms. The Attorney General shall prepare a form of lease to be used for the reserved property, which shall protect the Department's interest in the leased premises and which shall be designed to carry out the purposes and intent of these rules. The lease shall incorporate the significant terms indicated below in this Rule 8001:

(a) Term of Lease. The term of the lease shall be fixed at twenty-five (25) years to allow for the construction of improvements and the full payment of a construction loan, *if any*, with an option to renew for an additional twenty-five (25) year renewal term.

(b) Rent. The rental rate for the leases provided in these rules, or how it is to be determined, is *not* indicated anywhere in Guam law. Public Law Number 22-18, to which the land reserved as a cultural center is subject, addresses the rental provisions of commercial leases only, setting such value in terms of fair market value of the property, with payments going to the Chamorro Land Trust Commission. The Chamorro Land Trust Act indicates that the rental amount of available land *not* immediately needed and

which is returned to the Department, may be leased in accordance with 21 GCA §75103(b) with the Department determining the rental amount. In accordance with these considerations, the Department has determined that the rental amount for the leases provided for in these rules shall be based on whether or not the applicant is exempt from paying income taxes, as evidenced by a determination in accordance with Rule 3003(b), above. Rent payments shall go to the Chamorro Land Trust Commission.

(c) Income Tax Paying Applicants. An applicant which, at the time it enters into a lease, does *not* have a determination that the applicant is exempt from paying income taxes, shall pay the fair market rental value of the leased premises, as such value is determined by the Department. Rent may be paid monthly or annually, as the Department and applicant shall mutually agree.

(d) Income Tax Paying Applicants. An applicant which, at the time it enters into a lease, is exempt from paying income taxes as evidenced by a determination from the appropriate government authority, shall pay an annual rental amount which is nominal. The nominal amount is determined to be One Hundred Dollars ($100.00) per year for the first twenty-five (25) years and Three Hundred Dollars ($300.00) per year for each thereafter that the reserved property is under lease to the applicant.

(e) Beginning Construction. *If* the applicant enters into a lease according to these rules, the applicant shall complete its plans for development; secure or otherwise provide for financing; arrange for water, sewer and electricity infrastructure, as needed; and begin construction within one (1) year from the effective date of the lease.

(f) Completing Construction. Construction must be completed within three (3) years of the effective date of the lease.

(g) Failure to Begin or Complete Construction. Failure to begin construction within one (1) year from the effective date of the lease

shall result in the *automatic* termination of the lease. Failure to complete construction within three (3) years of the effective date of the lease shall give the Department the right to terminate the lease in its sole discretion.

(h) Covenant Against Gambling. The applicant shall covenant that no gambling activities will be conducted on the leased property, *except* as the applicant may be legally licensed to carry on such activities.

§1532. Approval of Attorney General and *I Maga'lahen Guahan*. All leases entered into in accordance with these rules must be executed by *I Maga'lahen Guåhan*, attested to by *I Segundu Na Maga'lahen Guåhan*, and approved as to form by the Attorney General.

§1533. Concurrence by *I Liheslaturan Guahan* . All leases entered into in accordance with these rules must be concurred to by *I Liheslaturan Guåhan* pursuant to 21 GCA §60112."

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

File for Record is Instrument No. 908063

On the Year 17 Month 04 Day 07 Time 2:29

Recording Fee DE-OFFICIO Receipt No.

Deputy Recorder Janet Yamasaki
JANET T YAMASAKI

(Space above this line for Recorder's use only.)

RESERVATION AGREEMENT
OF
LOT 5173-1-R2NEW-4
Municipality of Tamuning, Guam

THIS RESERVATION AGREEMENT, is made and entered into on the _____ day of _____ 2017, between **CHAMORRO LAND TRUST COMMISSION (CLTC), P.O. BOX 2950, HAGATNA, GUAM 96932**, hereinafter called the **"LANDOWNER"** and **INADAHEN I LINA'LA' KOTTURAN CHAMORU, INC. P.O. BOX 4157, HAGATNA, GUAM 96932**, hereinafter called the **"APPLICANT"**.

WITNESSETH:

WHEREAS, the said Property is described as Lot number 5173-1-R2NEW-4, situated in the Municipality of Tamuning, Guam, registered in favor of CHAMORRO LAND TRUST COMMISSION, as the Legal "LANDOWNER"; and

WHEREAS, the "APPLICANT" shall enter Lot number 5173-1R2NEW-4, situated in the Municipality of Tamuning, Guam, to facilitate the use and operations of a Chamorro Cultural Center, pursuant to Public Law 33-203, creating the designation of the said property for a Chamorro Cultural Center; and

WHEREAS, the Property description under this Agreement for the use as Chamorro Cultural Center is described as follows:

> **Lot 5173-1-R2NEW-4, Municipality of Tamuning, Guam, containing approximately 34,419+/- square meters, (thirty-four thousand four-hundred nineteen+/- square meters), (8.5 acres), as shown on Department of Land Management Survey Map, L.M. No. 004FY2011, Instrument No. 814430, shown in Exhibit "A".**

WHEREAS, the **"LANDOWNER"** and **"APPLICANT"** must comply pursuant to Title 18, Guam Annotated Rules and Regulations, Chapter 1, Article 5, establishes the rules for the governance and leasing of government property for Cultural Centers; and

WHEREAS, the **"APPLICANT"** submitted a request on January 23, 2017, to enter an "Agreement to Reserve" for the designated land parcel for cultural use as permitted by 18 GARR, Chap 1, Article 5; and

WHEREAS, the **CHAMORRO LAND TRUST COMMISSION (CLTC)**, at their February 2, 2017, meeting approved the APPLICANT'S request to enter an "Agreement to Reserve" and declare this approval in CLTC Resolution No. 2017-01; and

WHEREAS, this Agreement permits the "APPLICANT" and its members' organization the use of the land and the existing facilities, but prohibits the construction of any other facilities, and prohibits public activities until proof of liability insurance is acquired and presented; and

WHEREAS, this Agreement is effective for one (1) year from date of Recordation with Department of Land Management or until Recordation of a Lease between the **CHAMORRO LAND TRUST COMMISSION (CLTC)** and **INADAHEN I LINA'LA' KOTTURAN CHAMORU, INC.** whichever is sooner.

NOW THEREFORE, that the above stated parcel, the "LANDOWNER" and the "APPLICANT" hereby agrees with the terms and conditions of this said Reservation Agreement. And that the APPLICANT and/or its duly authorized representative shall enter upon the "LANDOWNER'S" parcel of land described above to use and operate existing facilities as the Chamorro Cultural Center in accordance with 18 GARR, Chap 1, Article 5.

The following conditions apply to this AGREEMENT:

a. The APPLICANT and/or its duly authorized representative will obtain liability insurance equal to or greater than conditions established in duly authorized Cultural Center leases as listed below and maintain coverage for the duration of this AGREEMENT:
   Maintain in effect throughout the term of the AGREEMENT, personal injury liability insurance covering the premises and its appurtenances in the amount of at least One Hundred Thousand Dollars ($100,000.00) for injury to or death of any one person, and at least Fifty Thousand Dollars ($50,000.00) for any one accident or occurrence, and at least Fifty Thousand Dollars ($50,000.00) for property damage. Such insurance shall specifically insure Inadahen I Lina'la' Kotturan Chamoru, Inc. against all liability assumed by it hereunder, as well as liability imposed by law, and shall insure both Chamorro Land Trust Commission and Inadahen I Lina'la' Kotturan Chamoru, Inc. but shall be so endorsed as to create the same liability on the part of the insurer as though separate policies had been written for Chamorro Land Trust Commission and Inadahen I Lina'la' Kotturan Chamoru, Inc. Liability Insurance Binder issued to Inadahen I Lina'la' Kotturan Chamoru, Inc. is Exhibit "B".
b. This AGREEMENT is a limited act and is NOT A LEASE; and
c. APPLICANT shall obtain a license and/or permit to clear or grade the property from the appropriate government agencies and furthermore Applicant must submit an approved permit and plan for file to CLTC; and
d. APPLICANT shall not commit or permit nuisance or dumping on property; and
e. LANDOWNER prohibits APPLICANT from cannabis cultivation on the designated property. Violation of this condition shall cause immediate termination of the AGREEMENT and subjects APPLICANT to potential prosecution; and
f. LANDOWNER reserves the right to terminate this AGREEMENT at any time for cause and reserves the right to enter the property to inspect; and
g. As required by 18 GARR, Chap 1, Article 5, APPLICANT shall pay a one hundred dollar ($100.00) non-refundable application fee upon execution of this AGREEMENT; and
h. This AGREEMENT shall expire in one (1) year from the date of the final signing, or upon execution of a CULTURAL CENTER LEASE of this property, whichever comes first.

LANDOWNER:	APPLICANT:
CHAMORRO LAND TRUST COMMISSION	INADAHEN I LINA'LA' KOTTURAN CHAMORU, INC.
By: _____	By: _____
JOSEPH I. CRUZ	ANNA MARIE B. ARCEO
Vice Chairman	President

ACKNOWLEDGEMENT

In and for Guam)
) ss
City of Tamuning)

On this 1st day of June, 2017, before me, a Notary Public in and for Guam, personally appeared **JOSEPH I. CRUZ**, known to me to be the person whose name is subscribed to the foregoing **Reservation Agreement** and acknowledged to me that he executed the same.

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

Notary Public
TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: JULY 13, 2019
P.O. Box 2950 Hagatna, Guam 96932

ACKNOWLEDGEMENT

In and for Guam)
) ss
City of Tamuning)

On this 2nd day of June, 2017, before me, a Notary Public in and for Guam, personally appeared **ANNA MARIE B. ARCEO**, known to me to be the person whose name is subscribed to the foregoing **Reservation Agreement** and acknowledged to me that she executed the same.

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

Notary Public
TERESITA A.C. TOVES
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: JULY 13, 2019
P.O. Box 2950 Hagatna, Guam 96932

Chamorro Land Trust Commission

(Kumision Inangokkon Tano' Chamoru)

P.O. Box 2950 Hagåtña, Guåhan 96932 Phone: 649-5263 Ext. 400 Fax: 649-5383

May 7, 2018

Via Certified Mail: 7016 1370 0000 5902 0441

Ms. Anna Marie B. Arceo
President, Inadahen I Lina'la' Kotturan Chamoru, Inc.
PO Box 4157
Hagatna, GU 96932

RE: NOTICE OF EXPIRATION – Reservation Agreement Lot 5173-1-R2NEW-4, Tamuning, Instrument No. 908063, as a Chamorro Cultural Center

Hafa Adai Ms. Arceo:

On June 2, 2017, the Chamorro Land Trust Commission (CLTC) and Inadahen I Lina'la' Kotturan Chamoru, Inc. entered into a Reservation Agreement for Lot 5173-1-R2NEW-4, Municipality of Tamuning, containing ±34,419 square meters, recorded as Instrument No. 908063. This agreement shall expire on June 1, 2018.

Based on the conditions outlined in the Reservation Agreement and in a letter dated February 6, 2017, specific conditions in Title 18, Guam Annotated Rules and Regulations (GARR), Chapter 1, Article 5, the following conditions shall apply prior to entering into a lease agreement as noted below.

1. §1507. Application Fee. An application fee of One Hundred Dollars ($100.00) must accompany each application. The fee represents the reasonable expenses of the Department in processing the application.

2. §1513 & §1514. Proof of Eligibility & Criteria.

    a. Status as a Non-Profit Organization

    b. Tax Exempt Status

    c. Culturally-Related

    d. Title to or Use of Other Real Property

    e. Condition of Property Under Use Permit

    f. Contact Person and Address

    g. Intent to Construct

Rev. 03/17/2017

Doc. No. 34GL-18-1921.

h. Financial Responsibility. The applicant must show its ability to finance the construction of improvements and to pay the rental value of the property. Proof may be shown by the applicant submitting the applicant's financial statements, preferably audited, for its immediately preceding two (2) fiscal years. If applicant is required to pay income taxes, the applicant shall submit a copy of the return filed for the last two (2) fiscal years.

3. §1521. Requirements of Entering into Lease. Applicant must submit the following prior to the automatic termination of the Agreement to Reserve:

   a. Conceptual Plan. A conceptual plan depicting the reserved property's development as a cultural facility shall be submitted in adequate visual detail showing the improvement or improvements to be constructed, with landscaping, from all angles. The plan should include a sketch showing the location of the improvement or improvements on the land, and a sketch of the floor plans or proposed building layouts with approximate square footage of floor area, the proposed parking area and, *if required*, any loading areas. The visual drawings should be accompanied by a written summary of the development. This conceptual plan need *not* be as detailed as an architect's or engineer's blueprints, *unless* desired, but should be professional in appearance.

   b. Statement of Costs and Funding. The eligible applicant must also submit a supporting statement, in sufficient detail, concerning the approximate cost of the development, the proposed contractor's name and license number, and the development's financing method or source of funding.

Your application request to establish a cultural on the CLTC property identified above is scheduled to be discussed as an agenda item at the CLTC board of commissioners meeting on May 17, 2018, at 1:00PM. We encourage you and your organization to please attend prepared to discuss the criteria necessary for initiating a lease agreement.

Sincerely,

MICHAEL J.B. BORJA
Administrative Director

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9 MAY 2018 ⓘ by **8:00pm** ⓘ

Delivered

May 9, 2018 at 11:15 am
Delivered, PO Box
HAGATNA, GU 96932

Get Updates ∨

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Tracking History ∧

May 9, 2018, 11:15 am
Delivered, PO Box
HAGATNA, GU 96932
Your item has been delivered and is available at a PO Box at 11:15 am on May 9, 2018 in HAGATNA, GU 96932.

May 9, 2018, 7:18 am
Available for Pickup
HAGATNA, GU 96932

Chamorro Land Trust Commission
Properties Designated for Commercial Use
Pursuant to Public Law 33-95

Property	Description and Use	Public Hearing Date	Approval Resolution	Transmittal Date	Activity to Date	Remarks
Alupat Island, Tamuning	An island in the Alupang cove area inside the reef with no current survey map or tax assessed value. Potential use for any commercial activity conducive to its size and location, in compliance with all restrictions established by local and federal guidelines regarding coastline use and natural habitat.	January 19, 2016			None	
Lot 439-R1 (Parcel "B"), Santa Rita	Lot 439-R1 (Parcel "B"), Santa Rita. Size: 87 acres. Zone: M1. Survey Map: 274FY2001. Tax Assessed Value: $888,744. Potential use for any light industrial or commercial activity conducive to its size and location.	January 19, 2016			None	
Lot 5075-REM-A NEW-R1, Tamuning	Size: 3.3 acres. Zone: R2. Survey Map: 172FY2012. Tax Assessed Value: $815,047. Potential use for any commercial activity conducive to its size and location	January 19, 2016	CLTC Resolution No. 2016-10	June 24, 2016	None	
Lot 5133-1-2, Tamuning	0.25 acres. Zone: H. Survey Map: 258FY89. Tax Assessed Value: N/A. Potential use: Currently being used as a zoo established by public law and the current lease has expired; seeking to permit commercial lease to legitimize current occupant of the land.	January 19, 2016			Leased	Designated by PL33-157
Lot 5173-1-R2NEW-6, -R6, Tamuning	Size: 38 acres. Zone: R2. Survey Map: 076FY2013. Tax Assessed Value: $19,3942,218. Potential use for any commercial or hotel activity conducive to its size and location	January 19, 2016	CLTC Resolution No. 2017-04	March 21, 2017	None	
Lot 5175-4, -R4, Tamuning	Zone: R2. Survey Map: 108FY2010. Tax Assessed Value: $3,190,880. Potential use for any light industrial, commercial, or multi-residential activity conducive to its size and location.	January 19, 2016			None	
Lot 5412-R11, Mangilao	Size: 74 acres. Zone: A. Survey Map: 036FY2013. Tax Assessed Value: $717,084. Potential use to engage in a commercial contract with a developer to terrace property for future housing development, install infrastructure, and build affordable housing to be sold to eligible CLTC applicants or certain existing CLTC residential or agricultural leaseholders	January 19, 2016			None	
Lot 7054-R5, Yigo	12 acres. Zone: A. Survey Map: 167FY93. Tax Assessed Value: N/A. Currently being used as light industrial and potential to be used for any commercial or multi-residential activity conducive to its size and location	January 19, 2016	CLTC Resolution No. 2016-11	June 24, 2016	None	
Lot 7055, Yigo	43 acres. Zone: A. Survey Map: Prewar map A-261. Tax Assessed Value: N/A. This lot is UNREGISTERED. Portion of this lot designated as a FEMA site for disaster debris management plan and a portion held in reserve for Guam Waterworks Authority to determine location of future water well sites. Potential use for any commercial or multi-residential activity conducive to its size and location	January 19, 2016			None	REMOVED. Property Unregistered
Lot 10122-15, Dededo	Size: 13 acres. Zone: A. Survey Map: 184FY88. Tax Assessed Value: $1,677,806. Currently being used aqs a metal scrap facility established after a major typhoon in the mid 1990's. Potential use as any light industrial or commercial activity conducive to its size and location. Commercial use authorization may also allow engagement in commercial lease to legitimize current occupant of the land	January 19, 2016			None	
Tract 111, Lot 12, Tamuning	Size: 0.63 acres. Zone: H. Survey Map: 332FY95. Tax Assessed Value: $860,400. Potential use for any commercial or multi-residential activity conducive to its size and location	January 19, 2016	CLTC Resolution No. 2017-05	March 21, 2017	None	
Tract 10123 (Lot 7128-REM), Yigo	Size: 30 acres. Zone: A. Survey Map: 229FY76. Tax Assessed Value: $2,666,037. This tract is master planned for about ninety one-third acre residential lots to include some road frontage commercial use. Potential use to engage in a commercial contract with a developer to install infrastructure and build affordable housing to be sold to eligible CLTC applicants or certain existing CLTC residential or agricultural leaseholders	January 19, 2016	CLTC Resolution No. 2016-12	June 24, 2016	None	

Doc. No. 34GL-18-1921.

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lieutenant Governor of Guam

Commission Members

Pascual V.A. Sablan
Chairman

Joseph I. Cruz
Vice Chairman

Amanda L.G. Santos
Commissioner

Gyongyi "Piko" P. Fejeran
Commissioner

(Vacant)
Commissioner

Michael J.B. Borja
Administrative Director

Chamorro Land Trust Commission

(Kumision Inangokkon Tano' Chamoru)

P.O. Box 2950 Hagåtña, Guåhan 96932 Phone: 649-5263 ext. 435 Fax: 649-5383

33-16-1728
Office of the Speaker
Judith T. Won Pat, Ed.D
Date: 06-24-16
Time: 3:28pm
Received By:

June 24, 2016

Speaker Judith T. Won Pat, Ed.D.
33rd Guam Legislature
155 Hesler Street
Hagatna, Guam 96910

RE: Chamorro Land Trust Commission Resolutions Designating Land for Commercial Use

Hafa Adai Madam Speaker:

In accordance with Public Law 33-95, Chamorro Land Trust Commission (CLTC) Land for Commercial Use, the CLTC board of commissioners have approved three properties to be designated for commercial use. All three properties, listed below, were originally approved by the commissioners to be publicly heard, a public hearing was conducted for these properties, and final approval was granted and is presented to the Guam Legislature as Chamorro Land Trust Commission Resolutions.

On June 16, 2016, at a regularly scheduled board of commissioners meeting, the CLTC commissioners approved the following resolutions designating CLTC properties for commercial use. The resolutions are enclosed with this letter.

a. CLTC Resolution No. 2016-10: Lot 5075-REM-A NEW-R1, Tamuning. Size: 1.9 acres. Zone: R2. Survey Map: 172FY2012 & 057FY2016 Sketch. Tax Assessed Value: ~$471,583. Potential use for commercial activity conducive to its size and location.

b. CLTC Resolution No. 2016-11: Lot 7054-R5, Yigo. Size: 12 acres. Zone: A. Survey Map: 167FY93. Tax Assessed Value: N/A. Currently being used as light industrial and potential to be used for any commercial or multi-residential activity conducive to its size and location.

c. CLTC Resolution No. 2016-12: Tract 10123 (Lot 7128-REM), Yigo. Size: 30 acres. Zone: A. Survey Map: 229FY76. Tax Assessed Value: $2,666,037. This tract is master planned for about ninety one-third acre residential lots to include some road frontage commercial use. Potential use to engage in a commercial contract with a developer to install infrastructure and build approximately one hundred fifty affordable homes to be sold to eligible CLTC applicants or existing CLTC residential or agricultural leaseholders who have not yet developed their leased properties. Marine Corps Drive frontage area may be designed for small-scale commercial activity to be described and approved later.

1728

Additionally enclosed is the public hearing digest for the public hearing conducted by the Chamorro Land Trust Commission on January 19, 2016 for these properties.

While the Chamorro Land Trust Commission's primary charge is to provide land for residential and agricultural leases to qualified applicants, most of the property leased comes without basic infrastructure, such as water and electricity. As a result, lessees are encumbered with the serious financial obligations to install these utilities themselves. The purpose of establishing two of these properties for commercial lease is to obtain the necessary funding to engage in infrastructure development of the CLTC lands. One of these approved properties is for the construction of a subdivision community of approximately one hundred fifty affordable homes, with the full ensemble of infrastructure, with the homes to be sold to eligible CLTC applicants and the reapportioned lot to be leased to those applicants.

The Chamorro Land Trust Commission has moved through this challenging process in that last several years with the support of the Legislature in establishing the necessary rules and regulations for commercial use. Additionally, with the annual audits from the Office of Public Accountability, the CLTC has also concentrated on assuring the financial accountability of all its leases and licenses are monitored using an accepted financial accounting system.

We respectfully seek the Legislature's endorsement of these three resolutions. As always, I stand ready should there be any questions or comments.

Senseramente,

MICHAEL J.B. BORJA
Administrative Director

Enclosures:
1. CLTC Resolutions
2. CLTC Public Hearing Digest

cc: Office of the Governor
CLTC Board of Commissioners
Legislative Committee on Land

CHAMORRO LAND TRUST COMMISSION
RESOLUTION NO. 2016-10

Declaration and Designation of Land for Commercial Use

WHEREAS, the Chamorro Land Trust Commission ***(hereafter CLTC)***, pursuant to Public Law 33-95, may declare and designate certain lands for commercial leasing or licensing to the general public. CLTC shall conduct a public hearing for the proposed lands and the commissioners shall approve by resolution the proposed lands. The resolution shall then be forwarded to *I Liheslaturan Guahan* within thirty days for review; and

WHEREAS, the CLTC board of commissioners at their November 19, 2015, regularly scheduled meeting passed a motion for the CLTC Administrative Director conduct a public hearing of proposed lands; and

WHEREAS, on January 19, 2016, at 6:00PM, the CLTC conducted a public hearing for the proposed lands at the Dededo Senior Center, Dededo Guam; and

WHEREAS, on January 21, 2016, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, reviewed the public hearing comments on the proposed lands for commercial use; and

WHEREAS, on June 16, 2016, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, reviewed the following parcel:

> **Lot 5075-REM-A NEW-R1, Tamuning. Size: 1.9 acres. Zone: R2. Survey Map: 172FY2012 & 057FY2016 Sketch. Tax Assessed Value: ~$471,583. Potential use for commercial activity conducive to its size and location.**

NOW THEREFORE BE IT RESOLVED,

1. The Chamorro Land Trust Commission Board of Commissioners approves the listed land and declares this land to be designated property for commercial use having been duly public heard in accordance with Public Law 33-95; and

2. The Chamorro Land Trust Commission Board of Commissioners transmits this Resolution to *I Liheslaturan Guahan* with its recommendation to approve the property identified in this Resolution.

DULY AND REGULARLY ADOPTED BY THE CHAMORRO LAND TRUST COMMISSION THIS 16TH DAY OF JUNE 2016.

PASCUAL V.A. SABLAN, Chairman
Chamorro Land Trust Commission

Date: 6/21/16

MICHAEL J.B. BORJA, Administrative Director
Chamorro Land Trust Commission

Date: 6/20/16

CHAMORRO LAND TRUST COMMISSION
RESOLUTION NO. 2016-11

Declaration and Designation of Land for Commercial Use

WHEREAS, the Chamorro Land Trust Commission ***(hereafter CLTC)***, pursuant to Public Law 33-95, may declare and designate certain lands for commercial leasing or licensing to the general public. CLTC shall conduct a public hearing for the proposed lands and the commissioners shall approve by resolution the proposed lands. The resolution shall then be forwarded to *I Liheslaturan Guahan* within thirty days for review; and

WHEREAS, the CLTC board of commissioners at their November 19, 2015, regularly scheduled meeting passed a motion for the CLTC Administrative Director conduct a public hearing of proposed lands; and

WHEREAS, on January 19, 2016, at 6:00PM, the CLTC conducted a public hearing for the proposed lands at the Dededo Senior Center, Dededo Guam; and

WHEREAS, on January 21, 2016, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, reviewed the public hearing comments on the proposed lands for commercial use; and

WHEREAS, on June 16, 2016, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, reviewed the following parcel:

> **Lot 7054-R5, Yigo. Size: 12 acres. Zone: A. Survey Map: 167FY93. Tax Assessed Value: N/A. Currently being used as light industrial and potential to be used for any commercial or multi-residential activity conducive to its size and location.**

NOW THEREFORE BE IT RESOLVED,

1. The Chamorro Land Trust Commission Board of Commissioners approves the listed land and declares this land to be designated property for commercial use having been duly public heard in accordance with Public Law 33-95; and

2. The Chamorro Land Trust Commission Board of Commissioners transmits this Resolution to *I Liheslaturan Guahan* with its recommendation to approve the property identified in this Resolution.

DULY AND REGULARLY ADOPTED BY THE CHAMORRO LAND TRUST COMMISSION THIS 16TH DAY OF JUNE 2016.

PASCUAL V.A. SABLAN, Chairman
Chamorro Land Trust Commission

Date: 6/21/16

MICHAEL J.S. BORJA, Administrative Director
Chamorro Land Trust Commission

Date: 6/20/16

CHAMORRO LAND TRUST COMMISSION
RESOLUTION NO. 2016-12

Declaration and Designation of Land for Commercial Use

WHEREAS, the Chamorro Land Trust Commission ***(hereafter CLTC)***, pursuant to Public Law 33-95, may declare and designate certain lands for commercial leasing or licensing to the general public. CLTC shall conduct a public hearing for the proposed lands and the commissioners shall approve by resolution the proposed lands. The resolution shall then be forwarded to *I Liheslaturan Guahan* within thirty days for review; and

WHEREAS, the CLTC board of commissioners at their November 19, 2015, regularly scheduled meeting passed a motion for the CLTC Administrative Director conduct a public hearing of proposed lands; and

WHEREAS, on January 19, 2016, at 6:00PM, the CLTC conducted a public hearing for the proposed lands at the Dededo Senior Center, Dededo Guam; and

WHEREAS, on January 21, 2016, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, reviewed the public hearing comments on the proposed lands for commercial use; and

WHEREAS, on June 16, 2016, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, reviewed the following parcel:

> **Tract 10123 (Lot 7128-REM), Yigo. Size: 30 acres. Zone: A. Survey Map: 229FY76. Tax Assessed Value: $2,666,037. This tract is master planned for about ninety one-third acre residential lots to include some road frontage commercial use. Potential use to engage in a commercial contract with a developer to install infrastructure and build approximately one hundred fifty affordable homes to be sold to eligible CLTC applicants or existing CLTC residential or agricultural leaseholders who have not yet developed their leased properties. Marine Corps Drive frontage area may be designed for small-scale commercial activity to be described and approved later.**

NOW THEREFORE BE IT RESOLVED,

1. The Chamorro Land Trust Commission Board of Commissioners approves the listed land and declares this land to be designated property for commercial use having been duly public heard in accordance with Public Law 33-95; and

2. The Chamorro Land Trust Commission Board of Commissioners transmits this Resolution to *I Liheslaturan Guahan* with its recommendation to approve the property identified in this Resolution.

DULY AND REGULARLY ADOPTED BY THE CHAMORRO LAND TRUST COMMISSION THIS 16TH DAY OF JUNE 2016.

PASCUAL V.A. SABLAN, Chairman
Chamorro Land Trust Commission

Date: 6/21/16

MICHAEL J.B. BORJA, Administrative Director
Chamorro Land Trust Commission

Date: 6/20/16

Chamorro Land Trust Commission

(Kumision Inangokkon Tano' Chamoru)

P.O. Box 2950 Hagåtña, Guåhan 96932 Phone: 649-5263 Ext. 400 Fax: 649-5383

Governor

Lieutenant Governor

Commissioner

Commissioner

Vice Chairman

Commissioner

Commissioner

(Vacant)
Commissioner

Michael J.B. Borja
Administrative Director

March 21, 2017

GL# 34-17-313
Speaker Benjamin J.F. Cruz

Honorable Benjamin J.F. Cruz
Speaker, 34th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagatna, Guam 96910

MAR 2 1 2017
Time: 2:40 (1) AM / PM File No.
Received By

2017 MAR 21 PM 3:08

RE: Chamorro Land Trust Commission Resolutions Designating Land for Commercial Use

Hafa Adai Mr. Speaker:

In accordance with Public Law 33-95, Chamorro Land Trust Commission (CLTC) Land for Commercial Use, the CLTC board of commissioners has approved three properties to be designated for commercial use. All three properties, listed below, were originally approved by the commissioners to be publicly heard, a public hearing was conducted for these properties, and final approval was granted and is presented to the Guam Legislature as Chamorro Land Trust Commission Resolutions.

On March 16, 2017, at a regularly scheduled board of commissioners meeting, the CLTC commissioners approved the following resolutions designating CLTC properties for commercial use. The resolutions are enclosed with this letter.

a. CLTC Resolution No. 2017-04: Lot 5173-1-R2NEW-6 and Lot 5173-1-R2NEW-R6, Municipality of Tamuning, collectively consisting of approximately 34 acres, as shown on survey map L.M. No. 076FY2013, Instrument No. 851244, currently Multiple Dwelling Zone (R2).

b. CLTC Resolution No. 2017-05: Tract 111, Lot 12, Municipality of Tamuning, consisting of approximately 2,564 square meters, as shown on survey map L.M. No. 332FY95, Instrument No. 530747, currently Resort-Hotel Zone (H).

Additionally the public hearing digest for the public hearing conducted by the Chamorro Land Trust Commission on January 19, 2016 for these properties was submitted to the Guam Legislature on June 24, 2016 and is identified as "Doc 33GL-16-1728."

While the Chamorro Land Trust Commission's primary charge is to provide land for residential and agricultural leases to qualified applicants, most of the property leased comes without basic infrastructure, such as water and electricity. As a result, lessees face the serious financial obligations to install these utilities themselves. The purpose

of designating these properties for commercial use is to obtain the necessary funding to engage in infrastructure development of the CLTC lands

The Chamorro Land Trust Commission has moved through this challenging process in that last several years with the support of the Legislature in establishing the necessary rules and regulations for commercial use. Additionally, with the annual audits from the Office of Public Accountability, the CLTC has been mindful the financial accountability of all its leases and licenses.

We respectfully seek the Legislature's endorsement of these two resolutions. As always, I stand ready should there be any questions or comments.

Senseramente,

MICHAEL J.B. BORJA
Administrative Director

Enclosures: CLTC Resolutions

cc: Office of the Governor
CLTC Board of Commissioners
Legislative Committee on Land

CHAMORRO LAND TRUST COMMISSION
RESOLUTION NO. 2017-04

Declaration and Designation of Land for Commercial Use

WHEREAS, the Chamorro Land Trust Commission ***(hereafter CLTC)***, pursuant to Public Law 33-95, may declare and designate certain lands for commercial leasing or licensing to the general public. CLTC shall conduct a public hearing for the proposed lands and the commissioners shall approve by resolution the proposed lands. The resolution shall then be forwarded to *I Liheslaturan Guahan* within thirty days for review; and

WHEREAS, the CLTC board of commissioners at their November 19, 2015, regularly scheduled meeting passed a motion for the CLTC Administrative Director conduct a public hearing of proposed lands; and

WHEREAS, on January 19, 2016, at 6:00PM, the CLTC conducted a public hearing for the proposed lands at the Dededo Senior Center, Dededo Guam; and

WHEREAS, on January 21, 2016, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, reviewed the public hearing comments on the proposed lands for commercial use; and

WHEREAS, subsequent to the public hearing and meeting on the determination to designate these parcels for commercial use, the Guam Legislature passed two bills which were enacted into law removing up to thirteen and a half acres from these land parcels and an adjacent lot for other uses; and

WHEREAS, on March 16, 2017, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, approved by a motion to designate the following parcels for commercial use:

> **Lot 5173-1-R2NEW-6 and Lot 5173-1-R2NEW-R6, Municipality of Tamuning, collectively consisting of approximately 34 acres, as shown on survey map L.M. No. 076FY2013, Instrument No. 851244, shown in Exhibit "A", currently Multiple Dwelling Zone (R2).**

NOW THEREFORE BE IT RESOLVED,

1. The Chamorro Land Trust Commission Board of Commissioners approves the listed land parcels and declares these land parcels to be designated property for commercial use having been duly public heard in accordance with Public Law 33-95; and

2. The Chamorro Land Trust Commission Board of Commissioners asserts its authority to determine and control the use of these designated properties; and

3. The Chamorro Land Trust Commission Board of Commissioners transmits this Resolution to *I Liheslaturan Guahan* with its recommendation to approve the properties identified in this Resolution.

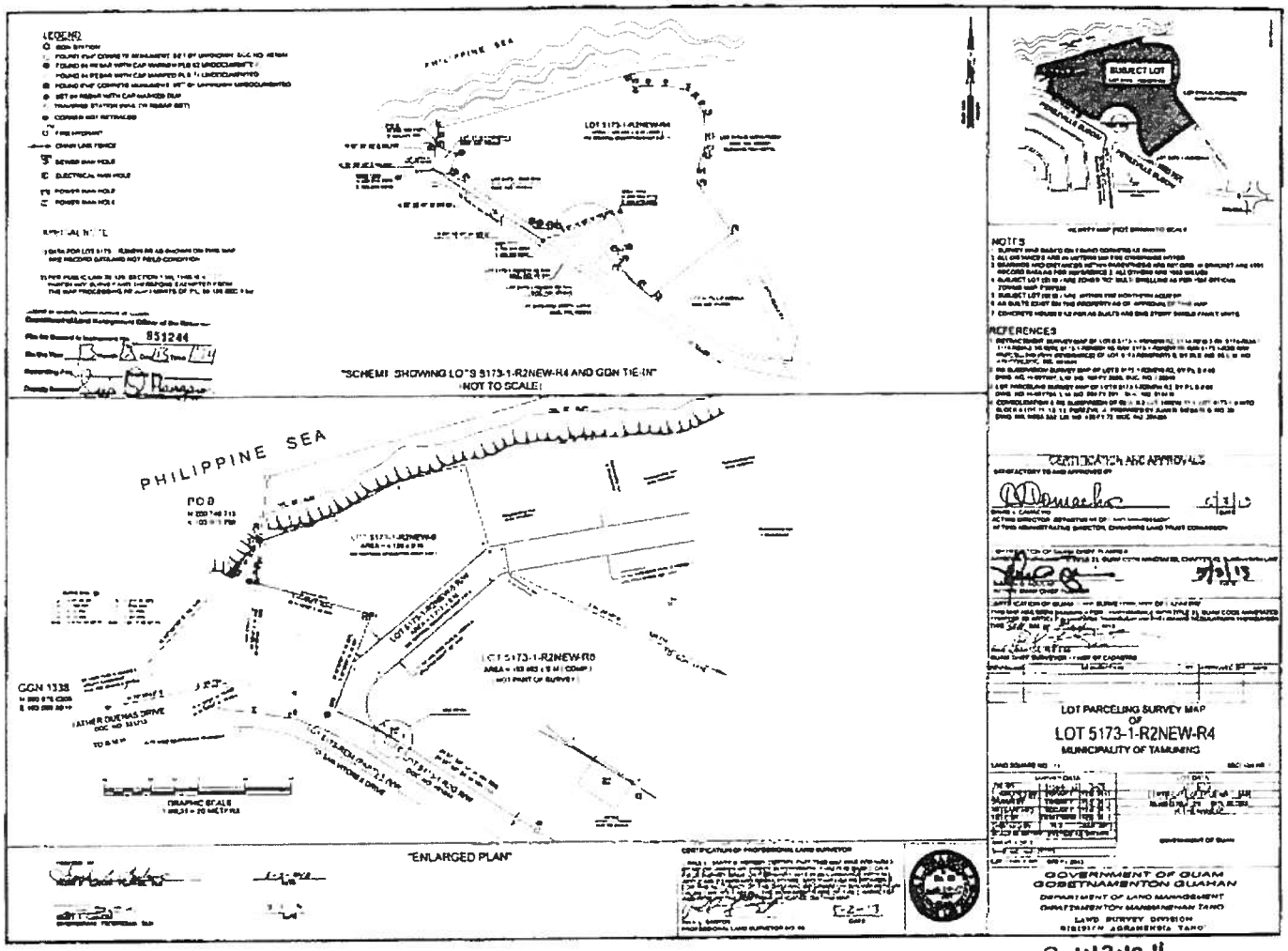
DULY AND REGULARLY ADOPTED BY THE CHAMORRO LAND TRUST COMMISSION THIS 16TH DAY OF MARCH 2017.

G. PIKA FEJERAN, Chairwoman
Chamorro Land Trust Commission

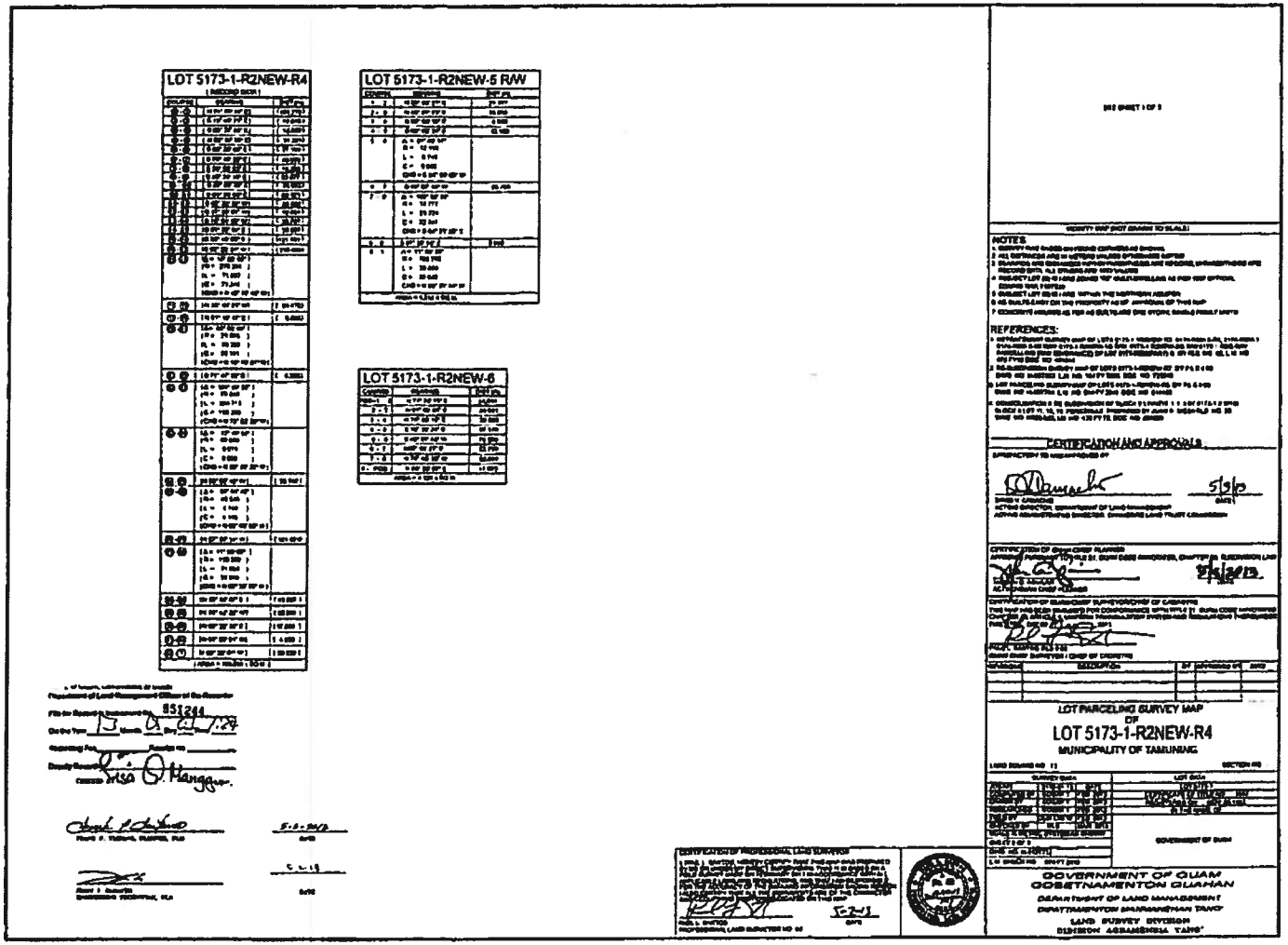
Date: 20 March 2017

MICHAEL J.B. BORDA, Administrative Director
Chamorro Land Trust Commission

Date: 3/20/17


LEGEND
NOTES
REFERENCES
"SCHEME SHOWING LOTS 5173-1-R2NEW-R4 AND GDN TIE-IN"
NOT TO SCALE
PHILIPPINE SEA
POB
GDN 1338
FATHER DUENAS DRIVE
LOT 5173-1-R2NEW-R4
"ENLARGED PLAN"
SUBJECT LOT
CERTIFICATION AND APPROVALS
LOT PARCELING SURVEY MAP
OF
LOT 5173-1-R2NEW-R4
MUNICIPALITY OF TAMUNING
GOVERNMENT OF GUAM
GOBETNAMENTON GUAHAN
DEPARTMENT OF LAND MANAGEMENT
LAND SURVEY DIVISION

S-14242 ½


LOT 5173-1-R2NEW-R4
LOT 5173-1-R2NEW-5 R/W
LOT 5173-1-R2NEW-6
NOTES
REFERENCES:
CERTIFICATION AND APPROVALS
LOT PARCELING SURVEY MAP
OF
LOT 5173-1-R2NEW-R4
MUNICIPALITY OF TAMUNING
GOVERNMENT OF GUAM
GOBETNAMENTON GUAHAN

S-14242 2/2

CHAMORRO LAND TRUST COMMISSION
RESOLUTION NO. 2017-05

Declaration and Designation of Land for Commercial Use

WHEREAS, the Chamorro Land Trust Commission ***(hereafter CLTC)***, pursuant to Public Law 33-95, may declare and designate certain lands for commercial leasing or licensing to the general public. CLTC shall conduct a public hearing for the proposed lands and the commissioners shall approve by resolution the proposed lands. The resolution shall then be forwarded to *I Liheslaturan Guahan* within thirty days for review; and

WHEREAS, the CLTC board of commissioners at their November 19, 2015, regularly scheduled meeting passed a motion for the CLTC Administrative Director conduct a public hearing of proposed lands; and

WHEREAS, on January 19, 2016, at 6:00PM, the CLTC conducted a public hearing for the proposed lands at the Dededo Senior Center, Dededo Guam; and

WHEREAS, on January 21, 2016, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, reviewed the public hearing comments on the proposed lands for commercial use; and

WHEREAS, on March 16, 2017, the CLTC board of commissioners at their regularly scheduled meeting, Tamuning, Guam, approved by a motion to designate the following parcel for commercial use:

> **Tract 111, Lot 12, Municipality of Tamuning, consisting of approximately 2,564 square meters, as shown on survey map L.M. No. 332FY95, Instrument No. 530747, shown in Exhibit "A", currently Resort-Hotel Zone (H).**

NOW THEREFORE BE IT RESOLVED,

1. The Chamorro Land Trust Commission Board of Commissioners approves the listed land parcel and declares this land to be designated property for commercial use having been duly public heard in accordance with Public Law 33-95; and

2. The Chamorro Land Trust Commission Board of Commissioners asserts its authority to determine and control the use of this designated property; and

3. The Chamorro Land Trust Commission Board of Commissioners transmits this Resolution to *I Liheslaturan Guahan* with its recommendation to approve the property identified in this Resolution.

DULY AND REGULARLY ADOPTED BY THE CHAMORRO LAND TRUST COMMISSION THIS 16TH DAY OF MARCH 2017.

G. Pika Fejeran

G. PIKA FEJERAN, Chairwoman
Chamorro Land Trust Commission

Date: 20 March 2017

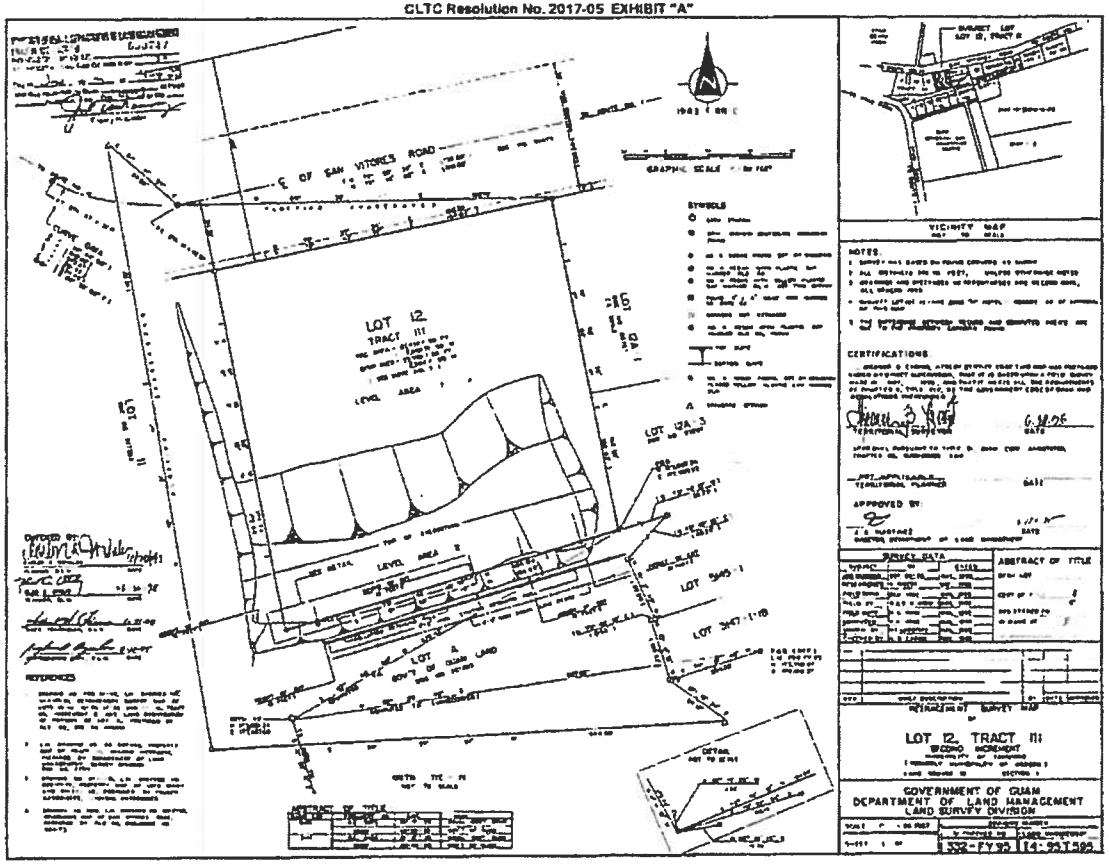
MICHAEL J.B. BORJA, Administrative Director
Chamorro Land Trust Commission

Date: 3/20/17

10095

10095

CLTC Resolution No. 2017-05 EXHIBIT "A"



CLTC Resolution No. 2017-05 EXHIBIT "A"

ALUPAT ISLAND, TAMUNING



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REFERENCE;
1) DOC.NO. 884582.



GOVERNMENT OF GUAM
GUBETNAMEN GUAHAN
DEPARTMENT OF LAND MANAGEMENT
DIPATTAMENTON MINAHENA TANO
SURVEY DIVISION
DIBISION AGRAMENSIAN TANO
PREPARED BY PIERCE CASTRO

DISCLAIMER: This map is for planning purposes only. Not for use in litigation or for mapping requiring survey level accuracy. Though efforts have been made to obtain and accurately display data the Department does not assume any liability for any inaccuracies in the map.

Doc. No. 34GL-18-1921.

LOT 439-R1 (PARCEL "B"), SANTA RITA, PID 10000373120000 , ZONE M1



REFERANCES:
LM274FY2001, DOC.#641990

PROPERTY VALUE: $888,744.00

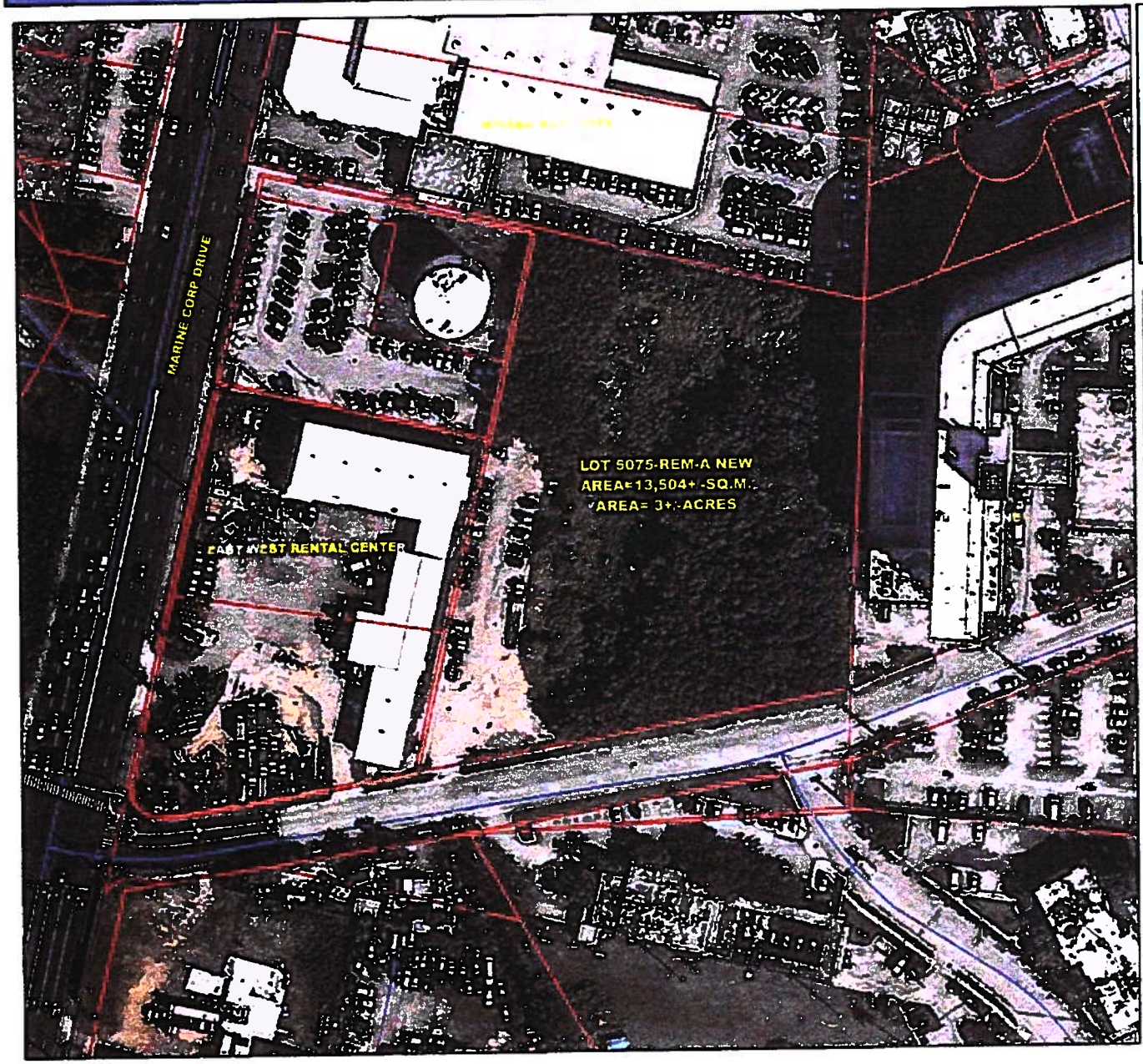


GOVERNMENT OF GUAM
GUBETHAMENTON GUAHAN
DEPARTMENT OF LAND MANAGEMENT
DIPATTAMENTON MINANEHA TANO
SURVEY DIVISION
DIBISION ASAMENSIAN TANO

PREPARED BY PIERCE CASTRO
THOMAS TORRES

DISCLAIMER: This map is for planning purposes only. Not for use as litigation or for mapping requiring survey level accuracy. Though efforts have been made to ensure the accuracy of the data contained here, all records may change and accuracy cannot be guaranteed by any individual in this office.

LOT 5075-REM-A NEW, TAMUNING , PID # 30000006330000, ZONE R2



REFERENCE:
1) DOC.NO. 837881
LM172FY2012, I-718.

PROPERTY VALUE:
$815,047.00

N
W E
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GOVERNMENT OF GUAM
GUBETNAMENTON GUAHAN
DEPARTMENT OF LAND MANAGEMENT
DIPATTAMENTON MINAHENA TANO
SURVEY DIVISION
DIBISION AGRAMENSIAN TANO

PREPARED BY PIERCE CASTRO
THOMAS TORRES

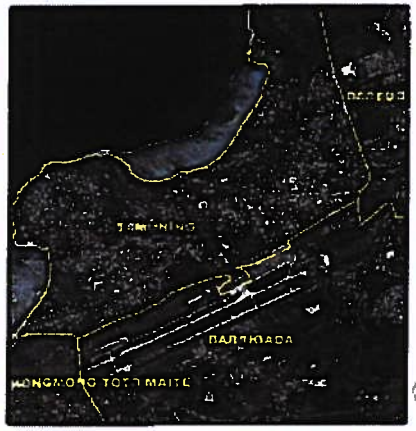
DISCLAIMER: This map is for planning purposes only. Not for use in litigation or for mapping requiring survey level accuracy. Though efforts have been made to obtain and accurately display data the Department does not assume any liability for any inaccuracies in the map.

LOT 5173-1-R2NEW-6, -R6, TAMUNING, PID 30000016350000, 30000016360000, ZONE R2



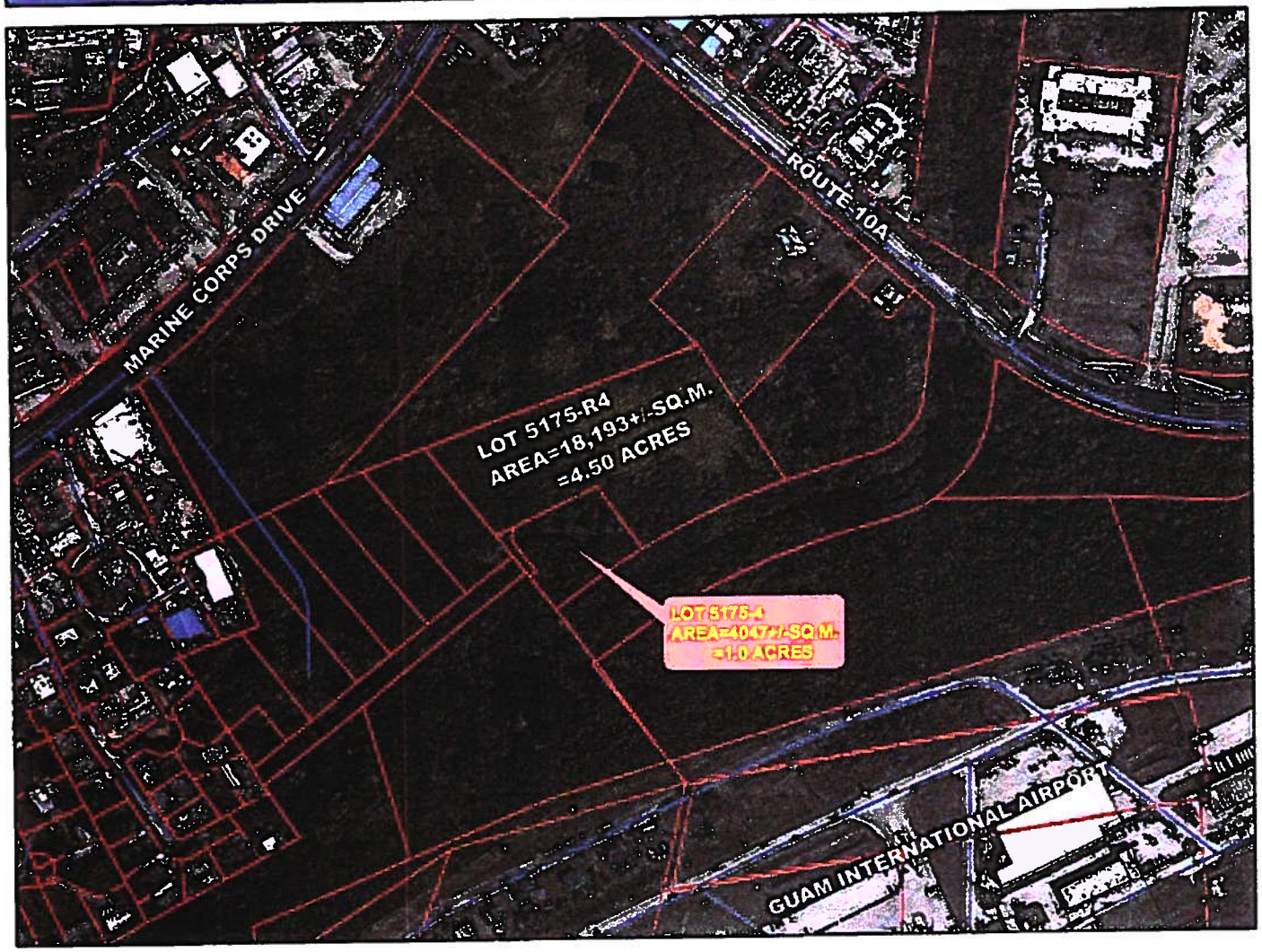
REFERENCE:
LM076FY2013, I722, DOC.#851244

PROPERTY VALUE;
L5173-1-R2NEW-R6 ($19,394,218.00)
L5175-1-R2NEW-6 (NA)



GOVERNMENT OF GUAM
GUBETNAMENTON GUAHAN
DEPARTMENT OF LAND MANAGEMENT
DIPATTAMENTON MINANEHA TANO
SURVEY DIVISION
DIBISION AGRAMENSIAN TANO
PREPARED BY PIERCE CASTRO
THOMAS TORRES

LOT 5175-4, -R4 TAMUNING, PID 10001855880000,10002234350000 , ZONE R2



REFERENCE:
LM108FY2010, DOC.#817635

PROPERTY VALUE;
L5175-4 ($505,287.00)
L5175-R4 ($3,190.880.00)

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GOVERNMENT OF GUAM
GUSETNAMENTON GUAHAN
DEPARTMENT OF LAND MANAGEMENT
DIPATTAMENTON MINAHENA TANO
SURVEY DIVISION
DIBISION AGRAMENSIAN TANO

PREPARED BY PIERCE CASTRO
THOMAS TORRES

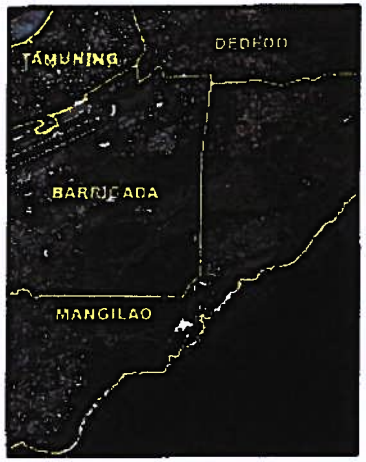
DISCLAIMER: This map is for planning purposes only. Not for use as litigation or for accurate engineering survey level planning. Though efforts have been made to obtain and accurately display data the Department does not warrant any warranty for any

LOT 5412-R11, MANGILAO, PID 30000009710000, ZONE A



REFERENCES:
LM036FY2013, DOC.#847940

PROPERTY VALUE: $717,084

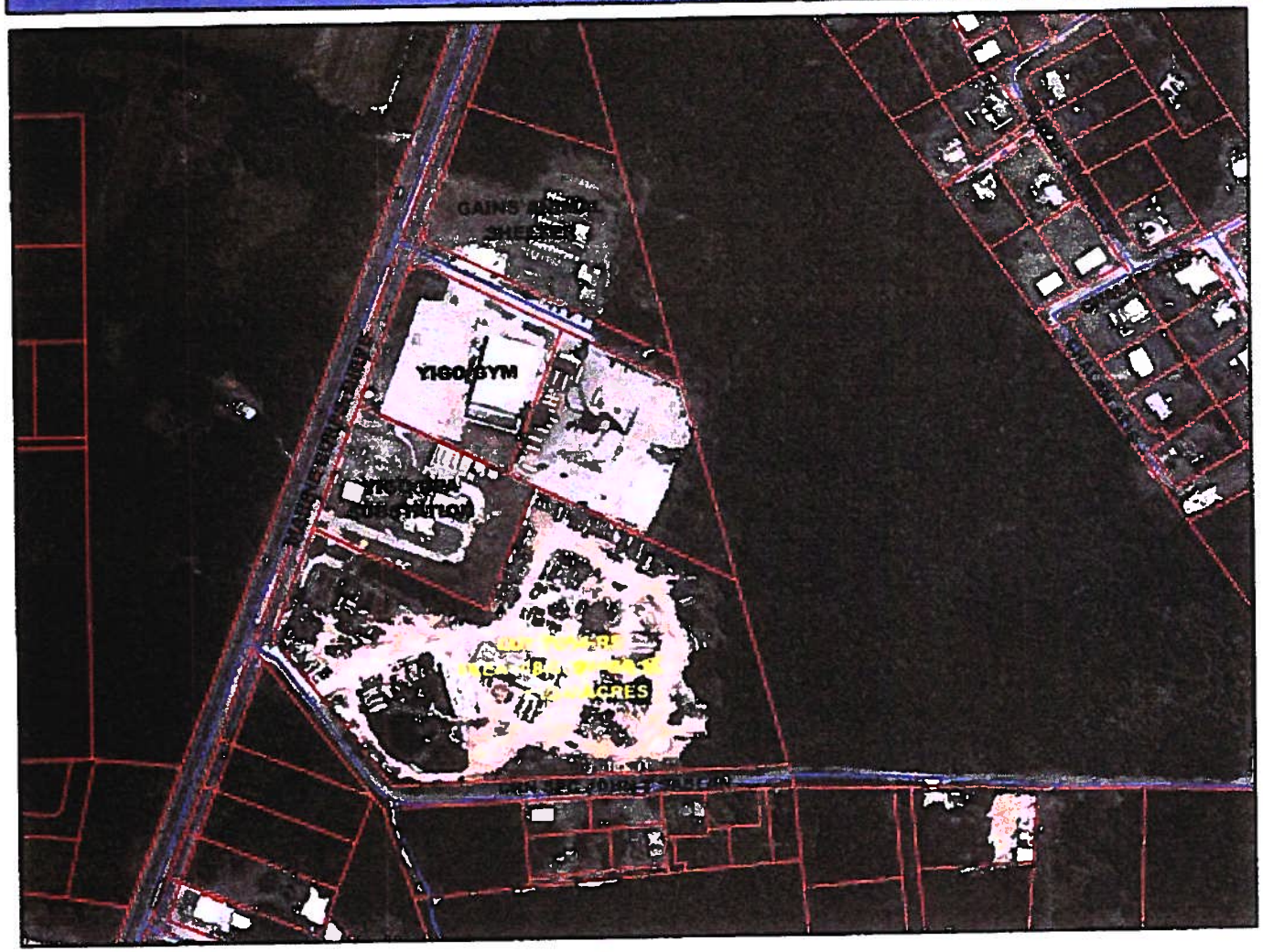


GOVERNMENT OF GUAM
GUBETNAMENTON GUAHAN
DEPARTMENT OF LAND MANAGEMENT
DIPATTAMENTON MINANEHA TANO
SURVEY DIVISION
DIBISION AGUAMENSURAN TANO

PREPARED BY: PIERCE CASTRO
THOMAS TORRES

DISCLAIMER: This map is for planning purposes only. Not for use in litigation or for preparing conveying survey/land descriptions. Though efforts have been made to assure accuracy, users may note the Department does not assume any liability for any inaccuracies in the data.

LOT 7054-R5, YIGO, PID 10001787920000, ZONE A



REFERENCES:
LM167FY93, DOC.#483993

PROPERTY VALUE; NA



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[illegible] and assumes no liability for any
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LOT 10122-15, DEDEDO, PID 10000123580000, ZONE A



REFERENCES:
LM184FY88, DOC.#397895

PROPERTY VALUE: $1,677,806.00

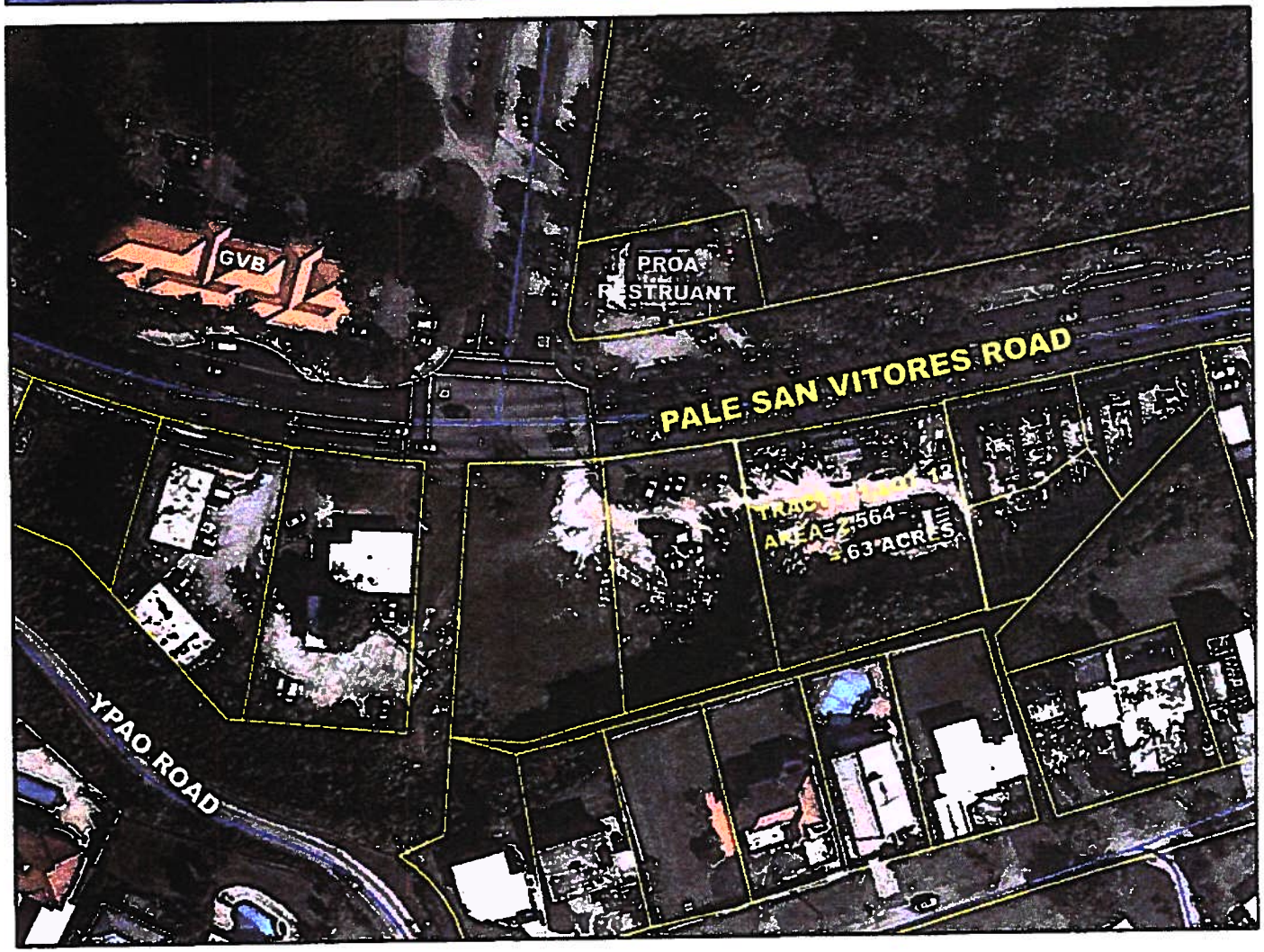


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THOMAS TORRES

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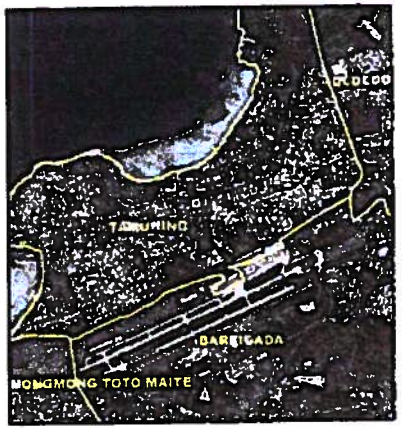
TRACT 111, LOT 12, TAMUNING, PID 10000678840000 , ZONE H



REFERENCE:
LM332FY95, DOC.#530747

PROPERTY VALUE: $860,400.00

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THOMAS TORRES

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TRACT 10123 (LOT 7128-REM), YIGO, PID 10000457410000 , ZONE A



REFERENCE:
LM229FY76, DOC.#266428

PROPERTY VALUE: $2,668,037.00



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