GUAM LAND USE COMMISSION

Acting Chairman Tae S. Oh
Commissioner Conchita D. Bathan
Commissioner Hardy T.I. Vy

Commissioner [Vacant]
Commissioner [Vacant]

Vice Speaker Therese M. Terlaje

Michael J.B. Borja, Executive Secretary
Nicolas E. Toft, Legal Counsel (OAG)

34GL-18-2632
DEC 06 2018
Time: 16:33
Received by:

AGENDA

Regular Meeting
Thursday, December 13, 2018 @ 1:30 p.m.

Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning
[As advertised in the Guam Daily Post on December 6th and December 11th, 2018,]

2018 DEC -6 PM 4:06

I. Notation of Attendance [ ] Quorum [ ] No Quorum

II. Approval of Minutes

- NONE

III. Old or Unfinished Business

IV. New Business

Zone Change

A. **Application No. 2017-36**, Christina M. Borja; Zone Change from "A" (Rural/Agricultural) to "LC" (Limited Commercial) zone, for the continued operation of an existing water and video store, on Lot 101-9, in the Municipality of Yona. Case Planner: Penmer Gulac [GLUC – 8/23/2018]

B. **Application No. 2017-41B**, Albert P. Sanga represented by Harry D. Gutierrez; Zone Change from "R-1" (Single Family Dwelling) to "LC" (Limited Commercial) zone, for the proposed construction of a commercial building, on Lot 1103-3-1A-1, in the Municipality of Mangilao. [GLUC – 8/23/2018] Case Planner: Penmer Gulac

Zone Variance Renewal/Status Report

C. **Application No. 2002-30E**, Applicant, BME & Sons, Inc.; requests renewal of a previously approved Use Zone Variance and Status Report for an existing contractor's yard, on Lot 10, Tract 293, in an "A" (Agricultural/Rural) zone, in the Municipality of Mangilao. [GLUC – 8/23/2018] Case Planner: Penmer Gulac

Final Subdivision

D. **Application No. 2015-26FSA,** Deepak and Kiran Sadhwani represented by FC Benavente, Planners; Final Subdivision request for the development of an industrial park for warehousing and other permitted uses, on Lot 5315, in "M-1" (Light Industrial) zone, in the Municipality of Dededo. Case Planner: Marvin Aguilar

2632

Tentative Subdivision

E. **Application No. 2018-21**, TRI Inc. represented by FC Benavente, Planners; request for a Tentative Subdivision to create a subdivision consisting of seventeen (17) single family residential units, on Lot 2303-R8NEW, in an "R-1" (Single Family Dwelling) zone, in the Municipality of Mangilao. **[GLUC – 10/25/2018]** Case Planner: Frank Taitano

F. **Application No. 2018-24**, Wellborn LLC represented by Harry D. Gutierrez; request for a Tentative Subdivision to create a subdivision consisting of one-hundred twenty-one (121) single family residential lots, one (1) commercial lot, one (1) ponding basin, one (1) playground lot and six (6) green area lots, on Lots 7110-NEW-NEW-1, 7110-NEW-NEW-2, and 7110-NEW-NEW-R2, in an "R-2" (Multi Family Dwelling) zone, in the Municipality of Yigo. [**GLUC – 10/25/2018]**
Case Planner: Frank Taitano

V. Administrative & Miscellaneous Matters

VI. Adjournment

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V. Administrative & Miscellaneous Matters

VI. Adjournment

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(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

December 5, 2018

MEMORANDUM

TO: Chairman, Guam Land Use Commission

FROM: Guam Chief Planner

SUBJECT: Staff Report - Application No. 2018-32 Zone Change, Lot 1143-R1, Municipality of Barrigada; GLUC Meeting of December 13, 2018.

1. PURPOSE:

A. Application Summary: The Applicant, LF Corporation, represented by Mr. Harry D. Gutierrez, is requesting approval of a Zone Change from a split-zone of "C" (Commercial) and "R-2" (Multi-Family Dwelling) to a full "C" (Commercial) Zone in order to construct a commercial complex for retailing, offices, shops and services, on Lot 1143-R1, municipality of Barrigada.

B. Legal Authority: Title 21, Guam Code Annotated, Chapter 61 Title 21, Guam Code Annotated, Chapter 61 Article 6, Part 3 (Changes of Zones), Sections 61630 thru 61638 (Zoning Law).

2. FACTS:

A. Location: The subject site is fronting Purple Heart Highway, also known as Route No. 8, and is approximately 1,000 feet north of Mobil/Mart and Mc Donald's fast food restaurant. It is also within 100 feet east of Shell Gas Station (lease portion on commercial zone) and is also approximately 100 feet (across GIAA) A.B. Won Pat Int'l airport (See ATTACHMENT).

B. Lot Area: 17,242 Square meters or 187,549.6 Square feet or 4.6 acres (Note: Shell Gas Station currently leased portion (3,000 square meters on the commercial zone, fronting route No. 8)

C. Present Zoning: "C" (Commercial) / "R-2"" (Multi-Family Dwelling) Zone.

D. Field Description: The lot is vacant and there exists a concrete place in recent months and now is overgrown with tall grass. The topography of the site is fairly flat all around and fronts a major highway, on the northern boundary is Shell Gas Station, on the southern border is Mobil/mart and McDonalds restaurant, and on the eastern boundary are vacant lots and residential lots and multi-family complexes as well, on

(R2) zone on the southeastern boundary. GIAA (airport operations) directly is across the highway. There are other GLUC & TPC rezoning to Commercial zone along Route No. 33 (Toto-Canada Loop Road) within 300 feet of the subject lot in 1976 and 2015.

Other land use activities within 300-1,500 feet radius are residential, apartment and condominiums commercial, hotel and industrial (M2 – GIAA) airport operations. All utility infrastructures are within 100 feet of the subject development.

E. Masterplan: Not Determined

F. Community Design Plan: Residential – Low to Medium Density; Mixed uses of residential/commercial

G. Previous Commission Action: None

3. APPLICATION CHRONOLOGICAL FACTS:

A. Date Heard By ARC: May 17, 2018

B. Public Hearing Results of: July 10, 2018 **(See Attachment – A)**

4. STAFF ANALYSIS: A Zone change must address Public **Necessity, Public Convenience and General Welfare** criteria. Our analysis is as follows:

PUBLIC NECESSITY

The requested zone change to full "Commercial" fulfills a public necessity for the area which is developing into more commercialization and near residential/multi-family districts and in order to accommodate a growing population in the northern/central areas near and along Route No. 8 Barrigada, the anticipated military forces build-up will continue, and the proposed uses and activities will provide the community with commercial/retail services and activities in the coming years and beyond. There will be a greater demand for retail, restaurants, food catering/contracting services, and other special services as population grows. This type of commercial activity in the area will serve the needs of the public, the private, and the military communities demands for goods and services of the business establishment;

CONVENIENCE

The proposed zone change of the subject lot will afford public convenience for much needed retail and commercial/food/restaurant outlet and other permitted accessory uses service related activities at this commercial location as it is centrally located, that is consistent with current land uses, and as an extension of the commercial zones abutting the lot, and along Route No.

The location is prime and ideal, central and conveniently near areas with a large population in this area of Barrigada, and to better provide retail, food/restaurant outlets and related accessory activities to support the community and the immediate area.

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GENERAL WELFARE

The proposed rezoning and uses will protect the general public, the immediate surroundings and properties by being consistent for commercial uses and related activities that is on-going at the present time. The owners will ensure that all permitting requirements and conditions of the land use commission and all government agencies are adhered to as well as to minimizing impacts to the immediate surroundings and to the general public and most specially our environment and the water lens below (this area is part of the Northern Recharge Area). Development on the site will provide employment of local residents and contribute positively to improving the island's growing economy.

In general, the proposed zone change will allow for a large retail store operation providing goods and services to the general public and immediate area, with consistently well stocked items of merchandise in a clean and well-maintained retail store and other family-oriented businesses to serve the public and community. The rezoning is compatible to existing land uses in the immediate and surrounding area, near large and populated villages, with schools, multi-family residences, and commercial activities. It is also in close proximity to the airport, airport industrial park, and other commercial districts.

In supporting a commercial use, and although near residential and commercial activities, we find that the added note that the protection of the general welfare of the public is not compromised as major improvements on site will reduce impacts of noise, lighting, and traffic to the abutting neighbors. The neighbors were assured at the public hearing that the site will be well managed and landscaped, all storm water run-offs will be contained on site, and a concrete fence will be erected on the abutting residential boundary of the lot. The outcome of the initial municipal public hearing was to address the issues concerning the construction and proposed uses and that a foundation had already been poured in place before rezoning the subject lot. A second town meeting was conducted by the MPC where all concerns, issues were discussed and clarified by the applicants and their representative **(see public hearing attachment – A; town meeting attachment - B)**.

Lot 1143-R1, as split-zoned property, presents that challenge of ensuring harmonious use at the fringe of two significantly different zoning designations. Commercial use presents an opportunity to engage in less restrictive land uses as opposed to that of "R-2" (multi-family dwelling), which accommodates residential development, but at more density to that of "R-1" (single-family dwelling). In the event the split-zone condition persists, that same challenge would likewise continue to exist however contained within the subject lot. Thus, by expanding the commercial zone even further, the need to find that balance is imposed on existing "R-2" and "R-1" uses to the west of the property. Concerns of these property owners have been expressed during the project's public hearing and again during a town meeting hosted by the Mayor of Barrigada. Concerns were focused on potential adverse impacts due to operational activities that if not mitigated would otherwise impinge on their rights to full enjoyment and benefit of their private property. To date, we have been advised of the applicant's efforts to address such concerns with actions that includes re-designing the commercial building by relocating both trash receptacle and power generator areas further away (approximately 160 feet from their original location) to prevent any impacts of noise, odor, and fumes. The applicant further committed designs to include a much higher perimeter CMU wall to avert effects of noise and flashing light cause by traffic and other activities associated with any operational component of the facility.

Less concerns raised by certain property owners in the immediate area, there appears to be no anticipated impacts on the immediate surroundings as the site as mitigative and preventative measures in re-design have been initiated by the property owner. We anticipate that constituent engagement through the office of the Mayor will be one course to ensure such measure are put in place. Likewise, recommendations provided by the Application Review Committee serves caveats of approval, thus, the other course of ensuring measures are in place would be through the permitting stages for building and final occupancy.

We further anticipate comments from the Municipal Planning Council of Barrigada, endorsed by resolution, that may be asserted to guarantee harmonious co-existence between the proposed facility and its surrounding area. With this, we provide the following recommendation.

5. <u>RECOMMENDATION</u>: Recommend Approval with the following conditions:

A. To the extent possible to ensure all efforts to reduce or eliminate potential adverse impacts due to operational activities caused by the proposed commercial facility, the applicant shall adhere to ARC recommendations, conditions, and requirements.

B. The applicant shall engage in operational activities to significantly reduce and/or eliminate that would otherwise be considered objectionable, obnoxious or offensive by reason of odor, dust, smoke, noise, gas fumes, cinders, vibration, flashing lights, or water-carried waste.

MARVIN Q. AGUILAR
Guam Chief Planner

ATTACHMENTS
Case Planner: Penmer C. Gulac

We further anticipate comments from the Municipal Planning Council of Barrigada, endorsed by resolution, that may be asserted to guarantee harmonious co-existence between the proposed facility and its surrounding area. With this, we provide the following recommendation.

5. **RECOMMENDATION:** **Recommend Approval with the following conditions:**

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ATTACHMENTS
Case Planner: Penmer C. Gulac

ATTACHMENT – A; PUBLIC HEARING RESULTS OF July 10, 2018

Ref: Staff Report - Application No. 2018-32 Zone Change, Lot 1143-R1, Municipality of Barrigada

The required public hearing was held at the Barrigada Mayor's Office / Community Center on July 10, 2018, at 6:05 P.M. Present were, the Case Planner, Mr. Harry Gutierrez, Applicant's Rep, Mayor June Blas and Vice Mayor Bautista, a few MPC Members, neighbors and lotowners. A total of 15 persons were in attendance.

The Case Planner presented the proposed project and Mr. Gutierrez highlighted details of the application and clients intentions; discussed the time frame of the application process, and activities of the site and area of developments near the site

Public comments and concerns that were noted are as follows:

Ms. Barbara Dungca, (Neighbor resides near Shell Gas Station and Pearl Ridge Hotel):
She wanted to let the public know that the proposed project will increase traffic in the area and some flooding as well a fence will be needed to protect the neighbors. She wants to ensure the development respects and be a good neighbor. It will serve all the neighbors and it will be very convenient to shop and is should be well maintained in good order, clean, landscaped all around, and should have a good maintenance and mitigation plan. Make sure the trash bins are away from the neighbors and provide some water reservoirs to alleviate low water pressure we are experiencing for years.

Mr. Harry Gutierrez (representative):
Mr. Gutierrez further explained in detail the zone change application, its current uses as noted on the application...that the site will be well maintained , clean, landscaped to provide a buffer between the residences nearby. Trash is picked up by commercial haulers on a daily basis. There will be to additional uses such as some restaurants, beauty/barber shops offices, other small retailers and service shops permitted in a commercial zone, he added. A fence all around will be erected to buffer noise, maintain storm run-offs within the site by a special drainage/catchment (French Drain) like Agana Shopping Center uses. GWA is checking the water lines as some Navy lines are still mixed up in this area near the site, they will be investigating with assistance of the Navy and GIAA (Tiyan airport operations) . Access to and from the site, traffic circulation, and parking plan will re-assessed for safer interior activities within the site. Lighting will be directed on the complex and not projecting to the abutting neighbors. Additionally, the owners and their staff and consultants will be working with the Mayor for any other municipal requirements, as well as Gov agencies on this application that will be complied with, that he further stated the owners have other businesses and have hundreds of local of employees. This new development will continue to create new jobs in the community.

Mr. Willy Long: (Barrigada resident)
Mr. Gutierrez why your clients started building without the approval of rezoning to commercial zone, they should follow all permitting requirements, and now they stopped and abandoned..rusted out..they have to do the right thing and follow the laws..and why there is no GWA report yet..

Mr. Harry Gutierrez (representative):
For your information Mr. long.., they have a permit for foundation only issued by DPW and no further construction is being performed now until the rezoning by GLUC is approved. GWA is still checking the water lines as some Navy lines are still mixed up in this area near the site, they will be investigating with assistance of the Navy and GIAA (Tiyan airport operations), they may be a line connected to the old airport water lines..will wait for GWA's report..

Mayor June Blas:
Yes, only the foundation was poured and no other construction is being done now.. we will further discuss other issues and concerns during our MPC hearing and will need more information from the applicants and agencies positions.. our MPC Resolution will be submitted at a later date.

Planning Staff Summary of Public Hearing:

After discussion on rezoning and information given by the consultant, and clarification of the uses, the attendees were fully in support the rezoning of the subject lot. There were no major concerns and, however other issues like flooding, water pressure in the area needed more clarification (ARC Agencies) requested by the Mayor and other neighbors in attendance noted at the hearing.

DLM Project Planner: Informed those in attendance that the Application Review Committee (ARC) had no objections on the application. We are still waiting for other agencies to submit their position/assessment of the rezoning project. Advised the attendees, the next hearing will be with the Guam Land Use Commission (GLUC), ITC Building, and will be announced in the newspaper 10 days prior as to the hearing date and time.

There hearing was adjourned at 7:06 p.m.

Penmer Gulac

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Yes, only the foundation was poured and no other construction is being done now.. we will further discuss other issues and concerns during our MPC hearing and will need more information from the applicants and agencies positions.. our MPC Resolution will be submitted at a later date.

Planning Staff Summary of Public Hearing:

After discussion on rezoning and information given by the consultant, and clarification of the uses, the attendees were fully in support the rezoning of the subject lot. There were no major concerns and, however other issues like flooding, water pressure in the area needed more clarification (ARC Agencies) requested by the Mayor and other neighbors in attendance noted at the hearing.

DLM Project Planner: Informed those in attendance that the Application Review Committee (ARC) had no objections on the application. We are still waiting for other agencies to submit their position/assessment of the rezoning project. Advised the attendees, the next hearing will be with the Guam Land Use Commission (GLUC), ITC Building, and will be announced in the newspaper 10 days prior as to the hearing date and time.

There hearing was adjourned at 7:06 p.m.

Penmer Gulac

ATTACHMENT – B; TOWN MEETING WITH MAYOR RESULTS OF October 16, 2018, 6pm.

A Town Meeting with the Municipal Planning Council members, Mayor and Vice Mayor and neighbors, attended by Chief Planner and project planner:

Presentation by the Architect (Daniel Beoyong) and Mr. Frank Wu (the owner) and his family were present;

The revised site development plan was presented to those in attendance:

Mr. Beoyong high-lighted on the following:

Safe Access to and from Route 8 and traffic circulation within the area of the complex will be smooth transition from highway and safety for all shoppers and staff and tenants, will be working with Guam Police Dept Highway Patrol to review proposed plans;

Realignment of GPA easement at the rear of lot and proposed underground power line into the subject lot was already discussed with GPA with positive outcome;

Emergency Power Generation will be on site and will have an enclosure and very quiet power generation operation;

Storm Runoff /Drainage will be contained on site with French Drain catchment similar to K-Mart and Agana Shopping center;

Lighting will be soft and maintained within the confines of the parking area/perimeter of the lot;

A high concrete fence will be erected on the on the southern and eastern boundary of residential lots (provide security and privacy and to buffer noise of trucks from loading area on the rear of commercial complex);

Solid Waste Disposal Bins will located away from residential areas and will be cleaned and sanitized daily and picked up by the private hauler daily;

A Landscaping scheme will make the site beautiful and green areas will be maintained;

Mr. Frank Wu (Owner) , informed the public that the businesses and tenants will be family oriented, no adult massage, club or game rooms..and will be hiring more local residents..

Mayor June Blas expressed her appreciation for the presentation to better understand the proposed rezoning and commercial development of the site; and advised those in

attendance that the MPC will continue to review and discuss this in the next MPC meeting and provide a Resolution.

No major concerns or objections were noted at the town meeting; the presentation addressed all the concerns from the last public hearing of July 10, 2018.

Meeting was adjourned.

Penmer Gulac
Project Planner

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No major concerns or objections were noted at the town meeting; the presentation addressed all the concerns from the last public hearing of July 10, 2018.

Meeting was adjourned.

Penmer Gulac
Project Planner

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

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

November 28, 2018

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members

FROM: Chairman, Application Review Committee (ARC)

SUBJECT: Summary of Position Statements by ARC Members

RE: Zone Change Application No. 2018-32

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to Planning Division, Department of Land Management. The conditions as imposed by the ARC member agencies are listed when applicable.

DEPARTMENT OF LAND MANAGEMENT (DLM):
Planning staff recommends Approval with the following condition:

A. That the approval is subject to the ARC conditions and requirements as stipulated in their Official Position Statement.

BUREAU OF STATISTICS AND PLANS (BSP):
The applicant, LF Corporation, represented by Mr. Harry D. Gutierrez, is requesting for a zone change from "C" Commercial and "R-2" Multi-Dwelling Zone to a full "C" Commercial Zone for the construction of a 2-story commercial building consisting of retail, office, and storage spaces complete with parking and rear loading dock. The subject lot is 17,424 square meters or 187,549 square feet. Lot 1143-R1 is located along Vietnam Veteran's Highway, one of Guam's major thoroughfare. The adjacent surrounding properties include the Palmridge Hotel, Shell and Mobil Service Stations, McDonald's, convenience stores, Harvest Christian Academy, Guam International Airport Authority, churches, single family dwellings, apartment complexes, condominiums, and a GHURA housing development.

The Bureau of Statistics and Plans (Bureau) has completed its review of the zone change requests and finds the use compatible with the surrounding area and is consistent with the Kabales Planu Para Guahan and North and Central Guam Land Use Plan and provides the following comments and recommendations:

Stormwater Management. Managing stormwater is a key element in the protection of Guam's water resources. Surface runoff carries pollutants into Guam waters causing siltation and increasing sediment loads. The terrain of the subject property is flat and a

change from a natural environment to a hardscape environment greatly increases runoff volume created during normal rains and storms which can cause erosion and flooding.

With this in mind, the Bureau requires that the applicant take a proactive approach to stormwater retention on the property and minimize as much impacts, not only on-site, but also to neighboring properties as well. Swales and rain gardens are an example of diversified measures towards that end. For guidance on these practices, an electronic file of the guidebook "Island Stormwater Practice Design Specifications" is available at the Bureau's, Guam Coastal Management Program's website www.bsp3.guam.gov

Erosion Control. Controlling erosion and sediment flow from construction sites are a priority with regard to stormwater impacts to receiving water bodies within the project site. The Bureau recommends that the applicant prevent adverse impacts from construction site runoff by employing best management practices.

The applicant must refer to the CNMI and Guam Stormwater Management Manual, October 2006, the Guam Erosion & Sediment Control Field Guide available at www.bsp.guam.gov or at the Guam Environmental Protection Agency (GEPA) for detailed construction stormwater treatment criteria and standards, bio-retention areas, and rain garden specifications.

Low Impact Development (LID) Practices. According to National Oceanic Atmospheric Administration's (NOAA) Coastal Change Analysis Program (C-CAP), 40.4% of the Agana watershed is developed and 21.6% is impervious. Areas with impervious surface rates approaching or exceeding 12 percent to 15 percent will likely experience negative impacts to water quality. Severe degradation can be expected when rates reach 25 percent. The Bureau is concerned that additional impervious surfaces may exacerbate flooding in the area and surrounding neighborhoods if practices are not in place to manage runoff on the property.

The LID approach works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features while minimizing the use of impervious surfaces to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

Considering the growing concerns of flooding due to increased impervious surface, the applicant is highly encouraged to implement LID practices such as permeable parking and walkways, grassed swales, island bio-retentions, green roofs, and/or rain gardens into the landscape as a means to reduce runoff and control erosion from their property. An electronic file of the Island Stormwater Practice Design Specifications is available on the Bureau's website at www.bsp.guam.gov under the Guam Coastal Management Program.

Native Flora. Protection from invasive species is critical to preserving Guam's native plant and animal species. Therefore, the applicant is advised to avoid the use of invasive plants in their landscape plan. The use of native plants requires little to no fertilizer for growth. The Bureau encourages consultation with the Department of Agriculture's Division of Forestry and Soil Resources on using native plants and organic fertilizers to avoid additional contaminants from entering the aquifer. The applicant may also seek guidance from Guam EPA regarding their Pesticide Control Program.

In light of the points presented above, the Bureau **recommends Approval** to the zone change request from "C" Commercial and "R-2" Multiple Dwelling Zone to a full "C" Commercial Zone. The Bureau finds that the proposed commercial activity is compatible with its surrounding uses. Accordingly, the applicant is encouraged to prevent contaminants

change from a natural environment to a hardscape environment greatly increases runoff volume created during normal rains and storms which can cause erosion and flooding.

With this in mind, the Bureau requires that the applicant take a proactive approach to stormwater retention on the property and minimize as much impacts, not only on-site, but also to neighboring properties as well. Swales and rain gardens are an example of diversified measures towards that end. For guidance on these practices, an electronic file of the guidebook "Island Stormwater Practice Design Specifications" is available at the Bureau's, Guam Coastal Management Program's website www.bsp3.guam.gov

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The LID approach works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features while minimizing the use of impervious surfaces to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

Considering the growing concerns of flooding due to increased impervious surface, the applicant is highly encouraged to implement LID practices such as permeable parking and walkways, grassed swales, island bio-retentions, green roofs, and/or rain gardens into the landscape as a means to reduce runoff and control erosion from their property. An electronic file of the Island Stormwater Practice Design Specifications is available on the Bureau's website at www.bsp.guam.gov under the Guam Coastal Management Program.

Native Flora. Protection from invasive species is critical to preserving Guam's native plant and animal species. Therefore, the applicant is advised to avoid the use of invasive plants in their landscape plan. The use of native plants requires little to no fertilizer for growth. The Bureau encourages consultation with the Department of Agriculture's Division of Forestry and Soil Resources on using native plants and organic fertilizers to avoid additional contaminants from entering the aquifer. The applicant may also seek guidance from Guam EPA regarding their Pesticide Control Program.

In light of the points presented above, the Bureau **recommends Approval** to the zone change request from "C" Commercial and "R-2" Multiple Dwelling Zone to a full "C" Commercial Zone. The Bureau finds that the proposed commercial activity is compatible with its surrounding uses. Accordingly, the applicant is encouraged to prevent contaminants

by controlling erosion during construction and managing stormwater runoff on site. Subsequently, if this application is approved, the Bureau recommends the applicant to comply with the recommendations stipulated above.

As government officials, it is our primary responsibility to ensure that the construction and operations of this proposed endeavor are in a manner designed to protect public health, safety, and to promote the public welfare and convenience. We also encourage the applicant to protect Guam's natural resources and to ensure they are used in a sustainable manner.

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):
The staff of this Agency reviewed the application and determined that this Agency do not have objection to rezone the subject property from partial "R-2" and "C" Zone to fully Commercial "C" Zone.

DEPARTMENT OF PUBLIC WORKS (DPW):
The Department of Public Works (DPW) has completed its review of the subject application and approves the request to convert the existing zoning to full commercial subject to meeting the conditions and criteria set forth:

- must not adversely affect the adjacent property or the neighboring area (provide fence or plants) as a buffer zone;
- must be compatible with the existing or allowable uses of the property;
- must demonstrate that adequate public facilities exist (entrance/exit, sidewalk, pedestrian and drainage system);
- must have a parking stalls (compact, standard and accessible stalls) that meets the American Disability Act (ADA) requirements;
- must not create undue traffic congestion (ingress/egress) and must be wide enough for public access;
- must provide all accessory building use for storage and shall be located at the rear or side yard of the property;
- to provide a solid waste composition for either private or public services and must be situated in an area that will not hinder the public rights of way.

It should be noted that in the future the applicant must comply with all the applicable rules, regulations prior to construction. For building permit application, the applicant is required to submit a complete set of design drawings with all the necessary disciplines needed and must be in conformance with the latest building code edition.

DEPARTMENT OF PARKS AND RECREATION (DPR):
We reviewed the subject request by Harry D. Gutierrez Consultant for LF Corporation for Lot 1143-R1 and have no objection to the approval of the Zone Change Application.

GUAM POWER AUTHORITY (GPA):
Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:
   1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
      - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
      - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.

- Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
- Developer/Owner shall provide necessary electrical utility easements to GPA prior to final connection.
- Provide scheduling and magnitude of project power demand requirements for new loads.
- All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
- GPA reserves its easement rights established under Document No. 401633.

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.

3. A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.

4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments:
GPA has no objection to the request subject to the conditions cited above.

GUAM WATERWORKS AUTHORITY (GWA):
The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone change from a combination of "C" (Commercial) and "R2" (Multi-family) zones to full "C" zone for the proposed development of a commercial complex for retail and commercial spaces.

This memorandum shall serve as GWA's position statement to the above zone change request related to availability of water and sewer infrastructures to serve the above subject lot. This position statement shall not be construed as notice that water and sewer systems have the capabilities to accommodate the proposed development, including fire flow, without on-site or off-site improvements. Any extension of the water and sewer systems and/or capacity upgrades required to serve the property shall be subject to GWA rules and regulations. Any required extension to the existing facilities to serve the subject properties shall be at the applicant's expense.

Given the information provided in the application and field observations, the following comments are conditions for GWA's position in favor of the approval of this zone change application:

1. The applicant has submitted construction plans to GWA. Initial comments were provided and revised plans are required. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and approval. Submittals shall include water and sewer design calculations and complete drawings and specifications. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations.

2. GWA typically requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal.

- Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
- Developer/Owner shall provide necessary electrical utility easements to GPA prior to final connection.
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GPA has no objection to the request subject to the conditions cited above.

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Given the information provided in the application and field observations, the following comments are conditions for GWA's position in favor of the approval of this zone change application:

1. The applicant has submitted construction plans to GWA. Initial comments were provided and revised plans are required. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and approval. Submittals shall include water and sewer design calculations and complete drawings and specifications. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations.

2. GWA typically requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal.

This timeframe was not met. Future discussions shall include determination if existing GWA facilities can accommodate the proposed development and if any off-site infrastructure improvements may be necessary. Utility capacity analysis will consider service to existing customers, as well as approved projects in the building permit/construction stage, as unavailable for use by newly proposed developments. Discussions with the GWA Engineering Department will also include applicable GWA standards and requirements.

3. There is a GWA water line located on the reference lot. GWA requires access to the lot in order to confirm the water line location along the easement along the southern lot boundary.

4. If off-site water and sewer infrastructure improvements are installed by the developer, they will require prior approval from GWA, must meet GWA standards, be constructed in the public easement or right of way, and shall be subject to inspection by GWA. Any infrastructure improvements will be at the expense of the applicant. GWA's approval of the occupancy permit application will be contingent upon the completion of offsite utility improvements.

   The developer shall register maps and documents for new public rights of way or utility easements with the Department of Land Management and provide copies to GWA.

5. Developers and subdivision owners who have installed water and/or wastewater pump stations whose sole purpose is to serve only the proposed development or subdivision, and consequently have no excess capacity to serve customers beyond the boundaries of said development or subdivision, shall be required to maintain their own pump station(s) and force main(s) in proper working condition to the satisfaction of GWA.

6. The applicant shall install GWA water meters in the public right of way or easement.

7. Backflow prevention devices are required for non-residential activities, swimming pools, or when a development will be served by a master meter.

8. New development is subject to water and/or sewer system development charges.

9. Certain activities are subject to sewer pre-treatment requirements. Grease traps or interceptors are required for food service establishments. Oil-water separators are required for vehicle maintenance activities.

10. Only wastewater shall be discharged to the sanitary sewer system. Stormwater, pool water, and pool backwash water discharge to the sanitary sewer system is prohibited.

11. After a GWA utility service account is opened, the account holder is responsible for informing GWA of onsite activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

This GWA Position Statement shall remain valid for 365 calendar days from the date of this response. Please contact GWA Engineering Division regarding water and sewer system improvement design and construction standards and procedures. For additional information

please contact Mauryn McDonald, P.E., Permits and New Area Development Supervisor, at 300-6054.

DEPARTMENT OF AGRICULTURE (DoAg):

Agriculture has reviewed the subject lot for the construction of a "Commercial Building" and has no opposition to the proposed usage and development. Our agency will recommend approval of the current proposal for the construction of the facility with the following statements, conditions and requirements set forth in 21 GCA Chapter 61 Section 61637.

Our preliminary inspection of the site found no adverse impact to Agricultural activity however there are concerns regarding any storm water runoff from further clearing and grading. Agriculture would like the developer implement some "Best Management Practices" designed to ensure that no debris and runoff is allowed to enter into ingress and egress points during construction, grading and clearing. As Rte. 8 is a main thoroughfare vehicles and machinery entering and exiting the site will pose a hazard should debris from the site make its way into the roadway. A wash out area that removes soil and other material from vehicles and other heavy equipment before exiting the site should be incorporated into the project. Additionally any heavy equipment that will be used carries with it some potential for spillage of fuels and other liquids that will be used for the construction of those buildings and annexes. To prevent any contamination of the "northern Aquifer Zone" we require that construction silt screen fencing is installed around the affected areas of development and is properly maintained throughout the active cycle of construction and any earthen work that is being performed. The inclusion of spill mats should also be incorporated round those sections that lead to drainage points near rights of ways, thoroughfares as well as any ponding basin or low zones adjacent to this lot.

Agriculture recommends including into the development a green zone where allowable that uses native tree species or other varieties of flora for a Green Zone landscaping plan.

The use of native trees that originate in this area are highly recommended as they are suitable and will adapt readily to the existing soils and will help to maintain a healthy aquifer and surrounding habitat to allow for a healthy and vibrant eco-system. The root system of these trees helps to prevent erosion and assists in filtering out synthetic contaminants and other manmade chemicals that would otherwise make its way into the aquifer and coastal zones thereby polluting it. In addition the generator and large cargo vehicles that will be entering into the rear portion of the lot when the commercial building goes into operation will be producing loud noises from the equipment. Therefore it is important to use these trees to reduce those noise levels from that will affect residents in the rear building. By plating a "Green Barrier" of trees around these areas will help reduce the noise decibels dramatically without adding to construction cost of a concrete wall or other barrier schemes. The Department of Agriculture has several programs and personnel that can assist you in developing a plan to address this issue.

Please contact our Agricultural Development Services & Forestry divisions here at the agency for further assistance and guidance at 300-7972 & 7976 respectively. Our Forestry division grows and maintains these native tree species should you choose to incorporate them into the project. Contact their office for assistance and consultation at 300-7976. Please be aware that the increased loss of Guam's native habitat contributes to a diminished capacity to sustain and support a healthy island community. It is vital that all land developers take a proactive step in preventing and causing this loss. To fully benefit and see these eco-friendly practices being used, visit our Department of Agriculture Organic and Environmental Demonstration Farm. The demonstration farm displays various planting techniques that will aid the incorporation of flora back into the landscape to ease

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and possibly eliminate further damage to the environment. The planting of native trees will add to the aesthetic appeal of the development as it uses the trees that were once abundant in this part of Yigo and will also add to the privacy of the facility as it will house important materials used in law enforcement holdings. The trees will also serve to provide shading for the occupants, windbreak capabilities during heavy weather, erosion control, filtration of runoff and a more nature driven development plan that takes into account Guam's vital natural resources.

The guidelines as listed in this Impact Assessment should be used as a template to ensure continuation of Guam's habitat. For other earth friendly techniques and guidance form the Department of Agriculture please contact our offices at 300-7973.

DEPARTMENT OF PUBLIC HEALTH and SOCIAL SERVICES (DPH&SS):
No Position Statement has been received as of the date of this Memorandum of November 28, 2018.

GUAM FIRE DEPARTMENT (GFD):
No Position Statement has been received as of the date of this Memorandum of November 28, 2018.

GUAM DEPARTMENT OF EDUCATION (GDOE):
No Position Statement has been received as of the date of this Memorandum of November 28, 2018.

DEPARTMENT OF CHAMORRO AFFAIRS (DoCA):
No Position Statement has been received as of the date of this Memorandum of November 28, 2018.

Marvin Q. Aguilar

Attachments: ARC Position statements
Cc: Executive Secretary, GLUC

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lieutenant Governor

BUREAU OF STATISTICS & PLANS
SAGAN PLANU SIHA YAN EMFOTMASION
Government of Guam
P.O. Box 2950 Hagåtña, Guam 96932
Tel: (671) 472-4201/3
Fax: (671) 477-1812

Carl V. Dominguez
Director
Manuel Q. Cruz
Deputy Director

SEP 2 1 2018

MB 9/24

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
SEP 24 2018
CLTC/GALC/GLUC

MEMORANDUM

To: Chairman, Guam Land Use Planning

Via: Executive Secretary, Department of Land Management

From: Director, Bureau of Statistics and Plans

Subject: **APPLICATION NO. 2018-32**
LOCATION: Lot 1143-R1, Municipality of Barrigada
APPLICANT: LF Corporation
PROPOSED USE: Rezone from "C" Commercial and "R-2" Multi Dwelling Zone to a *Full* "C" Commercial Zone

***Håfa Adai*!** The applicant, LF Corporation, represented by Mr. Harry D. Guiterrez, is requesting for a zone change from "C" Commercial and "R-2" Multi Dwelling Zone to a *full* "C" Commercial Zone for the construction of a 2-story commercial building consisting of retail, office, and storage spaces complete with parking and rear loading dock. The subject lot is 17,424 square meters or 187,549 square feet. Lot 1143-R1 is located along Vietnam Veteran's Highway, one of Guam's major thoroughfare. The adjacent surrounding properties include the Palmridge Hotel, Shell and Mobil Service Stations, McDonald's, convenience stores, Harvest Christian Academy, Guam International Airport Authority, churches, single family dwellings, apartment complexes, condominiums, and a GHURA housing development.

The Bureau of Statistics and Plans (Bureau) has completed its review of the zone change requests and finds the use compatible with the surrounding area and is consistent with the Kabales Planu Para Guahan and North and Central Guam Land Use Plan and provides the following comments and recommendations:

Stormwater Management. Managing stormwater is a key element in the protection of Guam's water resources. Surface runoff carries pollutants into Guam waters causing siltation and increasing sediment loads. The terrain of the subject property is flat and a change from a natural environment to a hardscape environment greatly increases runoff volume created during normal rains and storms which can cause erosion and flooding.

With this in mind, the Bureau requires that the applicant take a proactive approach to stormwater retention on the property and minimize as much impacts, not only on-site, but

Rec'd 9/21/18 Planning Div

Eddie Baza Calvo
Governor of Guam

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BUREAU OF STATISTICS & PLANS
SAGAN PLANU SIHA YAN EMFOTMASION

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Manuel Q. Cruz
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SEP 2 1 2018

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
SEP 24 2018
CLTC/GALC/GLUC

9/24

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With this in mind, the Bureau requires that the applicant take a proactive approach to stormwater retention on the property and minimize as much impacts, not only on-site, but

Rec 9/21/18

also to neighboring properties as well. Swales and rain gardens are an example of diversified measures towards that end. For guidance on these practices, an electronic file of the guidebook *"Island Stormwater Practice Design Specifications"* is available at the Bureau's, Guam Coastal Management Program's website www.bsp3.guam.gov

Erosion Control. Controlling erosion and sediment flow from construction sites are a priority with regard to stormwater impacts to surface receiving water bodies within the project site. The Bureau recommends that the applicant prevent adverse impacts from construction site runoff by employing best management practices.

The applicant must refer to the CNMI and Guam Stormwater Management Manual, October 2006, the Guam Erosion & Sediment Control Field Guide available at www.bsp.guam.gov or at the Guam Environmental Protection Agency (GEPA) for detailed construction stormwater treatment criteria and standards, bio-retention areas, and rain garden specifications.

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In light of the points presented above, the Bureau **recommends Approval** to the zone change request from "C" Commercial and "R-2" Multiple Dwelling Zone to a *full* "C" Commercial Zone. The Bureau finds that the proposed commercial activity is compatible with its surrounding uses. Accordingly, the applicant is encouraged to prevent contaminants by controlling erosion during construction and managing stormwater runoff on site. Subsequently, if this application is approved, the Bureau recommends the applicant to comply with the recommendations stipulated above.

As government officials, it is our primary responsibility to ensure that the construction and operations of this proposed endeavor are in a manner designed to protect public health, safety, and to promote the public welfare and convenience. We also encourage the applicant to protect Guam's natural resources and to ensure they are used in a sustainable manner. ***Si Yu'os Ma'ase'.***

CARL V. DOMINGUEZ
Director

cc: GEPA
DPW
GWA
DPR
GPA

In light of the points presented above, the Bureau **recommends Approval** to the zone change request from "C" Commercial and "R-2" Multiple Dwelling Zone to a *full* "C" Commercial Zone. The Bureau finds that the proposed commercial activity is compatible with its surrounding uses. Accordingly, the applicant is encouraged to prevent contaminants by controlling erosion during construction and managing stormwater runoff on site. Subsequently, if this application is approved, the Bureau recommends the applicant to comply with the recommendations stipulated above.

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CARL V. DOMINGUEZ
Director

cc: GEPA
DPW
GWA
DPR
GPA

The Honorable
EDDIE BAZA CALVO
Governor

The Honorable
RAY S. TENORIO
Lieutenant Governor

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
JUN 22 2018
CLTC/GALC/GLRC

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO
GLENN LEON GUERRERO
Director
ANDREW S. LEON GUERRERO
Deputy Director

MEMORANDUM

TO: Director, Department of Land Management

FROM: Director, Department of Public Works

APPLICATION: 2018-32

APPLICANT: LF Corporation

POSITION STATEMENT: From Commercial ("C") & Multi Family Dwelling ("R-2")
Convert into Full Commercial ("C") Zone Area
Lot No.: 1143-R1, Barrigada, Guam

Buenas yan Hafa Adai! Applicant, is requesting to convert an existing Commercial and "Multi Family Dwelling Zone into a Full Commercial Zone area. The proposed zone change is to accom modate commercial, retail complex, parking, loading area and landscaping. The total lot area is approximately 17,424 square meters or 187,549.6 square feet.

Under 21GCA Real Property CH. 61 Zoning Law
Split Zoned Lots: (See Attached Regulations)
Whenever a lot has two (2) separate zoning designations within its boundaries the property owner shall have the right to select one of the two (2) zones and to have it apply to the entire lot.

The Department of Public Works (DPW) has completed its review of the subject application and approves the request to convert the existing zoning to full commercial subject to meeting the conditions and criteria set forth:

- must not adversely affect the adjacent property or the neighboring area (provide fence or plants) as a buffer zone;
- must be compatible with the existing or allowable uses of the property;
- must demonstrate that adequate public facilities exist (entrance/exit, sidewalk, pedestrian and drainage system);
- must have a parking stalls (compact, standard and accessible stalls) that meets the American Disability Act (ADA) requirements;
- must not create undue traffic congestion (ingress/egress) and must be wide enough for public access;

- must provide all accessory building use for storage and shall be located at the rear or side yard of the property;

- to provide a solid waste composition for either private or public services and must be situated in an area that will not hinder the public rights of way.

It should be noted that in the future the applicant must comply with all the applicable rules, regulations prior to construction. For building permit application, the applicant is required to submit a complete set of design drawings with all the necessary disciplines needed and must be in conformance with the latest building code edition.

Should you have any questions, please contact Mr. Max C. Manzano, P.E., Chief Engineer for the Division of Capital Improvement Projects (CIP- Vertical) or Maryrose M. Wilson, Engineer III, at (671) 646- 3230 or 646-3224.

Dangkulu na Si Yu'os Ma'ase!

GLENN LEON GUERRERO

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GLENN LEON GUERRERO

Dipattamenton Agrikottura

Eddie Baza Calvo
Governor

Ray Tenorio
Lt. Governor

Director's Office 300-7970 / 7969 / 7966
Agricultural Development Services 300-7973 / 7972 / 7967
Plant Nursery 300-7974
Aquatic & Wildlife Resources 735-3955/56; Fax 734-6570
Forestry & Soil Resources 300-7975/6
Plant Inspection Station 475-1426/27; Fax 477-9487
Animal Health 300-7965 Fax 734-6569

Matthew L.G. Sablan
Director

Jessie B. Palican
Deputy Director

RECEIVED
DEPARTMENT OF LAND MANAGEMENT
SEP 19 2018
9:48 AM
CLTC/GALC/GLUC

RECEIVED 9/12/18

August 17, 2018
Memorandum

To: Director, Department of Land Management

Attn: Executive Secretary, Guam Land Use Commission and Guam Seashore Protection Commission

From: Director of Agriculture

Subject: **"Agricultural & Environmental Impact Statement" for Lot 1143-R1 consisting of 4.6 acres Located in Barrigada off of Rte 8. (LF Corporation c/o Harry Gutierrez).**

Agriculture has reviewed the subject lot for the construction of a "Commercial Building" and has no opposition to the proposed usage and development. Our agency will recommend approval of the current proposal for the construction of the facility with the following statements, conditions and requirements set forth in *21 GCA Chapter 61 Section 61637.*

Our preliminary inspection of the site found no adverse impact to **Agricultural** activity however there are concerns regarding any storm water runoff from further clearing and grading. Agriculture would like the developer implement some **"Best Management Pracitices"** designed to ensure that no debris and runoff is allowed to enter into ingress and egress points during construction, grading and clearing. As Rte. 8 is a main thoroughfare vehicles and machinery entering and exiting the site will pose a hazard should debris from the site make its way into the roadway. A wash out area that removes soil and other material from vehicles and other heavy equipment before exiting the site should be incorporated into the project. Additionally any heavy equipment that will be used carries with it some potential for spillage of fuels and other liquids that will be used for the construction of those buildings and annexes. To prevent any contamination of the **"Northern Aquifer Zone"** we require that **construction silt screen fencing** is installed around the affected areas of development and is properly maintained throughout the active cycle of construction and any earthen work that is being performed. The inclusion of **spill mats** should also be incorporated round those sections that lead to drainage points near rights of ways, thoroughfares as well as any ponding basin or low zones adjacent to this lot.

Agriculture recommends including into the development a green zone where allowable that uses native tree species or other varieties of flora for a Green Zone landscaping plan.

The use of native trees that originate in this area are highly recommended as they are suitable and will adapt readily to the existing soils and will help to maintain a healthy aquifer and surrounding habitat to allow for a healthy and vibrant eco-system. The root system of these trees helps to prevent erosion and assists in filtering out synthetic contaminants and other manmade chemicals that would otherwise make its way into the aquifer and coastal zones thereby polluting it. In addition the generator and large cargo vehicles that will be entering into the rear portion of the lot when the commercial building goes into operation will be producing loud noises from the equipment. Therefore it is important to use these trees to reduce those noise levels from that will affect residents in the rear of the building. By planting a "**Green Barrier**" of trees around these areas will help reduce the noise decibels dramatically without adding to construction cost of a concrete wall or other barrier schemes. The **Department of Agriculture** has several programs and personnel that can assist you in developing a plan to address this issue.

Please contact our **Agricultural Development Services & Forestry** divisions here at the agency for further assistance and guidance at 300-7972 & 7976 respectively. Our Forestry division grows and maintains these native tree species should you choose to incorporate them into the project. Contact their office for assistance and consultation at 300-7976. Please be aware that the increased loss of Guam's native habitat contributes to a diminished capacity to sustain and support a healthy island community. It is vital that all land developers take a proactive step in preventing and causing this loss. To fully benefit and see these eco-friendly practices being used, visit our **Department of Agriculture Organic and Environmental Demonstration Farm.** The demonstration farm displays various planting techniques that will aid the incorporation of flora back into the landscape to ease and possibly eliminate further damage to the environment. The planting of native trees will add to the aesthetic appeal of the development as it uses the trees that were once abundant in this part of Yigo and will also add to the privacy of the facility as it will house important materials used in law enforcement holdings. The trees will also serve to provide shading for the occupants, windbreak capabilities during heavy weather, erosion control, filtration of runoff and a more nature driven development plan that takes into account Guam's vital natural resources

The guidelines as listed in this Impact Assessment should be used as a template to ensure continuation of Guam's habitat. For other earth friendly techniques and guidance form the Department of Agriculture please contact our offices at 300-7973. Thank you in this regard.

MATTHEW L.G. SABLAN
Director

The use of native trees that originate in this area are highly recommended as they are suitable and will adapt readily to the existing soils and will help to maintain a healthy aquifer and surrounding habitat to allow for a healthy and vibrant eco-system. The root system of these trees helps to prevent erosion and assists in filtering out synthetic contaminants and other manmade chemicals that would otherwise make its way into the aquifer and coastal zones thereby polluting it. In addition the generator and large cargo vehicles that will be entering into the rear portion of the lot when the commercial building goes into operation will be producing loud noises from the equipment. Therefore it is important to use these trees to reduce those noise levels from that will affect residents in the rear of the building. By planting a **"Green Barrier"** of trees around these areas will help reduce the noise decibels dramatically without adding to construction cost of a concrete wall or other barrier schemes. The **Department of Agriculture** has several programs and personnel that can assist you in developing a plan to address this issue.

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MATTHEW L.G. SABLAN
Director

GUAM
ENVIRONMENTAL PROTECTION AGENCY
AHENSIAN PRUTEKSION LINA'LA GUAHAN

GUAM ENVIRONMENTAL PROTECTION AGENCY 1973

EDDIE BAZA CALVO
GOVERNOR OF GUAM

RAY TENORIO
LT. GOVERNOR OF GUAM

17-3304 MARINER AVENUE · TIYAN, BARRIGADA, GUAM 96913-1617

FIND US ONLINE AT EPA.GUAM.GOV

September 18, 2018.

Mr. John Z. Arroyo, Chairman
Guam Land Use Commission
c/o Department of Land Management
Government of Guam
P.O. Box 2950
Hagatna, Guam 96910

9/19/18
RECEIVED

Ref: GLUC Application No. 2018-32 – Rezone Lot No. 1143-R1 from "C" (Commercial) and "R-2" (Multi-Family Dwelling) to Full "C" (Commercial) Zone.

Hafa Adai Mr. Arroyo,

The staff of this Agency reviewed the application and determined that this Agency do not have objection to rezone the subject property from partial "R-2" and "C" Zone to fully Commercial "C" Zone.

Should you have question please do not hesitate to contact me at 300-7076.

Sincerely,

for
WALTER S. LEON GUERRERO
Administrator

Eddie B. Calvo
Governor
Ray Tenorio
Lt. Governor

Department of Parks and Recreation
Government of Guam
490 Chalan Palasyo, Agana Heights, Guam 96910
Director's Office: (671) 475-6288
Parks Division: (671) 475-6291
Guam Historic Resources Division: (671) 475-6294/5
Facsimile: (671) 477-2822

William N. Reyes
Director
John P. Taitano
Deputy Director

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
JUN 08 2018
CLTC/GALC/GLUC

In reply refer to:
RC 2017-0915

May 30, 2018

Memorandum

To: Executive Secretary, Guam Land Use Commission

From: Director, Department of Parks and Recreation

Subject: Application No. 2018-32: Zone Change Application from "C" and "R2" to a full "C" on Lot 1143-R1, Municipality of Barrigada, Guam

We reviewed the subject request by Harry D. Gutierrez Consultant for LF Corporation for Lot 1143-R1 and have no objection to the approval of the Zone Change Application.

Please do not hesitate to call us should you have any questions.

Sincerely,

William N. Reyes

Rec'd 6/8/18 P-Gala Planning DW

Department of Parks and Recreation
Government of Guam
490 Chalan Palasyo, Agana Heights, Guam 96910
Director's Office: (671) 475-6288
Parks Division: (671) 475-6291
Guam Historic Resources Division: (671) 475-6294/5
Facsimile: (671) 477-2822

Eddie B. Calvo
Governor
Ray Tenorio
Lt. Governor

William N. Reyes
Director
John P. Taitano
Deputy Director

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
JUN 08 2018
CLTC/GALC/GLUC

In reply refer to:
RC 2017-0915

May 30, 2018

Memorandum

To: Executive Secretary, Guam Land Use Commission

From: Director, Department of Parks and Recreation

Subject: Application No. 2018-32: Zone Change Application from "C" and "R2" to a full "C" on Lot 1143-R1, Municipality of Barrigada, Guam

We reviewed the subject request by Harry D. Gutierrez Consultant for LF Corporation for Lot 1143-R1 and have no objection to the approval of the Zone Change Application.

Please do not hesitate to call us should you have any questions.

Sincerely,

William N. Reyes

Rec'd 6/8/18 P. Gayle Planning Div

GUAM POWER AUTHORITY

ATURIDÅT ILEKTRESEDÅT GUAHAN
P.O.BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

May 15, 2018

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
MAY 23 2018
925 pt
CLTC/GALC/GLUC

MEMORANDUM

To: Chairman, Guam Land Use Commission
Executive Secretary, Guam Land Use Commission

From: General Manager

Subject: Lots 1143-R1, Municipality of Barrigada, (LF Corporation); Zone Change Application from "C" (Commercial) & "R-2" (Multi-Family Dwelling) to "C" full (Commercial) to construct a commercial complex. **Application No. 2018-32**

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
   - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
   - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
   - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
   - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
   - Provide scheduling and magnitude of project power demand requirements for new loads.
   - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
   - **GPA reserves its easement rights established under Document No. 401633.**

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.

3. A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.

4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments
GPA has no objection to the request subject to the conditions cited above.

JOHN M. BENAVENTE, P.E.

ASG/arp

Doc. No. 34GL-18-2632.

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: LF Corporation
Location: Lot 1143-R1, Barrigada
Type of Application: Zone Change
GLUC/GSPC Application No. 2018-32
Brief Project Description:
"C' & "R-2" to "C" to construct a commercial complex.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
   Yes ☐ No ☒

2. If the answer to #1 above is YES, then:
   I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:
   Yes ☐ No ☒

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE,** itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.

JOHN M. BENAVENTE, P.E.
General Manager

5/18/18
Date

Comments:
Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment may be required to determine the effect of this facility on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.

ASG/arp

2. GWA typically requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal. This timeframe was not met. Future discussions shall include determination if existing GWA facilities can accommodate the proposed development and if any off-site infrastructure improvements may be necessary. Utility capacity analysis will consider service to existing customers, as well as approved projects in the building permit/construction stage, as unavailable for use by newly proposed developments. Discussions with the GWA Engineering Department will also include applicable GWA standards and requirements.

3. There is a GWA water line located on the referenced lot. GWA requires access to the lot in order to confirm the water line location along the easement along the southern lot boundary.

4. If off-site water and sewer infrastructure improvements are installed by the developer, they will require prior approval from GWA, must meet GWA standards, be constructed in the public easement or right of way, and shall be subject to inspection by GWA. Any infrastructure improvements will be at the expense of the applicant. GWA's approval of the occupancy permit application will be contingent upon the completion of offsite utility improvements.

   The developer shall register maps and documents for new public rights of way or utility easements with the Department of Land Management and provide copies to GWA.

5. Developers and subdivision owners who have installed water and/or wastewater pump stations whose sole purpose is to serve only the proposed development or subdivision, and consequently have no excess capacity to serve customers beyond the boundaries of said development or subdivision, shall be required to maintain their own pump station(s) and force main(s) in proper working condition to the satisfaction of GWA.

6. The applicant shall install GWA water meters in the public right of way or easement.

7. Backflow prevention devices are required for non-residential activities, swimming pools, or when a development will be served by a master meter.

8. New development is subject to water and/or sewer system development charges.

9. Certain activities are subject to sewer pre-treatment requirements. Grease traps or interceptors are required for food service establishments. Oil-water separators are required for vehicle maintenance activities.

GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building
688 Route 15, Mangilao, Guam 96913



MB 10/1

MEMORANDUM

September 20, 2018

TO: Michael Borja, Director, Department of Land Management

FROM: Miguel C. Bordallo, P.E., General Manager

CC: Mayor June U. Blas, Municipality of Barrigada
(mayorbarrigada@gmail.com)

SUBJECT: Position Statement on Zone Change Application 2018-32 for Lot 1143-R1 in Barrigada

APPLICANT: LF Corporation

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone change from a combination of "C" (Commercial) and "R2" (Multi-family) zones to full "C" zone for the proposed development of a commercial complex for retail and commercial spaces.

This memorandum shall serve as GWA's position statement to the above zone change request related to availability of water and sewer infrastructures to serve the above subject lot. This position statement shall not be construed as notice that water and sewer systems have the capabilities to accommodate the proposed development, including fire flow, without on-site or off-site improvements. Any extension of the water and sewer systems and/or capacity upgrades required to serve the property shall be subject to GWA rules and regulations. Any required extension to the existing facilities to serve the subject properties shall be at the applicant's expense.

Given the information provided in the application and field observations, the following comments are conditions for GWA's position in favor of the approval of this zone change application:

1. The applicant has submitted construction plans to GWA. Initial comments were provided and revised plans are required. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and approval. Submittals shall include water and sewer design calculations and complete drawings and specifications. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations.

10/2

2. GWA typically requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal. This timeframe was not met. Future discussions shall include determination if existing GWA facilities can accommodate the proposed development and if any off-site infrastructure improvements may be necessary. Utility capacity analysis will consider service to existing customers, as well as approved projects in the building permit/construction stage, as unavailable for use by newly proposed developments. Discussions with the GWA Engineering Department will also include applicable GWA standards and requirements.

3. There is a GWA water line located on the referenced lot. GWA requires access to the lot in order to confirm the water line location along the easement along the southern lot boundary.

4. If off-site water and sewer infrastructure improvements are installed by the developer, they will require prior approval from GWA, must meet GWA standards, be constructed in the public easement or right of way, and shall be subject to inspection by GWA. Any infrastructure improvements will be at the expense of the applicant. GWA's approval of the occupancy permit application will be contingent upon the completion of offsite utility improvements.

   The developer shall register maps and documents for new public rights of way or utility easements with the Department of Land Management and provide copies to GWA.

5. Developers and subdivision owners who have installed water and/or wastewater pump stations whose sole purpose is to serve only the proposed development or subdivision, and consequently have no excess capacity to serve customers beyond the boundaries of said development or subdivision, shall be required to maintain their own pump station(s) and force main(s) in proper working condition to the satisfaction of GWA.

6. The applicant shall install GWA water meters in the public right of way or easement.

7. Backflow prevention devices are required for non-residential activities, swimming pools, or when a development will be served by a master meter.

8. New development is subject to water and/or sewer system development charges.

9. Certain activities are subject to sewer pre-treatment requirements. Grease traps or interceptors are required for food service establishments. Oil-water separators are required for vehicle maintenance activities.

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: LF Corporation
Location: Lot 1143-R1, Barrigada
Type of Application: Zone Change
GLUC/GSPC Application No. 2018-32
Brief Project Description:
"C' & "R-2" to "C" to construct a commercial complex.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
   Yes ☐ No ☒

2. If the answer to #1 above is YES, then:
   I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:
   Yes ☐ No ☒

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE,** itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
~~Please see comments below~~				

I hereby certify that the foregoing is true and correct to the best of my knowledge.

JOHN M. BENAVENTE, P.E.
General Manager

5/18/18
Date

Comments:
Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment may be required to determine the effect of this facility on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.

ASG/arp

10. Only wastewater shall be discharged to the sanitary sewer system. Stormwater, pool water, and pool backwash water discharge to the sanitary sewer system is prohibited.

11. After a GWA utility service account is opened, the account holder is responsible for informing GWA of onsite activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

This GWA Position Statement shall remain valid for 365 calendar days from the date of this response. Please contact GWA Engineering Division regarding water and sewer system improvement design and construction standards and procedures. For additional information please contact Mauryn McDonald, P.E., Permits and New Area Development Supervisor, at 300-6054.

GLUC APP NO. 2018-32
CASE PLANNER: PENMAR

ZONE CHANGE APPLICATION

P Gulac ACCEPTED 4/12/18

FROM: "C" (COMMERCIAL) AND "R-2" (MULTI-FAMILY) DWELLING) ZONES

TO

FULL
"C" (COMMERCIAL) ZONE

P Gulac 3/9/18 RECEIVED Land Plng DN

FOR : LF CORPORATION

LOT NO. 1143-R1

MUNICIPALITY OF BARRIGADA, GUAM

Prepared by
HARRY D. GUTIERREZ
Consultant
#119 Gutierrez Way
Agana Heights, Guam 96910
482-5315; Email:harry.gutierrez@yahoo.com

HARRY D. GUTIERREZ
Consultant
119 Gutierrez Way
Agana Heights, Guam 96910
482-5315 / email: harry.gutierrez@yahoo.com

February 20, 2018

To: Chairman & Commissioners, Guam Land Use Commission
c/o Mr. Michael J.B. Borja, Director of Land Management,
Executive Secretary, Guam Land Use Commission
ITC Bldg, Suite 700, Tamuning, Guam 96911

Subject: Zone Change Application for Lot 1143-R1, Barrigada, Guam;

Hafa Adai:

On behalf of my client, and pursuant to Sections 61630 through 61634, Part 3, Article 6, Changes of Zones, Chapter 61 – Zoning Law, Title 21 Guam Code Annotated. I am submitting the enclosed zone change application for your review and consideration before the Guam Land Use Commission, for a Zone Change of a lot with **Split Zoned of "C" zoned (Commercial) on the front half along Route No. 8, and "R-2" (Multi-Family Dwelling) on the rest of the lot to a Full "C" (Commercial) Zone**

The subject lot has a Shell Station on the northern (leased area of 3,000 square meters), the rest is vacant and fronting Route No. 8 (Purple Heart Highway) and is located between Barrigada/Mobil-Mart & McDonalds restaurant and Shell gas station and approximately 1,000 feet east of GIAA/Tiyan runway. For your information, all abutting lots on the eastern border are zoned R2 and commercial zone on the south toward Route No. 8 traffic light intersection, per Official Zoning Map of Barrigada. This application will be an extension of the commercial zone. There are many commercial activities along Route No. 8 (Purple Heart Highway) as shown on the land use radius map attachment within 500-1,000 feet, that are mixed uses of R2 and Commercial activities. There are existing vacant lots in the immediate area and within 200 - 1,000 feet to the northeast, and southeast sector of the lot in this area of Barrigada.

Lot information to be rezoned are as follows:

Lot 1143-R1 Area: 17,424 Square Meters or 187,549.6 Square Feet or 4.6 Acres (Note: Shell Station current leased portion of (3,000 square meters, "C" Zone, fronting Route No. 8)

(See Attachment – Official Survey Map LM 681FY93)

My client, has a 50-year lease on the property and have options renew as stated on the ground Lease (from Estate of Isabel G. Nelson), with option to renew lease for another 20 years. Their intent is to rezone the split zoned to full commercial zone property and make it compatible and maximize the uses with the same zoning as other abutting commercial lots and this rezoning is for uses of commercial retail complex with adequate parking and loading on site provided for the proposed commercial uses.

The proposed structures on the site will be well designed to conform to current building codes and standards that will be situated within the size of the lot. The development site will be designed to accommodate all required parking and loading, all drainage and landscaping, and other requirements by the zoning law and government permitting requirements for the intended use. My client will ensure all conditions and other requirements by permitting agencies are to be adhered to from access, clearing, construction and to final occupancy. The rezoning of the property will not have adverse impact within the surrounding properties, as the majority of the lots nearby are already zoned commercial. The rear / eastern border will be at 40 feet setback to minimized impacts to residential (R-2) zoned lots. If rezoned, uses will only be for commercial uses with permitted accessory structures and not for other uses that are not permitted in the approved zone. The other current land uses in the area are composed of commercial, residential, multi - family apartments, condominiums, schools, house of worship and the GIAA (airport). The rezoning of the lot will be compatible with other zoned commercial properties, and will be an extension of the commercial zone and will be the same characteristics and will be landscaped to provide a buffer with adjacent or abutting residential lots . Based on current land uses and existing mix uses of activities, the subject lot is are deemed more desirable for commercial uses. All infrastructure, water, power, sewer and paved roads are all existing in immediate area and with access to a major thorough fare along Route No. 8 (Purple Heart Highway).

We believe that the rezoning of the lot will not be out of character in the area. Majority of nearby lots and proposed uses are already mix uses of "C" or "R2". The construction and proposed uses require for "C" zoning to accommodate a commercial/retail complex and other accessory uses with parking and loading area on site, as well as landscaping to enhance the proposed uses and the general area as well.

Section 61630 (GCA of the zoning law mandates that public necessity, convenience, and general public welfare are addressed and justified, that the Commission may recommend to the Governor for approval for an amendment of the zoning map. For the Commission's review and consideration on this application, these three important conditions are presented and justified below.

A. Public Necessity : This area is developing into more commercialization and near residential/multi-family districts and in order to accommodate a growing population in the northern/central areas near and along Route No. 8 Barrigada, the anticipated military forces build-up will continue, and the proposed uses and activities will provide the community with commercial/retail services and activities in the coming years and beyond. There will be a greater demand for retail, restaurants, food catering/contracting services, and other special services as population grows. This type of commercial activity in the area will serve the needs of the public, the private, and the military communities demands for goods and services of the business establishment;

 Ref: Zone Change Application for Lot 1143-R1 Barrigada, Guam;
For LF Corporation, c/o Harry D. Gutierrez;
(Rezoning from "C" and "R2" to Full "C" (Commercial) Zone

B. Convenience: The proposed zone change of the subject lot will afford public convenience for much needed retail and commercial/food/restaurant outlet and other permitted accessory uses service related activities at this commercial location as it is centrally located, that is consistent with current land uses, and as an extension of the commercial zones near and along Route No. 8. The location is prime and ideal, central and conveniently near areas with a large population in this area of Barrigada, and to better provide retail, food/restaurant outlets and related accessory activities to support the community and the immediate area.

C. General Welfare: The proposed rezoning and uses will protect the general public, the immediate surroundings and properties by being consistent for commercial uses and related activities that is on-going at the present time. The owners will ensure that all permitting requirements and conditions of the land use commission and all government agencies are adhered to as well as to minimizing impacts to the immediate surroundings and to the general public and most specially our environment and the water lens below (this area is part of the Northern Recharge Area). Development on the site will provide employment of local residents and contribute positively to improving the island's growing economy.

Again, all performance standards and requirements by the Application Review Committee (ARC), and the Guam Land Use Commission will be complied with as well as submission of an Environmental Impact Assessment (EIA), is attached and any other requirements pursuant to Sections 61630 through 61634, Part 3, Article 6, Changes of Zones, Chapter 61 – Zoning Law, Title 21 Guam Code Annotated shall be complied with.

Enclosed are additional supporting information for the application and a copy of the official survey maps. On behalf of my client, we hope that your consideration of this request will be favorable. Should you need additional information or clarification, please don't hesitate to call me.

Respectfully,

Harry D. Gutierrez
Representative 482-5315

With Enclosures attached

AUTHORIZATION

LC CORPORATION, representative WILLIAM WONG, are the Lessor of Lot 1143-R1 in the Municipality of Barrigada. Is legal age and with power bestowed as the Representative of the subject properties, through this instruments hereby do grant and authorize the following:

1. That HARRY D. GUTIERREZ is hereby authorized to represent us in obtaining a **FULL COMMERICIAL** with the Department of Land Management.

2. That my authorized representative/consultant to conduct himself accordingly to arbitrate, negotiate, commit represent, mitigate and abate the proposed project through all reviewing instrumentalities involved along the process.

I hereunto affix my signatures to this affidavit:

William Wong

WILLIAM WONG
REPRESENTATIVE and Date

GUAM U.S.A.)
)
)

SUBSCRIBED AND SWORN TO before me this 19th day,

gg 04/19/2018
~~October, 2017~~ April, 2018 by **WILLIAM WONG.**

Notary Public

JIMMY CHENG-YEONG YU
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: May 7, 2019
P.O. Box 9261 Tamuning, Guam 96931

Doc. No. 34GL-18-2632.

ZONE CHANGE

TO: Executive Secretary, Guam Land Use Commission
c/o Land Planning Division, Department of Land Management
Government of Guahan, P.O. Box 2950, Hagatna, Guahan 96932

The Undersigned owner(s)/lessee(s) of the following described property hereby request consideration for a *Zone Change.*

1. Information on Applicant:

Name of Applicant: **LF Corporation C/O Harry D. Gutierrez; Consultant** U.S. Citizen: [X] Yes [ ] No

Mailing Address: C/O #119 Gutierrez Way, Agana Heights, GU 96010

Telephone No.: Business: 482-5315 Home: N/A

2. Location, Description and Ownership:

Subdivision Name: N/A

Lot(s): 1143-R1 Block: N / A Tract: N/ A

Lot Area: Acres : 4.6 Square Meters: 17,424 Square Feet: 187,549.6

Village: Barrigada Municipality: Barrigada

Registered Owner: Estate of Isabel G. Nelson; See Ground Lease Agreement (50 years) with LF Corporation attached with Official Survey Map LM 681FY93 (Note: 3,000 square meters is lease to Shell (IPE, Guam) "C" Zone)

2. Current and Proposed Land Use:

Current Use: Vacant (Portion); Shell Station occupies 3,000 square meters of ground lease) Zoned: Split "C" and "R-2" (Multi-Family)

Proposed Use: Construct a commercial complex for retail and commercial spaces Proposed Zone: Full "C" (Commercial)

4. Attach a one page typed, brief and concise justification (letter format explaining the compatibility of the proposed project with adjacent and neighborhood developments as they exist; your intentions and purpose of the Zone Change request justifying public necessity, public convenience and general welfare in accordance with *Guam Code Annotated 21 GCA, Chapter 61, Section 61630.*

5. Support Information. The following supporting information shall be attached to this application:

   a. 8 1/2" X 14" map, drawn to scale, showing existing zoning within 1000 feet radius from the subject lot's boundaries.

ATTACHMENT: Section 61630 (Requirements for Changes) and Section 61638 (Review by Municipal Planning Council is attached for your information and guidance in preparation of your Zone Change Application. For additional requirements, visit the Zoning Section, Land Planning Division.

6. Supporting Information (Continuation):
   b. All parcels and their uses within 750 feet radius from the subject lot's boundaries. The map shall also contain:
      (1) Lot number for every parcel(s);
      (2) Identify by name and use all existing activities on all parcel(s) through a legend/code reference;
      (3) All adjacent inclusive and exclusive easements and roads to the property, their widths, and condition of surfaces;
      (4) The nearest location of all public utilities to the subject lot;
      (5) All natural or topographic peculiarities.
   c. 8 1/2" X 14" map, drawn to scale, showing all parcels within 500 feet radius of the subject lot's boundaries. Each parcel shall be identified with property lot number.
   d. The most recent survey map, certified and recorded at the Department of Land Management, showing the subject property.
   e. A detailed As-Built Plan of the lot shall include the following:
      (1) Total number and types of building;
      (2) Parcel size in square meters/feet;
      (3) Layouts of utilities and drainage;
      (4) Proposed lot coverage of building(s) and accessories in square meters/feet;
      (5) Approximate gross and net densities allowed on parcel;
      (6) Feasibility study;
      (7) Topography;
      (8) Existing earth faults and sinkholes;
      (9) Water courses and lens;
      (10) Reservation, conservation and historic places;
      (11) Total percentage of open spaces exclusive of parking stalls and other man-man features;
      (12) Percentage of building footprint (PD only); and
      (13) Compatibility to surrounding uses (PD only).
   f. If leased, lease agreement (the assignment of lease and the covenant).
   g. An initial comprehensive *Environmental Impact Assessment (EIA)* in accordance with Executive Order 90-10.
   h. Additional information as required by the Guahan Chief Planner
   i.

Submit one set of the Application with all the supporting information listed above. Once the Application is reviewed and accepted, applicant must submit the required number of hard copies (32 sets) of the Application and nine (9) copies of the Application in electronic format (example: in CD format, etc.)

7. Filing Fee: Fifty Dollars ($50.00) filing fee for the first five pages, and $.25 for any additional page, under Public Law 29-02, Chapter V, Part III *(Fees and Charges Assessed by the Department of Land Management).*

8. In an effort to provide a more effective means by which the municipality's concerns are heard and accommodated according to the land and regulations of real property uses, this land use application must be assessed for the need to an empanelment of a Hybrid Commission pursuant to P.L. 33-219. A Hybrid Commission will be empaneled if this application represents a development cost of more than three million dollars ($3,000,000.00), exclusive of the cost of the property as described in this application.

LESS THE VALUE OF THE PROPERTY, WILL THIS PROJECT COST MORE THAN $3,000,000.00? O Yes O No

Please sign attesting to your answer: C:=:> _____

(See attachment for more information on P.L. 33-219 and 33-209, as the affect the process of assessment of this application)

9. Required Signatures: All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

"I hereby certify that all information contained in this application and its supplements are true and correct. I also understand that any misrepresentation in this application shall void the entire submission. Further, that thirty-two (32) sets of the above listed required information is provided."

LF CORPORATION

(Owner(s) or Lessee(s) and Date)

FOR: HARRY D. GUTIERREZ, CONSULTANT 2/20/ 2018

(Representative, if any, and Date)

Note: (Affidavit of Authorization is attached)

THIS FORM SHALL NOT BE MAILED. APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT.

FOR OFFICIAL USE ONLY

Date Accepted:_____ Accepted By:_____

Date of Notice in Newspaper(s):_____ Date of Notice to Adjacent Property Owners:_____

Date of Public Hearing:_____

Filing Fee(s) Paid *($)*: Yes [ ] No [ ] Check [ ] Cash [ ] Other [ ]_____

Receipt No.:_____ Application Number: ___

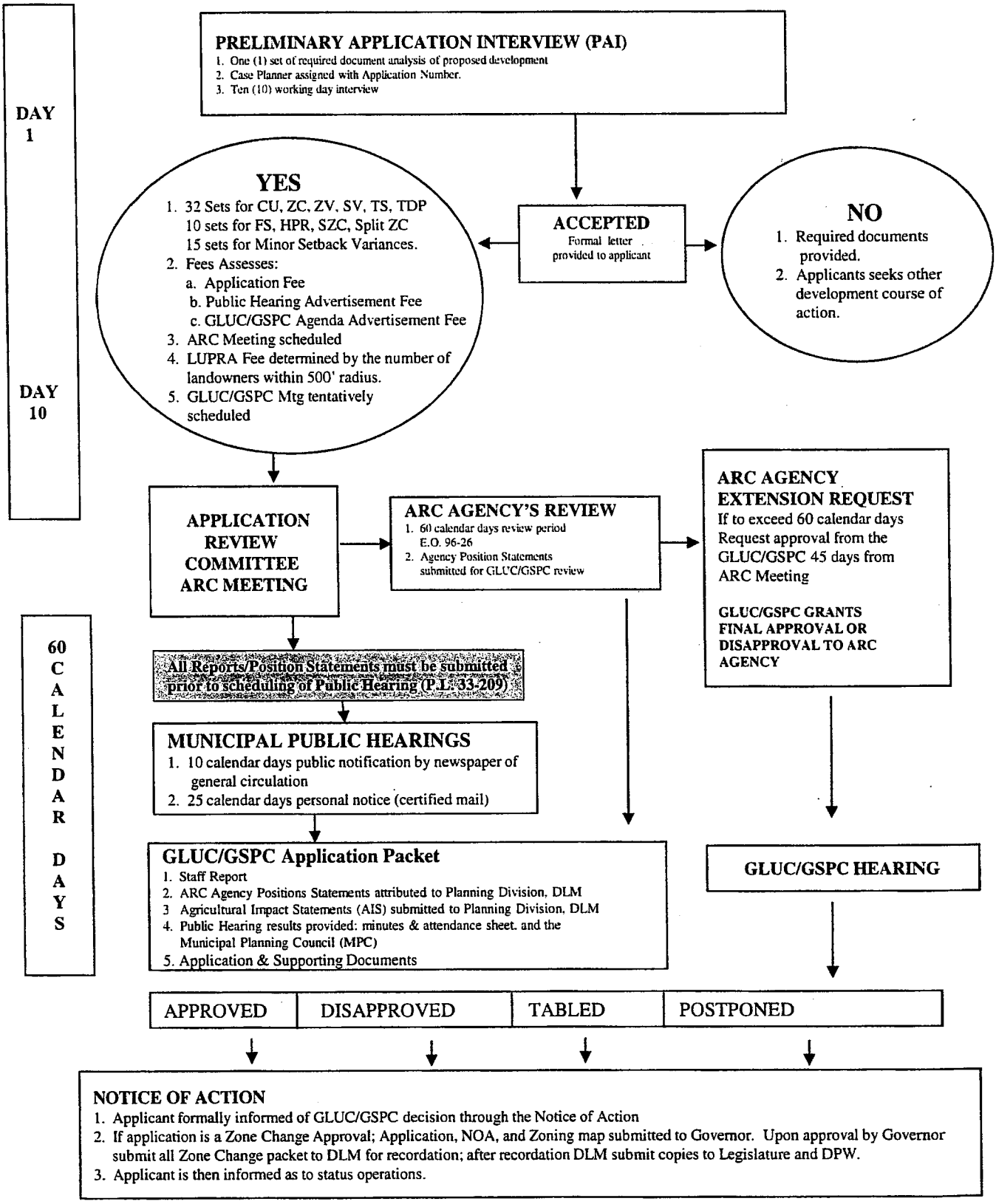
_____ Date of GLUC Action:_____

Conditions: Yes [ ] (See Below) No [ ]

Conditions of Approval: _____

_____

GUAM LAND USE COMMISSION
GUAM SEASHORE PROTECTION COMMISSION
APPLICATION PROCESS



(No Smaller than 4 FT X 8 FT Sign Board)

NOTICE TO REZONE*

*1. Shall Occupy Two (2') Feet X Eight (8') Feet of the Sign Area

*2. Letters are to be Twelve (12") Inches High, Colored Red on a White Background

3. Sign Shall be Erected and Displayed in a Visible and Prominent Place on the Subject Site No Less than **Five (5) Days** after Application is filed with the Commission and Shall be Removed when the Commission Renders a Final Decision or Applicant Officially Withdraws the Application.

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) FOR

ZONE CHANGE

APPLICATION DESCRIPTION:

OWNER:

DEVELOPER:

LOT, BLOCK, TRACT, MUNICIPALITY:

PROPOSED CHANGE OF ZONE:

	DATE:	TIME:	PLACE:
PUBLIC HEARING:	_____	_____	_____
GLUC MEETING:	_____	_____	_____

Procedures for Placement of Mandatory Billboard for Public Notification

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Effective Date: November 11, 2011

As Approved by the Office of the Guam Chief Planner

Division of Land Planning, Department of Land Management

The purpose for these following procedures is to clarify and standardize the requirement for the placement of public notice signs on the subject lots under review by the Guam Land Use Commission (GLUC) pursuant to 21GCA, Chapter 61, *Zoning Laws*, Part 3, *Changes of Zones*, Section 61633, *Hearing Dates-Notice (for Zone Change Requests);* Article 3, Section 61303(c) *(for Conditional Use Permit Requests);* Part 2, *Appeals & Review,* Section 61619, *Hearing Date-Notice (for Zone Variance Requests).* Applicants are instructed to review the following steps and procedures and acknowledge its contents and responsibilities. (This document shall be entered as a mandatory information and part of the filed application packet)

A. **SIZE DIMENSION AND SIGNAGE:**

1. The Billboard shall maintain a dimension no smaller than 4 feet by 8 feet (as allowed in a standard-sized plywood board) with a **white background entirely**.

2. In that portion stating "**NOTICE TO REZONE*"** shall be dominantly in English, shall use a letter font size no smaller than 12", and shall be in **red**. This portion of the sign shall take up no less than 2 feet by 8 feet and preferably on the upper half of the sign.

3. In that portion stating "**PUBLIC NOTICE"** shall be dominantly in English, shall use a letter font size no smaller than 8", and shall be in **red.**

4. In that portion stating "**AN APPLICATION HAS BEEN FILED WITH THE GUAM LAND USE COMMISSION (GLUC) FOR A ZONE CHANGE"** shall be dominantly in English, shall use shall use a letter font size no smaller than 4-6", and shall be in **red**.

5. In that portion providing: **the title of the filed application; owner and name of the developer; the lot, block, and tract number of the subject lot; and the proposed change of zone, purposed variance, or proposed conditional use** regarding the application, shall be dominantly in English, shall use a letter font size no smaller than 4-6", and shall be in either **red or black**.

6. In that portion providing: **the Date and Time for each Public or GLUC Hearing** shall be dominantly in English, shall use a letter font size no smaller than 4-6"; and shall be in either **red or black**.

7. **All characters and letters will be printed in legible and permanent media so as to prevent any possible degradation in material or context due to elements of nature.**

Applicant's Initials _____

B. PLACEMENT AND MAINTENANCE OF SIGNAGE:

1. The applicant shall not be restricted to the placement of one billboard advertisement of public notice, but shall opt to place additional billboard as may deemed necessary to insure public notification in accordance with applicable statues is achieved and may be applicable at the recommendation of the Guam Chief Planner.

2. The Billboard shall be erected and displayed in a visible and prominent place on the subject site no less than **5 days after the application has been filed with the Guam Land Use Commission or Guam Seashore Commission, whichever is applicable and in accordance to applicable statue.**
3. Billboards shall be erected and in placed in a location within the subject lot(s) as to avoid any hindrance to pedestrian or vehicular travel. **The billboard shall not be used for the purpose of hindering public access within a Public Right-of-Way.**

4. When facing a roadway or in an area determined as the most obvious and visually accessible, such area where the billboard will be placed shall be free of any object, natural material, or any man-made or natural structure or form that would otherwise hinder visual access to the billboard. The applicant or his authorized agent shall be responsible for maintaining said area and sign for the duration of the application's review and assessment period and no later than **one day after the GLUC/GSPC has rendered a final decision.**

5. The applicant or his authorized agent shall be responsible for updating the billboard, particularly on **public hearing or GLUC/GSPC hearing dates.**

C. OFFICIAL STAMP DATE PROOF OF PUBLIC NOTIFICATION:

In an effort to insure timely public notification of public or GLUC hearing dates, times, and venue the applicant or his authorized agent shall perform the following:

1. Upon notification of a confirmed and scheduled public or Commission hearing date, the applicant or his authorized agent shall enter such date(s) on the billboard **no later than three days after being notified *or as required under statute.***

2. For the purpose of insuring proof new information has been added to the sign within the required timeline, the applicant or his authorized agent shall either:
   a. Obtain a **digital photograph of the billboard, obviously showing the entered date(s)**. The digital photograph shall then be sent to the application case planner via email or other electronic media. The date received via email or other electronic media shall serve as the ***date stamp proof*** in accordance with part 1a of this instruction; or
   b. Obtain a **still photograph of the billboard, obviously showing the entered date(s)**. The photograph shall then be brought to the office of the application case planner, either personally or by electronic means (i.e. electronically scanned then sent by

Applicant's Initials _____

Procedures for Placement of Mandatory Billboard for Public Notification (con't)

email, facsimile, etc). The case planner shall then receive the photo(s) as the date stamp proof of the hearing date in accordance with part 12a of this instruction (in the event a facsimile is used, the case planner shall use the date received in faxed copy as ***the date stamp proof***; otherwise,

c. When personally delivering the photo(s), the applicant or his authorized agent shall submit accordingly using the following form and context for the receipt and acknowledgement of ***stamp date proof***.

This is to acknowledge that the*applicant's or authorized agent*has submitted proof that dates pertaining the public hearing/Commission were entered in the mandatory Public Notice Billboard pursuant to Part C2a of the *Procedures for Placement of Mandatory Billboard Public Notification.*
DATE NOTIFIED BY CASE PLANNER: _____
DATE ENTERED ONTO BILLBOARD BY APPLICANT: _____
CASE PLANNER ACKNOWLEDGED: _____
GUAM CHIEF PLANNER ACKNOWLEDGED: _____

****This document to have attached a copy of a sign sample.*

I/We have been advised of my/our Case Planner of the requirements of the mandatory installation of a public notice sign as described above and that I am/we are responsible for its installation, maintenance, and updating of said sign as well meeting the requirements of all applicable statues relative to providing appropriate public notice of all applicable public meeting and/or hearing dates concerning my/our land use application as filed with the Division of Land Planning. I/ We understand that any failure to meet these requirements may prevent further processing of my/our application or revocation, thereof.

HARRY GUTIERREZ — APPLICANT'S NAME (PLEASE PRINT)

SIGNATURE

2-20-18 — DATE

ZONE CHANGE APPLICATION SUPORTING DOCUMENTS:

REZONING FROM: "C" (Commercial) & "R-2" (Multi-Family) Zones
TO : FULL "C" (Commercial) Zone

For Lot 1143-R1, Barrigada, Guam

FOR : LF Corporation (Owner/Lessee)

ATTACHMENTS:

Ownership / Lease Agreement (Ground Lease)
Affidavit of Authorization
Environmental Impact Assessment (EIA) Short form
Site Location & Land Use Radiuses Map
Proposed Development Site Plan / Rendering of Complex
Foundation Permit
Official Survey Map

GROUND LEASE AGREEMENT

THIS GROUND LEASE AGREEMENT (the "Lease") is made and entered into this 16th day November, 2015, by and between the **ESTATE OF ISABEL G. NELSON**, by and through its Administrator, ELIZABETH N. RABE, whose address is 277 Chalan Santo Papa, Hagåtña GU 96910, ("Lessor") and **LF CORPORATION,** whose address is 148 East Marine Corps Dr., Dededo, Guam 96929 ("Lessee").

RECITALS

WHEREAS, Lessor owns the parcel of land described herein below, and Lessor desires to lease such land to Lessee and Lessee desires to lease the same from Lessor; and

WHEREAS, Lessor and Lessee mutually desire and agree to enter into this Lease to define their rights, duties and obligations relating to the lease of the subject parcel of land.

NOW, THEREFORE, in consideration of the premises and the terms, covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee enter into this Lease and agree as follows:

1. DEMISE OF LEASED LAND

1.1 Property. Lessor for and in consideration of the rents, covenants, and conditions herein contained to be kept, performed, and observed by Lessee, does LEASE and DEMISE to Lessee, and Lessee does RENT and ACCEPT from Lessor, the real property situated in Maite , Guam, more particularly described as: as portion of Lot No. 1143-R1, Maite, Guam, consisting of approximately 17,424 square meters (the "Property") and as more particularly described on Exhibit A.

1. 2. Title. Lessor owns a fee simple interest in the Property.

2. LEASE TERM AND OPTION TO EXTEND

2.1. Term. The term of this Lease shall be for a period of fifty (50) years, to begin on January 1, 2016 (the "Commencement Date") and end at midnight fifty (50) years after the Commencement Date (the "Initial Term"), unless sooner terminated or extended as hereinafter provided.

2.2. Option to Extend. Lessee shall have the option to extend the Initial Term of this Lease for one (1) additional term of twenty (20) years upon the same terms, covenants and conditions as provided herein. To exercise said option, Lessee must no later than ninety (90) days prior to expiration of the Initial term, provide written notice to Lessor of its election to exercise said option. The Initial Term and the extended term are sometimes referred to collectively herein as the "Term."

EJR
Lessor

Lessee

2.3. Holding Over. Should Lessee holdover in occupancy of the Property after the expiration or other termination of the Term of this Lease, without the consent of Lessor, such holding over shall be as a tenant at sufferance and Lessee shall be liable to Lessor for use and occupancy equal to the greater of one hundred fifty (150%) percent of then-current market value rent or one hundred fifty (150%) percent of the Fixed Rent and additional rent in effect at the end of the Term, and if such holdover persists for (i) over (30) days or (ii) ten (10) days after Lessor notifies Lessee that Lessor has entered into a letter of intent or lease or other occupancy agreement with a third party with respect to the Property, then Lessee shall also be liable for all damages sustained by Lessor on account of such holding over (including any loss rent or consequential, special or indirect damages). The provisions of this Section shall not operate as a waiver of any right of reentry provided in this Lease.

3. RENT, ESCALATION, TAXES AND UTILITIES

3.1. Rent. Lessor agrees that the Lessee shall pay Lessor, for each month during the Initial Term beginning on the Rent Commencement Date defined below, rent for the Property the sum of Thirteen Thousand Seventeen Dollars and Fifty Cents ($13,017.50) per month, in advance, on the first day of each month, subject to escalation pursuant to Section 3.3.

3.2. Rent Commencement Date. Lessee shall not be obligated to pay any rent or any other amount due hereunder prior to the "Rent Commencement Date," which shall be ten (10) months from the "Commencement Date" as defined in Section 2.1 of this Agreement.

3.3. Escalation. At the end of each fifth (5th) year of the Initial Term from the Commencement Date, and any extensions of the Initial Term of this Agreement, the monthly rental shall be increased by seven percent (7%) of the prior effective monthly rental.

3.4. Advance Rental Payment. Within five (5) days of the approval of this lease by Superior Court of Guam under PR 121-12, In Re The Estate of Isabel G. Nelson, Lessee shall make an advance rental payment to Lessor in the amount of One Hundred Fifty Six Thousand Nine Hundred Six Dollars ($156,906.00) (the "Advance"). The Advance shall be applied against the monthly rental payments due for the twelve (12) months of the Initial Term after the Rent Commencement Date.

3.5. Taxes. Lessee agrees to pay direct to the taxing authorities all real property taxes, special taxes, charges or assessments of every kind and nature assessed by any governmental authority on the Property which Lessor shall become obligated to pay because of or in connection with the ownership, leasing and operation of the Property, including street improvement liens, if any, and all property taxes on personal property located on the Property, levied or assessed upon or against the Property during the term of this Lease.

3.5.1. Contesting Taxes. Nothing herein contained shall prevent Lessee from contesting in good faith and at its own cost, by any appropriate proceedings commenced before the same becomes delinquent, the validity or amount of any such tax, assessment or charge, nor require the payment thereof until the final determination of such contest adversely to Lessee; provided, however, that Lessee will pay all such taxes, assessments or charges, together with all

ER Wong
Lessor Lessee

interest, penalties, fines and costs accrued thereon or imposed in connection therewith, forthwith upon the commencement of proceedings to foreclose any lien which may attach to the Property or any interest or part thereof; and provided, further, that if Lessee shall fail to pay any such taxes, assessments or other charges as herein provided, Lessor may at any time thereafter pay the same, together with any interest, penalties, fines and costs accrued thereon or imposed in connection therewith, and Lessee will repay to Lessor upon demand therefor the full amount so paid by Lessor, together with interest thereon at the rate of one and one-half percent (1 1/2%) per month.

3.5.2. Change in Taxing System. If at any time during the Term the present system of ad valorem tax of real property shall be changed so that in lieu of the whole or any part of the ad valorem tax on real property, there shall be assessed on Lessor a capital levy or other tax on the gross rents received with respect to the Property, or a federal, territorial, municipal, or other local income, franchise, excise or similar tax, assessment, levy or charge measured by or based, in whole or in part, upon any such gross rents, then any and all of such taxes shall be included within the term "Real Estate Taxes for the Property"

3.6. Lessee to Pay Utility Charges. Lessee shall pay or cause to be paid all charges for water, gas, electricity, sewer, telephone and any and all other utilities used upon the Property throughout the term of this Lease, including any connection fees.

3.7. Net Return to Lessor. It is the purpose and intent of the Lessor and the Lessee that this Lease is a net lease and that the rent shall be absolutely net to the Lessor so that this Lease shall yield, net, to the Lessor, the monthly rental payments plus adjustments specified herein at the times specified herein, during the entire term of this Lease, free of any charges, assessed, or imposed on or against the Property, and without abatement, deduction, or setoff, including, without limiting the generality of the foregoing, any defense, set-off or counterclaim which the Lessee may have or assert against the Lessor or any other person, for the failure of the Lessor to perform any of Lessor's agreements contained in this Lease Agreement or in any other agreements of the Lessor with Lessee, for the failure of the title of the Lessor to the Property, or any part of the Property, for destruction of or any damage to the Property, for any condemnation of the Property, or any part of the Property, for any eviction or constructive eviction of the Lessee from the Property, for any commercial frustration of purpose, or for any change in any federal, territorial or local tax or other laws. The Lessor shall not be expected or required to pay any such charges, assessments, impositions, penalties or interest, or be under any obligation or liability hereunder. All costs, expenses, taxes and obligations of any kind relating to the routine maintenance and repair, preservation, care, use, occupation and operation of the Property, including all alterations and additions as hereinafter provided, which may arise or become due during the term of this Lease shall be paid by the Lessee, and the Lessor shall be indemnified and held harmless from and against such costs, expenses, and obligations.

4. USE OF PROPERTY AND INDEMNITY

4.1. Use. Lessee may use the Property for any lawful purpose whatsoever.

ER
Lessor

Lessee

4.2. Waste and Unlawful Use. Lessee shall not make or suffer any strip or waste, nor commit or permit any ongoing and continuous unlawful act on the Property.

4.3. Compliance with Laws. Lessee covenants and agrees that during the term of this Lease, Lessee shall promptly comply with all present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, territorial and municipal governments or any of their agencies, departments, bureaus, boards, commissions and officials thereof with respect to the Property, the buildings and improvements erected thereon, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against Lessor or Lessee or both. This Lease is subject to all consents, approvals and permits required by law or governmental rule or regulation. It shall be Lessee's duty and responsibility to obtain any such required consents, approvals and permits, including, but not limited to, zoning variances.

4.4. Indemnity. Lessee shall indemnify and hold harmless Lessor from any and all losses, liabilities, claims, actions, suits or complaints, of whatever nature, resulting from Lessee's performance or non-performance of the terms of this Lease. If Lessor is forced to defend itself based upon the performance or non-performance of Lessee, then Lessee must pay Lessor's attorney's fees and costs arising out of the action. Lessee shall indemnify and hold harmless Lessor from and against any and all claims (whether it be administrative or an action in a court of law), demands, expenses (including reasonable attorneys' fees and court costs) or costs for any personal injury or injuries, death, damages or loss to any person or persons or property that may be suffered or sustained by Lessee or any of its agents, servants, employees, patrons, customers, invitees, visitors, licensees, or by any other person or persons in, on or about the Property or any part thereof, arising from any and all causes whatsoever, except for the willful conduct or gross negligence of Lessor. Lessee shall also indemnify and hold Lessor harmless from and against any and all claims (whether it be administrative or an action in a court of law), demands, expenses (including reasonable attorneys' fees and court costs) or other costs related to, associated with, or caused by the presence of oil, gasoline, gasoline storage facilities (above or below ground), or other hazardous materials on the Property. As used herein, the term "hazardous materials" shall include flammable explosives, radioactive materials, asbestos, organic compounds known as polychlorinated biphenyls, chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, toxic substances or related materials including, without limitation, any substances defined as or included in the definitions of "hazardous substances," "hazardous wastes," "hazardous materials" or "toxic substances" under any applicable laws, ordinances or regulations now or hereafter in effect, relating to environmental conditions, industrial hygiene or hazardous materials on, under or about the Property, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Hazardous Substances Transportation Act, 49 U.S.C. § 1601 et seq., the Clean Air Act, 42 U.S.C. § 7401 et seq., the Toxic Substances Control Act, 15 U.S.C. §§ 2601 through 2629 et seq., the Safe Drinking Water Act, 42 U.S.C. §§ 300f through 300j et seq., and any similar Guam and local laws, ordinances or regulations now or hereafter adopted, published or promulgated.

4.5 Compliance with Environmental Laws and Remediation. Lessee shall not permit or cause any condition to exist on the Property which would constitute material contamination

ER / Lessor Lessee

(meaning such contamination as would constitute a violation of federal or Guam laws or regulations or pose a danger to public health which, were prosecution or a civil action instituted, would likely result in liability that would be material relative to the value of the Property) or constitute a violation of any applicable law, rule, regulation or order. Lessee shall not cause, suffer or allow any hazardous materials to be used, generated, stored or disposed of on, under or about the Property except in accordance with applicable law. Lessee shall defend, indemnify and save harmless Lessor from and against any injuries, claims, accidents, damages, liabilities and expenses and any contamination of or injury to the Property (including reasonable counsel fees) arising out of any breach of Lessee's obligations under this Section 4.6 or any storage, use, disposal or release of the foregoing materials. Lessee shall immediately notify Lessor both by telephone and in writing of any spill or unauthorized discharge or release of hazardous materials occurring on the Property of which Lessee has knowledge. In the event it is determined at the termination or expiration of this Lease that the Property have been contaminated with oil, gasoline or other hazardous materials, Lessee shall promptly commence any necessary remediation efforts as may be required by law or applicable governmental authority, and Lessee shall use its best efforts to complete such remediation within not more than one (1) year. The foregoing indemnity shall be subject to Lessee being given notice of and a reasonable opportunity to respond to, negotiate, settle or defend any matter covered by such indemnity. Lessee shall bear the responsibility and liability arising only from releases and discharges of contaminants resulting from Lessee's operations. Lessee's obligations shall include the obligation to take primary action for remediation and to respond to any claim, demand or action. After the expiration or sooner termination of this Lease, Lessor shall provide for and permit such access to the Property, at no cost to Lessee, as Lessee and its employees, agents and contractors may require, for such time as is required for Lessee to meet all of Lessee's environmental obligations contemplated by this Section. Such access shall include the right to conduct such tests, take such groundwater and soil samples, excavate, remove, dispose of, and treat the soil and groundwater, and undertake such actions as are necessary in the sole discretion of Lessee. To the extent practical, Lessee shall undertake the actions necessary to complete its remediation in a manner that will not unreasonably disrupt the operations of Lessor on the Property or tenants occupying adjacent property. In the event, however, that any environmental remediation is required and Lessee's remediation activities render the Property untenantable or materially limits the ability of Lessor or any new tenant from occupying or using the Property, then, in such event, Lessee shall, until the remediation activities are completed or the Property are no longer untenantable or are able to be used without material restriction, compensate Lessor by continuing to pay the monthly rental payable in the last month of the term of the Lease, or, if the Lease has already terminated and Lessee is no longer in possession, then Lessee is no longer in possession, then Lessee shall compensate Lessor by paying an amount equal to the monthly rent that would be due.

4.5.1. Lessee shall keep and maintain the Property in compliance with, and shall not cause or permit the Property to be in violation of any Environmental Laws. All Lessee's activities at the Property shall be in accordance with all Environmental Laws. Additionally, Lessee shall obtain, or shall require any or all of its sublessees to obtain, any and all necessary permits. Lessee's obligations and liabilities under this section shall continue so long as Lessor bears any liability or responsibility under the Environmental Laws for any action that occurs on the Property during the term of this Lease and beyond.

ER Wong
Lessor Lessee

4.5.2. Lessee shall immediately notify Lessor of promptly and without the need for Lessor's request, shall provide Lessor with copies of, the following:

a. Any correspondence, communication or notice, oral or written, to or from any governmental entity regarding the application of Environmental Laws to the Property or Lessee's operations on the Property including, without limitation, notices of violation, notices to comply and citations;

b. Any reports filed pursuant to any Environmental Laws or self-reporting requirements;

c. Any permits and permit applications; and

d. Any change in Lessee's operations on the Property that will change or has the potential to change Lessee's or Lessor's obligations or liabilities under Environmental Laws.

4.5.3. In the event that any investigation, site monitoring, containment, cleanup, removal, restoration or other remedial work of any kind or nature (the "Remedial Work") is necessary due to or in connection with Lessee's use or occupancy of the Property and not otherwise covered in this Lease, Lessee shall within thirty (30) days after written demand for performance thereof by Lessor (or such shorter period of time as may be required under any applicable Environmental Laws, order or agreement), commence to perform, or cause to be commenced and performed, and thereafter diligently prosecuted to completion, all such Remedial Work. All costs and expenses of such Remedial Work shall be paid by Lessee including, without limitation, the charges of such contractor(s), and the reasonable fees and costs of the attorneys for Lessor incurred in connection with monitoring or review of such Remedial Work.

5. ENCUMBRANCE OF LEASEHOLD ESTATE

5.1. Leasehold Mortgages. Lessee may, without the consent or permission of Lessor, at any time and from time to time during the term of this Lease, as may be extended, encumber for any purpose by mortgage or other security instrument, by way of assignment, or otherwise, Lessee's interest under this Lease and the leasehold estate hereby created. If Lessee shall encumber and/or mortgage this Lease or its interest in the Property, then so long as any such leasehold encumbrance or mortgage shall remain unsatisfied of record, the following provisions shall apply:

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5.1.1. Consent to Cancellation. There shall be no cancellation, surrender, amendment or modification of this Lease without the prior consent in writing of any leasehold mortgagee or secured party except in accordance with the terms hereof.

5.1.2. Notice. Lessor shall, upon serving upon Lessee any notice of default as provided for herein, at the same time serve a copy of such notice upon any leasehold mortgagee or secured party, and any notice by Lessor to Lessee hereunder shall not be deemed to have been effectively given unless a copy thereof has been served upon all existing leasehold mortgagees and secured parties.

5.1.3. Remedy. Any leasehold mortgagee or secured party, in case Lessee shall be in default hereunder, shall, within the longer of the period herein provided or thirty (30) days, have the right to remedy such default, or cause the same to be remedied, and Lessor shall accept such performance by or at the instigation of such leasehold mortgagee or secured party as if the same had been performed by Lessee. For the purposes hereof, no event of default shall be deemed to exist under this Lease in respect to the performance of work required to be performed, or of acts to be done, or of conditions to be remedied, if steps shall, in good faith, have been commenced within the time permitted therefor to rectify the same and shall be prosecuted to completion with diligence and continuity. Anything herein contained to the contrary notwithstanding, upon the occurrence of an event of default, other than an event of default due to a default in the payment of money, Lessor shall take no action to effect the termination of this Lease if any leasehold mortgagee or secured party after notice from Lessor as herein provided, acts diligently and in a reasonable time thereafter to accomplish one of the following, either (i) to obtain possession of the Property (including possession by receiver), or (ii) to institute, prosecute and complete foreclosure proceedings or otherwise acquire Lessee's interest under this Lease with diligence. Such mortgagee or secured party upon obtaining possession or acquiring Lessee's interest under this Lease shall be required promptly to cure all defaults provided, however, that such mortgagee or secured party shall not be obligated to continue such possession or to continue such foreclosure proceedings after such defaults have been cured.

5.1.4. Foreclosure. Any leasehold mortgagee or secured party shall have the right at any time during the term of this Lease to realize on the security afforded by the leasehold estate by exercising foreclosure proceedings or other remedy afforded in law or in equity or by any applicable mortgage or security documents and to transfer, convey, or assign the title of Lessee to the leasehold estate created hereby to any purchaser at any foreclosure sale, and to acquire and succeed to the interest of Lessee hereunder by virtue of any such foreclosure sale. Such mortgagee or secured party, or its assignee or designee, or other purchaser in foreclosure proceedings may become the legal owner and holder of this Lease through such foreclosure proceedings or by assignment of this Lease in lieu of foreclosure.

5.1.5. Mortgagee as Assignee. No such leasehold mortgagee or secured party shall be liable to Lessor as an assignee of this Lease unless and until such time as such mortgagee or secured party shall acquire the rights of Lessee hereunder through foreclosure or other appropriate proceedings, or as a result of any other action or remedy provided for by any applicable mortgage or security document, or which may otherwise be provided by law. If any leasehold

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mortgagee or secured party shall acquire title to Lessee's interest in this Lease, by foreclosure, assignment in lieu of foreclosure, assignment from a designee, or under a new lease as provided herein, such mortgagee or secured party may assign such interest or lease and shall thereupon be released from all liability and obligation for the performance or observance of the covenants and conditions of this Lease or such new lease after the date of such assignment, provided that the assignee shall have assumed this Lease or such new lease.

5.1.6. Estoppel Certificates. Lessor agrees, at any time and from time to time, at no cost or expense to Lessee, upon request of Lessee, to execute, acknowledge and deliver to Lessee for the benefit of Lessee or any actual or potential lender, creditor, investor or successor Lessee, within thirty (30) days of the request, a statement in writing certifying that this Lease is unmodified and in full force and effect and Lessee is not in default (or if modified, in full force and effect as modified and stating the modifications, or if there is any default stating such default), the dates to which rent or other sums have been paid in advance and setting forth such further information with respect to this Lease or the Property as may be requested thereon, it being understood that any such statement delivered pursuant hereto may be relied upon by Lessee or any actual or prospective purchaser, mortgagee, assignee, beneficiary or other party. Lessor's failure to deliver such statement within such time shall be conclusive upon Lessor that: (i) this Lease is in full force and effect, without modification except as may be represented by Lessee, (ii) there are no uncured defaults in Lessee's performance of its obligations hereunder, and (iii) any other information with respect to this Lease or the Property requested to be confirmed therein is true and correct.

5.1.7 No Merger. No union of the interests of Lessor and Lessee shall result in a merger of this Lease in the fee interest without the prior written consent of any leasehold mortgagee or secured party.

5.1.8. New Lease. If this Lease shall terminate for any reason, Lessor agrees that the holder of any mortgage or secured interest upon the Property, or any portion thereof, shall have the right, for a period of thirty (30) days subsequent to such termination, to elect to demand a new lease of the Property or the relevant portion thereof. Such new lease shall be for a term commencing on the date of the termination of this Lease, and expiring on the same date stated in this Lease as the fixed date for the expiration thereof. The rent and all provisions, covenants and conditions of such new lease shall be the same as the rent, provisions, covenants and conditions of this Lease, including any options to renew or extend the term hereof, except that the liability and obligation of any mortgagee or secured party or its assignee or designee under such new lease shall not extend beyond the period of its occupancy thereunder. If any such leasehold mortgagee or secured party shall elect to demand such new lease within such period, it shall give written notice to Lessor of such election and within fifteen (15) days thereafter, Lessor and such leasehold mortgagee or secured party or its assignee or designee shall execute and deliver such new lease upon said rent, provisions, covenants and conditions. If the holder of such mortgage or security interest shall elect to demand such new lease as provided herein, Lessor agrees, upon request and at the expense of said holder, to institute and pursue diligently to conclusion the appropriate remedy or remedies to oust or remove Lessee from the Property.

5.1.9. Amendments. Lessor and Lessee shall cooperate in including in this Lease

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by suitable amendment, from time to time, any provision which may reasonably be requested by any proposed construction or "take-out" leasehold mortgagee, for the purpose of implementing the leasehold mortgage, protection provisions contained in this Lease in allowing such mortgagee reasonable means to protect or preserve the lien of the leasehold mortgage on the occurrence of a default under the terms of this Lease. Lessor and Lessee each agree to execute and deliver (and to acknowledge, if necessary, for recording purposes) any agreement necessary to effect any such amendment; provided, however, that any such amendment shall not in any way affect the term or rent under this Lease nor otherwise in any material respect adversely affect any rights of Lessor under this Lease.

6. REPAIRS AND RESTORATION

6.1. Lessee's Duty to Repair. Lessee, at Lessee's own cost and expense, at all times during the term of this Lease, agrees to keep and maintain, or cause to be kept and maintained, all buildings and other improvements erected on the Property in good condition and a good state of appearance and repair, reasonable wear and tear excepted.

6.2. Damage or Destruction – Repair. If the Property, any building or other improvement, or any part thereof are damaged or destroyed by reason of any cause whatsoever, Lessee shall within one hundred twenty (120) days, commence and diligently pursue to completion the repair or reconstruction of such buildings and improvements on the Property, and this Lease shall remain in full force and effect.

7. ASSIGNMENT AND SUBLEASE

7.1. Lessee may assign, mortgage or hypothecate this Lease in whole or in part, or sublet all or any part of the Property without the prior consent of Lessor.

8. DEFAULT AND REMEDIES

8.1. Termination by Lessor on Specified Defaults. If Lessee shall default in the payment of rent on the date provided for in this Lease and such rent default continues for a period of thirty (30) or more days, or in the event that Lessee shall default or fail in the performance of a covenant or agreement on his part to be performed in this Lease other than the payment of rent, and such non-rental default shall not have been cured for a period of sixty (60) days after written notice of said default from Lessor, or if such default cannot, with due diligence, be cured within thirty (30) days, and Lessee shall not have commenced the remedying thereof within such period or shall not be proceeding with due diligence to remedy it (it being intended in connection with a default not susceptible of being cured by Lessee with due diligence within thirty (30) days that the time within which to remedy same shall be extended for such period as may be necessary to complete the same with due diligence), then, and in such case, it shall and may be lawful for Lessor, at Lessor's option, upon thirty (30) days prior written notice, terminate this Lease.

8.1.1. Other grounds for default. If, after the commencement of the term of this Lease, (i) Lessee shall be adjudicated a bankrupt or adjudged to be insolvent; (ii) a receiver or trustee shall be appointed for Lessee's property and affairs; (iii) Lessee shall make an assignment

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for the benefit of creditors or shall file a petition in bankruptcy for insolvency or for reorganization or shall make application for the appointment of a receiver; or (iv) any execution or attachment shall be issued against Lessee or any of Lessee's property, whereby the Property or any building or buildings or any improvements thereon shall be taken or occupied or attempted to be taken or occupied by someone other than Lessee, except as may herein be permitted, and such adjudication, appointment, assignment, petition, execution, or attachment shall not be set aside, vacated, discharged, or bonded within ninety (90) days after the issuance of the same, then a default hereunder shall be deemed to have occurred so that the provisions of this section 8.1 shall become effective and Lessor shall have the rights and remedies provided herein.

8.1.2. Peaceable Surrender. Should the term of this Lease at any time be ended under the terms and conditions of this section 8.1, or in any other way, Lessee hereby covenants and agrees to surrender and deliver up the Property peaceably to Lessor immediately upon the termination of the term.

8.2. Other Remedies. Any termination of this Lease as herein provided shall not relieve Lessee from the payment of any sum or sums that shall then be due and payable to Lessor thereunder or any claim for damages then or theretofore accruing against Lessee hereunder, and any such termination shall not prevent Lessor from enforcing the payment of any such sum or sums or claim for damages by any remedy provided for by law, or from recovering damages from Lessee for any default thereunder. All rights, options, and remedies of Lessor contained in this Lease shall be construed and held to be cumulative, and no one of them shall be exclusive to the other, and Lessor shall have the right to pursue any one or all of such remedies or any other remedy or relief which may be provided by law, whether or not stated in this Lease.

8.3. Continuation of Lease During Breach. At Lessor's option, if Lessee has breached this Lease and abandoned the Property, no notice of termination will be given and this Lease will continue in effect for so long as Lessor does not terminate Lessee's right to possession. Lessor may in that case enforce all its right and remedies under this Lease, including the right to recover rent as it becomes due.

8.4. No Waiver of Default. Lessor's failure to take advantage of any default or breach of covenant on the part of Lessee shall not be, or be construed as a waiver thereof, nor shall any custom or practice which may grow up between the parties in the course of administering this Lease be construed to waive or to lessen the right of Lessor to insist upon the performance by Lessee any term, covenant, or condition hereof, or to exercise any rights given it on account of any such default. A waiver of a particular breach, or default, shall not be deemed to be a waiver of the same or any other subsequent breach of default. The acceptance of rent hereunder shall not be, or be construed to be, a waiver of any term, or condition of this Lease.

9. SURRENDER AND REMOVAL

9.1. Surrender of Possession. Upon the expiration of the term of this Lease or any earlier termination thereof, Lessee shall surrender to Lessor possession of the Property and all buildings and improvements thereon in good and orderly condition. Provided however at Lessor's sole option and within sixty (60) days prior to the expiration of the initial lease term and any

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extensions thereto, or within seven (7) days, if this lease is terminated earlier, upon written notice by Lessor to Lessee, Lessee shall completely remove any buildings and any other improvements requested by Lessor to be removed within thirty (30) days of such written notice, and Lessee shall restore the remaining Property to good and orderly condition.

10. LANDLORD'S GENERAL PROTECTIVE PROVISIONS

10.1. Performance of Lessee's Obligations After Notice or Without Notice in Emergency. If Lessee shall default in the performance of any covenant or condition in this Lease required to be performed by Lessee, Lessor may, after thirty (30) days' notice to Lessee, or without notice if in Lessor's opinion an emergency exists, perform such covenant or condition for the account and at the expense of Lessee. If Lessor shall incur any expense, including reasonable attorneys' fees, in instituting, prosecuting, or defending any action or proceeding instituted by reason of any default of Lessee, Lessee shall reimburse Lessor for the amount of such expense. Should Lessee, pursuant to this Lease, become obligated to reimburse or otherwise pay Lessor any sum of money in addition to the basic rent, the amount thereof shall be deemed additional rent and may, at the option of Lessor, be added to any subsequent installment of the basic rent due and payable under this Lease, in which event Lessor shall have the remedies for default in the payment thereof provided by this Lease. The provisions of this section 10.1 shall survive the termination of this Lease.

10.2. Release of Lessor After Sale. In the event of a sale or conveyance by Lessor of the Property or any part containing the Property, Lessor shall be released from any future liability upon any of the covenants or conditions, expressed or implied, in favor of Lessee, and in such event, Lessee agrees to look solely to the responsibility of the successor in interest of Lessor in and to this Lease.

10.3. Lessor's Right to Cure Default. In the event Lessee shall fail to pay and discharge or caused to be paid and discharged, when due and payable any tax, assessment, or other charge upon or in connection with the Property, or any lien or claim for labor or material employed or used in or any claim for damages arising out of the construction, repair, restoration, replacement, maintenance, and use of the Property and the improvements, or any judgment on any contested lien or claim, or any insurance premium or expense in connection with the Property and improvements, or any other claim, charge, or demand which Lessee has agreed to pay or caused to be paid under the covenants and conditions of this Lease, and if Lessee, after thirty (30) days written notice from Lessor to do so, shall fail to pay and discharge the same, then Lessor may, at its option, pay any such tax, assessment, insurance expense, lien, claim, charge, or demand, or settle or discharge any action therefor, or judgment thereon, and all costs, expenses, and other sums incurred or paid by Lessor in connection with any of the foregoing shall be paid by Lessee to Lessor upon demand, together with interest thereon at the rate of one percent (1%) per month from the date incurred or paid, and any default in such repayment shall constitute a breach of the covenants and conditions of this Lease.

11. CONDEMNATION

11.1. Consequences of Condemnation. In the event during the term of this Lease the

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Property or any part thereof shall be taken or condemned by any authority having the power of eminent domain, then and in every such case the estate and interest of Lessee in any part of the Property so taken or condemned shall at once cease and terminate; and the rental to be paid under this Lease shall be reduced for and during the unexpired balance of the term hereof, effective as of the date when Lessee shall by reason of such taking or condemnation lose the right to possession of such part of the Property, in an amount which shall be that proportion of the rental which is equivalent to the reduction in the area of the Property as a result of the taking or condemnation, and Lessor shall refund to Lessee any unearned portion of the rental thereof paid in advance prior to the effective date of such taking or condemnation.

11.1.1. Compensation and Damages. In every such case of taking or condemnation of the Property or any part thereof, all compensation and damages payable for or as a result of such taking or condemnation shall be payable to and be the property of Lessor and Lessee, as their respective interest may appear.

11.1.2. Termination of Lease. In the event only part of the Property shall be so taken or condemned, and either the balance of the Property is unsuitable for the purpose for which leased to Lessee, or all of the buildings on the Property shall be so taken or condemned, or only a part of the buildings shall be so taken or condemned, thereby rendering the remaining portion of the buildings unsuitable for Lessee's purposes under this Lease, and Lessee shall remove all remains of said buildings and any other improvements from the balance of the Property and restore the Property to good and orderly condition under its option as herein provided, then and in every such case Lessee shall have the right at its option, by giving prior written notice thereof to Lessor within sixty (60) days after such event, to terminate this Lease. Upon such termination Lessee shall be relieved of all further obligations under this Lease, and Lessor shall refund to Lessee any unearned portion of the rental therefor paid in advance prior to the effective date of such termination.

11.1.3. Temporary Taking.. In the event of a taking of the Property or any part thereof for temporary use, this Lease shall be and remain unaffected thereby and rent shall not abate. If a temporary condemnation remains in effect at the expiration or earlier termination of this Lease, Lessee shall then pay to Lessor a sum equal to the reasonable cost of performing any obligations required of Lessee with respect to the surrender of the Property. If a temporary condemnation is for a period that extends beyond the Term, this Lease will terminate as of the date of occupancy by the condemning authority and any award will be distributed in accordance with Section 11.1.1.

12. INSURANCE

12.1 Lessee's Obligations. Lessee shall, at Lessee's expense, obtain and keep in force at all times the following insurance:

12.1.1 Casualty Insurance. Casualty insurance insuring the improvements against fire, and extended coverage (including "all risk" coverage, typhoon, earthquake and volcanic action, and flood and surface water insurance, if applicable) for the full

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replacement cost of the improvements, with deductibles and the form and endorsements of the coverage as selected by Lessor, together with, at Lessor's option, rental value insurance against loss of Rent in an amount equal to the amount of Rent for a period of at least twelve (12) months commencing on the date of loss. All proceeds from the casualty insurance policies shall be used for the repair or replacement of the property damaged or destroyed and the deductible amounts under the casualty insurance policies shall be paid by Lessee. In the event the Lease is terminated to pursuant to Section 4.1, all proceeds from any casualty insurance shall be paid to the Lessor and Lessee shall also pay to Lessor any applicable deductible.

12.1.2 Commercial General Liability Insurance. A policy of commercial general liability insurance (occurrence form) having a combined single limit of not less than $3,500,000 per occurrence and $ 5,000,000 *general* aggregate per location if Lessee has multiple locations, providing coverage for, among other things, blanket contractual liability, premises, products and completed operations, and personal and advertising injury coverage. Lessee's commercial general liability insurance shall name Lessor, any other party reasonably requested by Lessor, as additional insureds (collectively, the "Additional Insured Parties"). This coverage shall be written on the most current ISO CGL form, shall include blanket contractual liability, broad form property damage liability, premises/operations and products/completed operations hazards. Such insurance shall be written on an occurrence basis and contain a standard separation of insureds provision.

12.1.3. Personal Property Insurance. "All risk" property insurance, including theft sprinkler leakage, boiler and machinery coverage on all of Lessee's trade fixtures, furniture, inventory and other personal property in the Property, and on any alterations, additions, or improvements made by Lessee upon the Property all for the full replacement cost thereof. Lessee shall use the proceeds from such insurance for the replacement of trade fixtures, furniture, inventory and other personal property and for the restoration of Lessee's improvements, alterations, and additions to the Property. Lessor shall be named as loss payee with respect to alterations, additions, or improvements of the Property. Lessor reserves the right to request Lessee to have an appraisal of its trade fixtures, furniture, inventory and other personal property in the Property done not more than once every three (3) years during the Term at Lessee's sole cost.

12.2 Additional Insurance. Lessor may also carry any other insurance that Lessor deems prudent or advisable, including, without limitation, liability insurance in any amounts and on any terms acceptable to Lessor. Lessee will pay to Lessor an amount equal to the premiums due on that insurance within fifteen (15) days after delivery to Lessee by Lessor of an invoice for any premiums. Lessor may, at Lessor's option, elect to collect the premiums from Lessee in advance, on a monthly or quarterly basis, based on Lessor's reasonable estimate of the premiums. If the amount of monthly or quarterly payments for estimated premiums received by Lessor from Lessee are more or less than the actual premiums due, an appropriate adjustment will be made by Lessor and Lessee.

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12.3 General Insurance Provisions.

12.3.1 Insurance Companies. All policies required to be carried by Lessee hereunder shall be issued by and binding upon an insurance company licensed to do business Guam with a rating of at least "A – X" or better as set forth in the most current issue of Best's Insurance Reports, unless otherwise approved by Lessor. Lessee shall not do or permit anything to be done that would invalidate the insurance policies required herein. Liability insurance maintained by Lessee shall be primary coverage without right of contribution by any similar insurance that may be maintained by Lessor

12.3.2 Certificates of Insurance. Certificates of insurance, acceptable to Lessor, evidencing the existence and amount of each insurance policy required hereunder shall be delivered to Lessor prior to delivery or possession of the Property and ten (10) days following each renewal date. Certificates of insurance shall include an endorsement for each policy showing that the Additional Insured Parties are included as additional insureds on liability policies and that Lessor is named as a loss payee on the property insurance. Further, Lessee shall endeavor (which such effort shall include paying any additional premium or costs required by the insurer) to have the insurer include an endorsement for each policy whereby the insurer agrees not to cancel, non-renew, or materially alter the policy without at least thirty (30) days' prior written notice to Lessor (or with the maximum length of notice permitted by such insurer); provided that if the insurer does not offer such an endorsement, Lessee shall obtain an endorsement for each policy whereby the insurer shall give Lessee (i) at least ten (10) days' prior written notice of any cancellation for nonpayment of premium, and (ii) at least thirty (30) days' prior written notice for cancellation for any other reason, material change or lapse of insurance; provided, further, that Lessee shall promptly deliver to Lessor a copy of any such written notice received by Lessee, which written notice shall be given to Lessor at least five (5) days prior to any cancellation set forth in the preceding clause (i), and at least twenty (20) days prior to any such cancellation, material change or lapse of insurance set forth in the preceding clause (ii). The above requirements shall apply equally to any contractor or subcontractor engaged by Lessee's contractor. If Lessee fails to maintain any insurance required in this Lease, Lessee will be liable for all losses and costs resulting from that failure; Lessor will have the right, but not the obligation, to obtain insurance on behalf of Lessee, and Lessee will immediately on demand pay Lessor the premiums on the insurance; and Lessor may declare a default under this Lease.

12.3.3 Primary Coverage. All insurance to be maintained by Lessee must, except for workers' compensation and employer's liability insurance, be primary, without right of contribution from insurance of Lessor. Any umbrella liability policy or excess liability policy must provide primary insurance. The limits of insurance maintained by Lessee will not limit Lessee's liability under this Lease.

12.3.4 Waiver of Subrogation. Lessee waives any right to recover against Lessor for damages to Lessee's Property covered by insurance. This fully waives, for the benefit of Lessor, any rights and claims that might give rise to a right of subrogation in

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favor of any insurance carrier. The coverage obtained by Lessee pursuant to this Lease must include, without limitation, a waiver of subrogation endorsement.

12.4 Indemnification. Lessor will not be liable for any loss or damage to person or property caused by theft, fire, acts of God, acts of a public enemy, riot, strike, insurrection, war, court order, requisition, or order of government body or authority, or for any damage or inconvenience that may arise through repair or alteration of any part of the Property or failure to make any repair. Lessee will indemnify and defend Lessor, by counsel acceptable to Lessor, against any liabilities, including reasonable attorney's fees and court costs, arising out of or relating to the following:

12.4.1 claims of injury to or death of persons or damage to property occurring or resulting directly or indirectly from the use or occupancy of the Property, or from activities of Lessee, Lessee's invitees, or anyone about the Property, or from any other cause, except to the extent caused by Lessor's negligence or willful misconduct;

12.4.2 claims for work or labor performed, or for materials or supplies furnished to or at the request of Lessee in connection with performance of any work done for the account of Lessee within the Property; and

12.4.3 claims arising from any breach or default on the part of Lessee in the performance of any covenant contained in this Lease. The provisions of this Section 3.1 (d) will survive the expiration or termination of this Lease with respect to any claims or liability occurring prior to the expiration or termination.

13. GENERAL PROVISIONS

13.1. Covenant to Execute Additional Instruments. Lessor and Lessee agree to execute and deliver any instruments in writing necessary to carry out the agreement, term, condition, or assurance in this Lease whenever the occasion shall arise and request for such instruments shall be made by the other party.

13.2. No Waiver of Breach. No failure by either Lessor or Lessee to insist upon the strict performance by the other of any covenant, agreement, term, or condition of this Lease or to exercise any right or remedy consequent upon a breach thereof, shall constitute a waiver of any such breach or of such covenant, agreement, term, or condition. No waiver of any breach shall affect or alter this Lease, but each and every covenant, condition, agreement, and term of this Lease shall continue in full force and effect with respect to any other then existing or subsequent breach.

13.3. Time of Essence. Time is of the essence of this Lease, and of each provision.

13.4. Successors In Interest. Each and all of the covenants, conditions, and restrictions in this Lease shall inure to the benefit of and shall be binding upon the successors in interest of Lessor,

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and the authorized encumbrancers, assignees, transferees, subtenants, licensees, and other successors in interest of Lessee.

13.5. Partial Invalidity. This Lease shall be subject to the laws of Guam, and if any provision of this Lease shall be held invalid, under those laws for any reason, the same shall be deemed severable from the remainder hereof and shall in no way impair the validity of this Lease and all remaining provisions of this Lease shall otherwise remain in full force and effect and shall in no way be affected, impaired, or invalidated.

13.6. Relationship of Parties. Nothing contained in this Lease shall be deemed or construed by the parties or by any third person to create the relationship of principal and agent or of partnership or of joint venture or of any association between Lessor and Lessee, and neither the provisions contained in this Lease nor any acts of the parties shall be deemed to create any relationship between Lessor or Lessee, other than the relationship of landlord and tenant.

13.7. Broker's Commission. Lessor and Lessee acknowledges and agrees that each party shall be liable for payment of their broker's commissions in connection with the execution of this Lease to the extent they have engaged the services of a broker..

13.8. Recording. Neither party shall record this Lease without the prior written consent of the other party. Upon the request of either party, each party shall join in the execution of a memorandum of "short form" of this Lease for the purpose of recordation.

13.9. Attorneys' Fees. In the event that either party hereto shall commence any legal action or proceeding, including an action for declaratory relief, against the other by reason of the alleged failure of the other to perform or keep any term, covenant, or condition of this Lease by it to be performed or kept, the party prevailing in said action or proceeding shall be entitled to recover, in addition to its court costs, reasonable attorneys' fees, to be fixed by the court, and such recovery shall include court costs and attorneys' fees on appeal, if any. The court will determine who is the "prevailing party," whether or not the suit proceeds to final judgment; provided, however, that if an action is voluntarily dismissed, or dismissed pursuant to a settlement of the case, neither party will be entitled to recover its attorneys' fees.

13.10. Interest. Any sum accruing to Lessee or Lessor under the provisions of this Lease which shall not be paid when due shall bear interest at the rate of one percent (1%) per month from the date the rent was due with respect to rent and from the date written notice specifying such nonpayment is given to the defaulting party, with respect to sums due other than rent.

13.11. Late Payment of Rent. The late payment of any Rent will cause Lessor to incur additional costs, including administration and collection costs, processing and accounting expenses, and increased debt service. If Lessor has not received any installment of Rent within five (5) days after that amount is due, Lessee must pay five percent (5%) of the delinquent amount, which is agreed to represent a reasonable estimate of the cost incurred by Lessor. In addition, all delinquent amounts will bear interest from the date the amount was due until paid in full at a rate per annum ("Applicable Interest Rate") equal to the greater of (a) five percent (4%) per annum plus the then federal discount rate on advances to member banks in effect at the Federal Reserve

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Bank of San Francisco as it may be adjusted from time to time or (b) ten percent (10%). However, in no event will the Applicable Interest Rate exceed the maximum interest rate permitted by law that may be charged under the circumstances. Lessor and Lessee recognize that the damage that Lessor will suffer in the event of Lessee's failure to pay these amounts is difficult to ascertain and the late charge and interest are the best estimate of the damage that Lessor will suffer in the event of late payment. If a late charge becomes payable for any three (3) installments or Rent within any twelve (12)-month period, the Rent will automatically become due quarterly in advance.

13.12. Entry. Lessor reserves the right to enter the Property upon reasonable notice (which may be oral) to Lessee (except in case of an emergency, in which case no notice would be required) to inspect the Property or the performance by Lessee of the terms and conditions of this Lease, and to show the Property to prospective tenants and to prospective purchasers and mortgagees at all reasonable times.

13.13. Modification. This Lease is not subject to modification except in writing signed by both parties.

13.14. Delivery of Rent and Notices - Method and Time. All rents or other sums, notices, demands, or requests from one party to another may be personally delivered or sent by mail, registered, return receipt requested, postage prepaid, to the addresses stated in the Preamble herein, and shall be deemed to have been given at the time of personal delivery or at the time of mailing.

13.14.1. Payment of Rent. All rents and other sums payable by Lessee to Lessor shall be by check payable to Lessor, delivered in person to the Lessor, or mailed to Lessor at the same address contained in the Preamble herein.

13.14.2. Notices to Lessor. All notices, demands, or requests from Lessee to Lessor shall be given to Lessor by personal delivery or by mailing the same to Lessor at the same address contained in the Preamble herein.

13.14.3. Notices to Lessee. All notices, demands, or requests from Lessor to Lessee shall be given to Lessee at the address contained in the Preamble herein.

13.14.4. Change of Address. Each party shall have the right, from time to time, to designate a different address by notice given in conformity with this section 12.13.

13.15. Conditioned on Court Approval. This Lease shall be subject to court approval by the Superior Court of Guam under PR 121-12, In Re The Estate of Isabel G. Nelson. In the event that this lease is not approved by the Superior Court of Guam under PR 121-12 within sixty (60) days after the commencement date, the lease shall be void ab initio and all monies received by Lessor shall be immediately returned unless a extension is agreed to by the parties of this lease.

13.16 Entire Agreement. This Lease contains the entire agreement of the parties with respect to the matters covered by this Lease, and no other agreement, statement, or promise made by any party, or to any employee, officer, or agent of any party, which is not contained in this Lease shall be binding or valid.

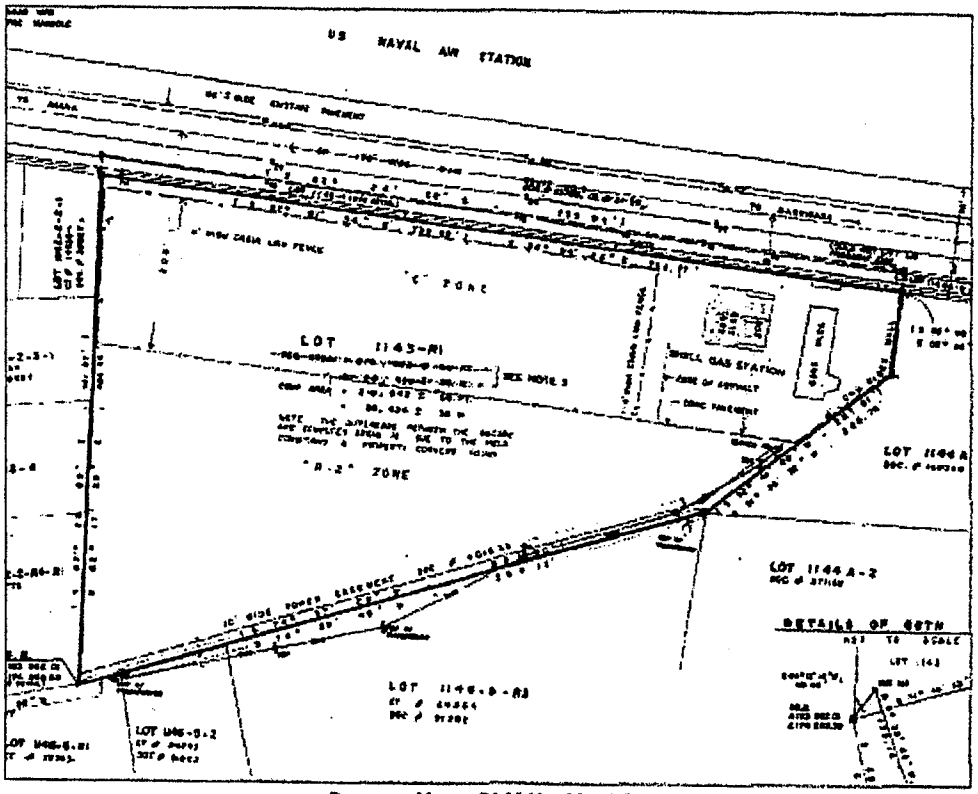
ER
Lessor

Lessee

EXHIBIT "A"

Description of Property

The portion of Lot No. 1143-R1, Municipality of Mongmong-Toto-Maite, as said lot is shown and delineated on the map entitled Retracement Survey of Lot 1143-R1, Municipality of Mongmong-Toto-Maite (Formerly Municipality of Barrigada), LM 681 FY93, recorded in the Records Division of the Department of Land Management under instrument no. 499522 on December 7, 1993 Land area: ±20,424 square meters (depicted below), after excluding the portion of approximately 3,000 square meters currently leased IP&E Holdings, LLC, as more particularly described on Exhibit "B" as "Lease Parcel", subject to easements and encumbrances of record.



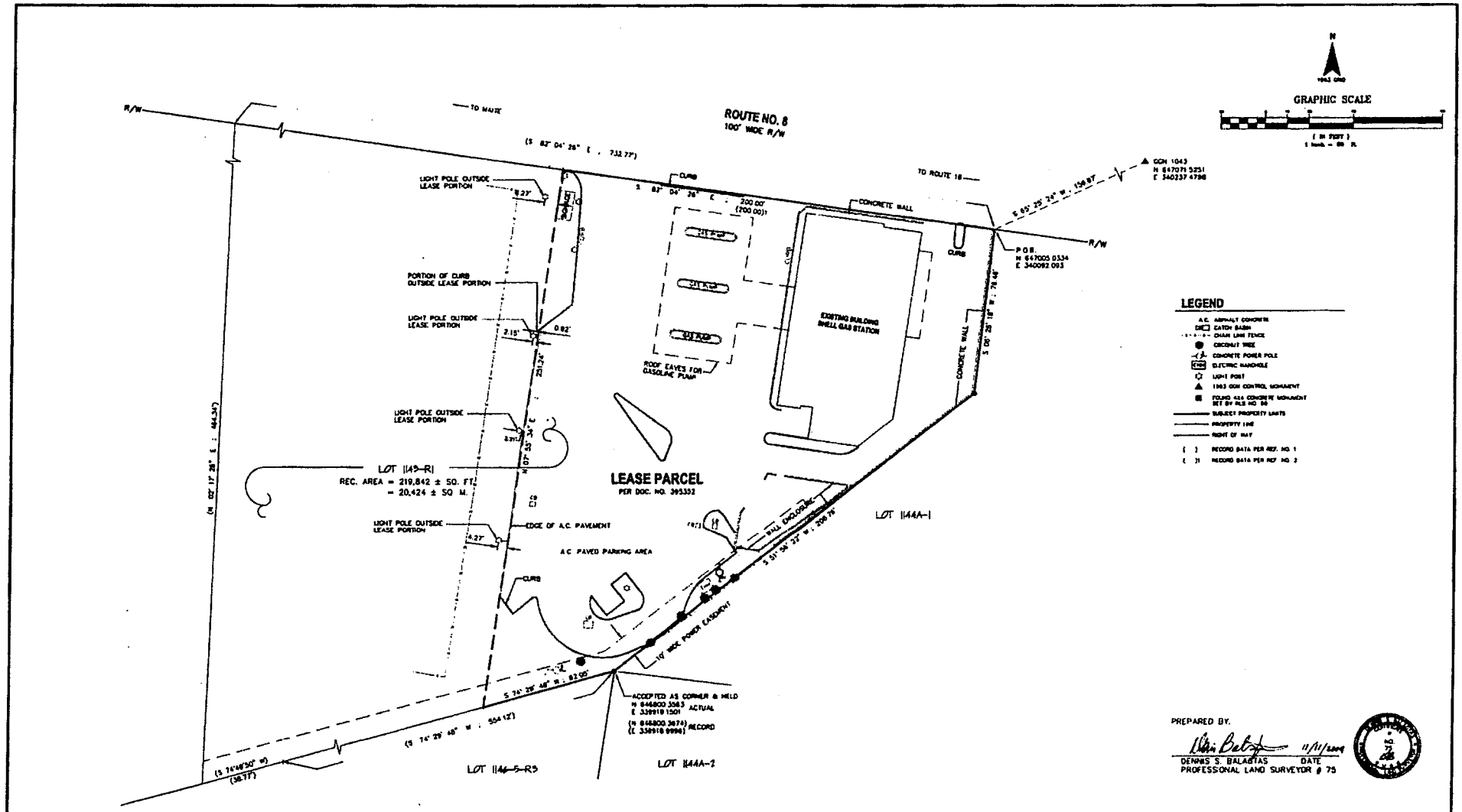
Property Map – DLM No. 681FY93

Legal Description

Lot No. 1143-R1, Municipality of Mongmong-Toto-Maite, as said lot is shown and delineated on the map entitled Retracement Survey of Lot 1143-R1, Municipality of Mongmong-Toto-Maite (Formerly Municipality of Barrigada), LM 681FY93, recorded in the Records Division of the Department of Land Management under instrument no. 499522 on December 7, 1993. Land area:±20,424 square meters.

Lessor Lessee

EXHIBIT "B"



PREPARED BY:

DENNIS S. BALAGTAS — DATE 11/11/2009
PROFESSIONAL LAND SURVEYOR # 75

NOTES

1. HORIZONTAL CONTROL WAS BASED ON FOUND PROPERTY CORNER & 1993 GUAM GEODETIC NETWORK COORDINATES AND MONUMENTS.
2. BEARINGS & DISTANCES ARE RECORD DATA, ALL OTHERS ARE 1993 GRID.
3. ALL DISTANCES SHOWN ARE IN FEET & DECIMALS THEREOF
4. FIELD WORK WAS PERFORMED IN NOVEMBER, 2009

REFERENCE

1. DWG. NO. 2081, L.M. NO. 681-FY93, RETRACEMENT SURVEY OF LOT 1143-R1, FOR LEASE PURPOSES, AS PREPARED BY RLS NO. 33, DOC. NO 499522.
2. DOC. NO. 395352, SUBLEASE AGREEMENT

LESSOR

LESSEE

PRUDENCIO R. BALAGTAS & ASSOC., INC.
PRUDENCIO R. BALAGTAS, P.L.S. #52
LAND SURVEYING - TOPOGRAPHIC - GPS - ALTA/ACSM
P.O. BOX 8216, TAMUNING, GU 96931
671-646-2642 (VOICE) 637-3041 (FAX)

AS-BUILT SURVEY
OF
LEASE PORTION OF LOT 1143-R1, DOC. NO.
MUNICIPALITY OF MONGMONG-TOTO-MAITE, GUAM

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)
ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)
October 1999

GEPA has developed this EIA form for use by developers proposing projects or land use activities which may pose only insignificant environmental impacts. This form is provided as an alternative to the EIA standard format provided to satisfy the requirements of Executive Order 96-26. If potential environmental impacts and issues are assessed or determined to be significant either by the applicant or GEPA, a more detailed EIA may be required including a thorough presentation and discussion of alternatives as required by the *Guidelines for the Preparation of Environmental Impact Assessments and Statements* (GEPA October 1999).

This EIA format constitutes the minimum necessary assessment and disclosure of potential impacts for a project. This form may also be used as a preliminary scoping guide or checklist in consultation with the Agency.

Case No : _____

Project Title : **Zone Change**

1. Name, address and business telephone of applicant:

LF Corporation (owner/Lessee)
#148 East marine corps Dr., Dededo, Guam 96929

c/o Harry D. Gutierrez 482-5315 (Auth Rep/Consultant)

2. Name, title and telephone number of Representative:

Harry D. Gutierrez, Authorized Representative/Consultant, 482-5315

3. Name, title and telephone number of EIA document preparer :

Harry D. Gutierrez, Authorized Representative/Consultant , 482-5315

4. Location of the proposed project: (include tract, block, lot, municipality and a location map)

Lot 1143-R1, Barrigada, Guam, see map LM 681 FY 93

5. Describe the general nature or type of proposed project:

To construct a commercial building with retail space, office and commercial spaces, with vehicular parking area, landscaping, ponding basin on site.

6. Are the following critical environmental factors affected by the proposed project? If yes, describe the impact and state why it would not be significant. If not affected, provide reasons why. If more space is required refer to and attach additional sheets.

a. Groundwater recharge area: Yes, it appears it is within the area and will comply with all required Environmental Controls. Minimal impacts.

b. Watersheds: Yes, the site may be within the area and will comply with all required Environmental Controls. Minimal impacts.

c. Wellhead protection zone: None

d. Streams, lakes or ponds: None

e. Marine waters: None

f. Reef flats: None

g. Pristine forest: None

h. Critical habitat area: No known critical habitat or nearby exists; subject to clearances from Guam EPA and Dept of Agriculture.

i. Wetlands: None

j. Flood hazard area: None

k. Archaeological feature(s) or historical sites:

None; Subject lot has an Shell Station (3,000 square meters portion is leased), the rest is vacant . The applicant will comply to all requirements should any artifacts are found during clearing and construction phases.

7. Will the project result in any of the following environmental or infrastructure impacts?

a. Production of toxic or hazardous waste: None

b. Dislocation of existing businesses, residents or public areas:

None

c. Production of air contaminants (temporary or permanent): Yes.

Temporary dust will be generated during clearing and construction or phases of construction. All required Environmental Controls will be complied with.

No significant impact.

8. Will the project require an increase in the requirements for any of the following public services (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/developer proposes contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water:

Drinking water will be used by commercial complex and other required services on site. A commercial meter will be applied for and used. Any additional usage will be determined and will be furnished to GWA as required during review and permitting process. Water reserve tanks will be on site to augment water supply and for fire suppression requirements. No significant impact.

b. Sewage disposal (public system) :

Public sewer is available in the area. Subject to GWA approval for connection into the public sewer system and Guam EPA approval. Applicant will coordinate and comply to this requirement for connection.

c. Vehicle traffic: Daily vehicular traffic will continue day to day along Route No. 8, public access to the site will be controlled and traffic circulation will well designed for safe egress /ingress to and from the site. Adequate parking will be provided for patrons and its employees and a loading area as well.

9. Will clearing and/or grading be required (include the number of acres and a general description of site soil and slope conditions):

There is ongoing clearing and grading and excavation for foundation on the site to prepare the proposed development . All required permits have been obtained prior to any construction activity on the site.

10. Will the project utilize an individual waste water disposal system such as septic tank/leaching field system, secondary package treatment system..etc.?)

No. Applicant will comply to GWA/GEPA requirements for connection to public sewer near the R.O.W.

11. Will the project include the use of above or below ground storage tanks for fuel or water?

No. Applicant will comply, should a requirement be needed in the future.

12. Does the project require permitting, land resources, financial aid or other assistance from the federal government (please provide type of permit, issuing agency, application dates, and contact person)?

No. All financing will be funded with private funds of the applicant/owner.

13. Does the project include any special or unique features that are not covered above? None

If preliminary construction drawing, site plans, or related documents are available please provide such as attachments. For more information and assistance you may call GEPA Environmental Planning & Review Division at 475-1662/3

DECLARATION BY APPLICANT

Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environmental impacts. I/we hereby declare a "finding of no significant impact".

FOR: Harry D. Gutierrez, Consultant

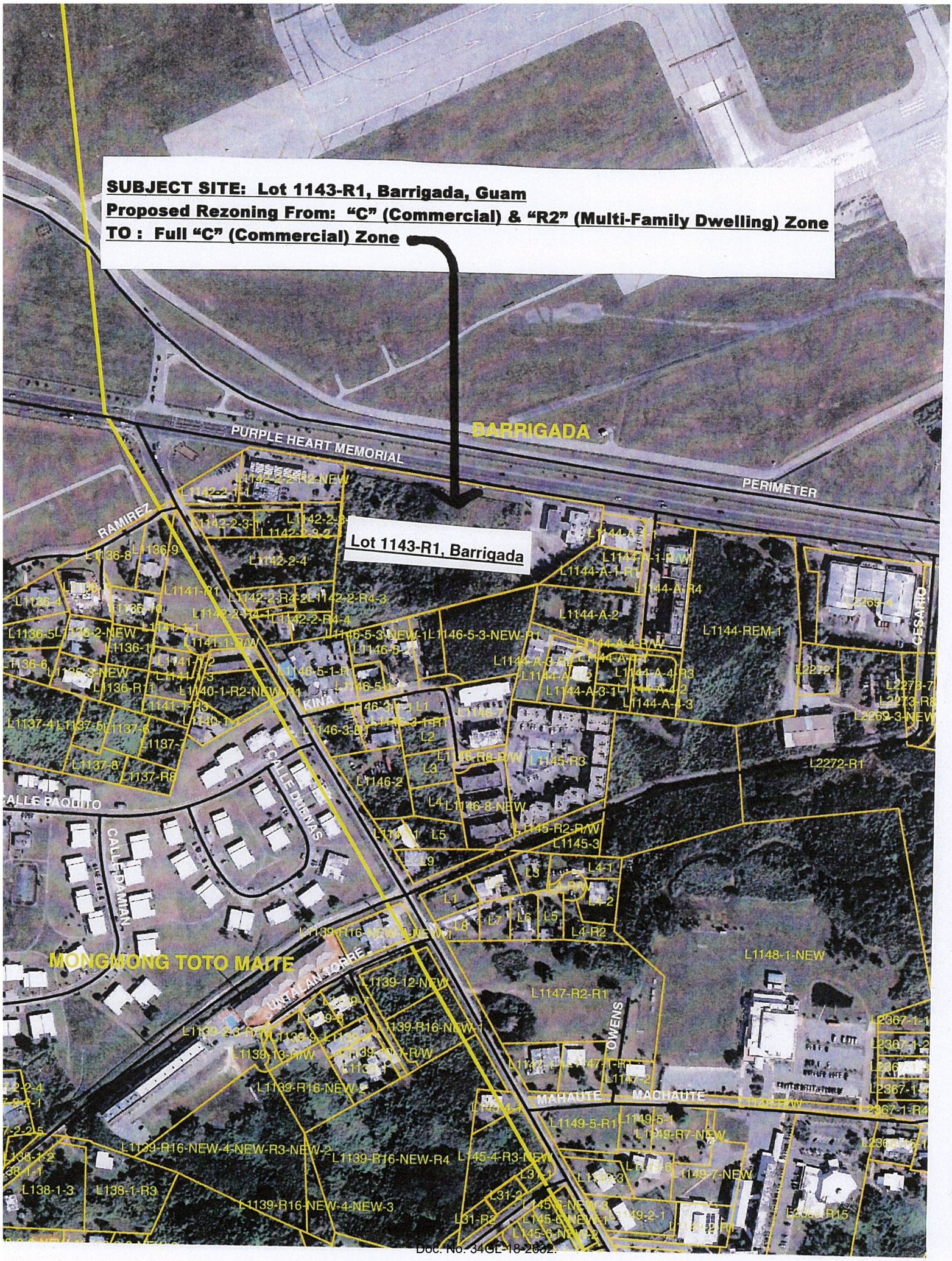
Applicant (signature)

2/20/2018
Date

(Attached Affidavit of Authorization)

Providing false or misleading information in this assessment may constitute grounds for permit and EIA suspension or disapproval until such time as the applicant or document preparer makes all appropriate amendments or corrections as required by Guam EPA. Statements made in this form are binding for the purpose of environmental protection and the preparer and/or applicant is responsible for the timely implementation of protection and mitigation measures identified. Failure to fulfill stated avoidance, minimization or mitigation measures may also constitute grounds for Agency enforcement actions to the full extent of all applicable environmental regulations and statutes.

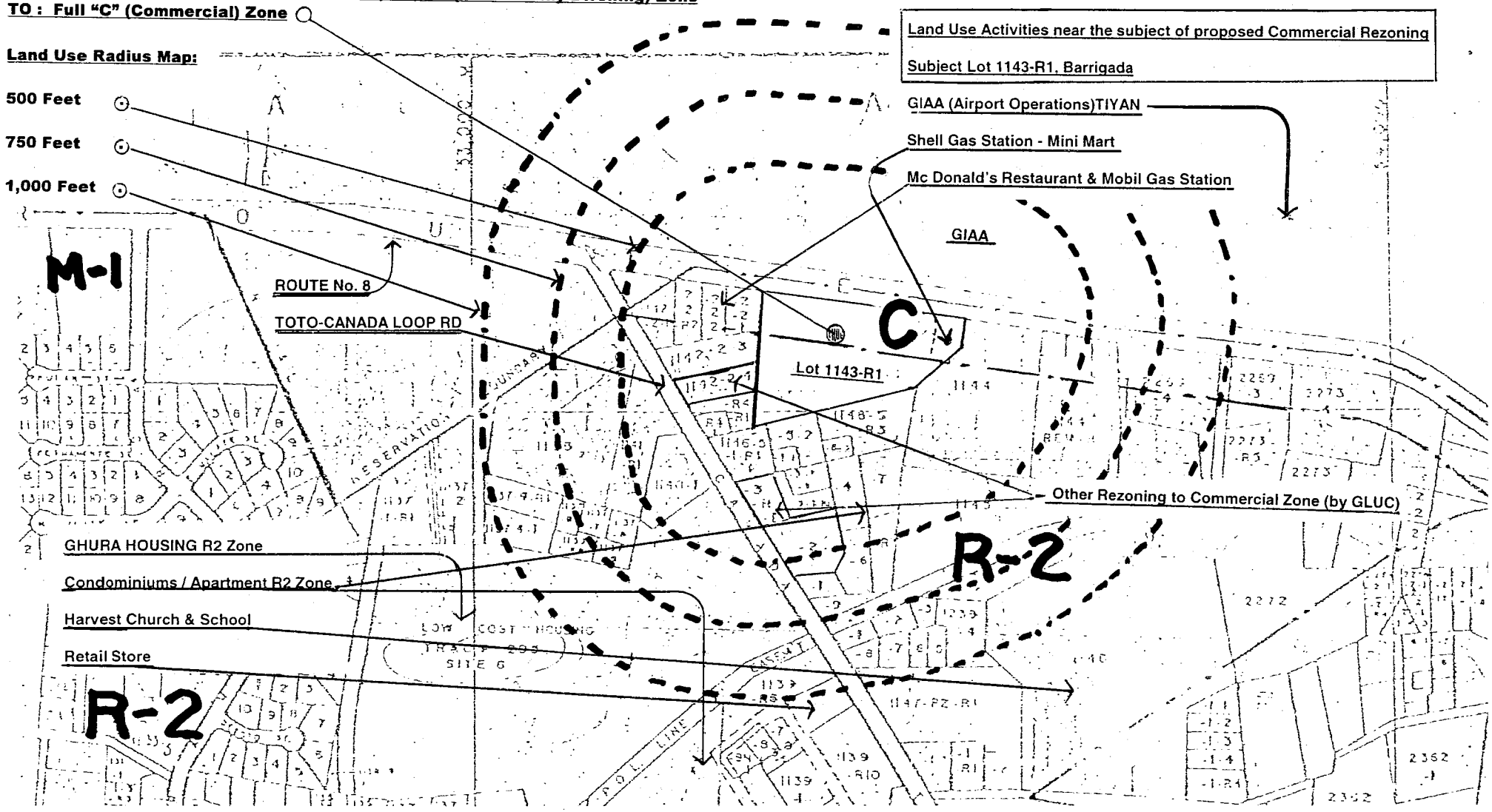
GEPA-EPR001 (12/12/96)


SUBJECT SITE: Lot 1143-R1, Barrigada, Guam
Proposed Rezoning From: "C" (Commercial) & "R2" (Multi-Family Dwelling) Zone
TO : Full "C" (Commercial) Zone
Lot 1143-R1, Barrigada
BARRIGADA
PURPLE HEART MEMORIAL
PERIMETER
RAMIREZ
KINA
CALLE DAMIAN
CALLE DUENAS
CALLE BAQUITO
MONGMONG TOTO MAITE
OWENS
MAHAUTE
MACHAUTE
CESARIO

SUBJECT SITE: Lot 1143-R1, Barrigada, Guam
Proposed Rezoning From: "C" (Commercial) & "R2" (Multi-Family Dwelling) Zone
TO : Full "C" (Commercial) Zone

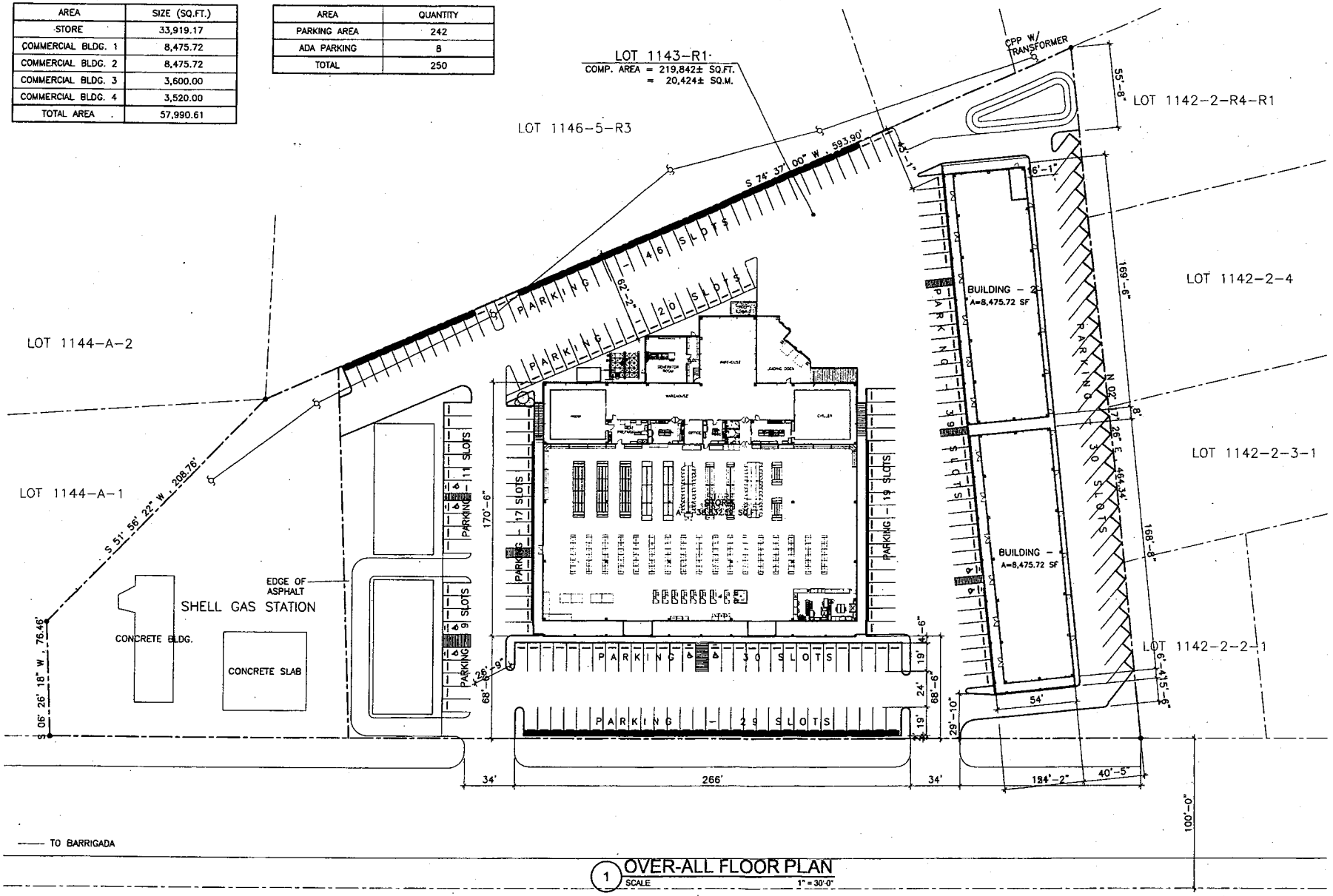
Land Use Radius Map:

500 Feet
750 Feet
1,000 Feet



AREA	SIZE (SQ.FT.)
STORE	33,919.17
COMMERCIAL BLDG. 1	8,475.72
COMMERCIAL BLDG. 2	8,475.72
COMMERCIAL BLDG. 3	3,600.00
COMMERCIAL BLDG. 4	3,520.00
TOTAL AREA	57,990.61

AREA	QUANTITY
PARKING AREA	242
ADA PARKING	8
TOTAL	250



1 OVER-ALL FLOOR PLAN
SCALE 1" = 30'-0"

U S N A V A L A I R S T A T I O N

DESCRIPTION
REVISION

OWNER: AMERICAN GROCERY
SHEET CONTENT:

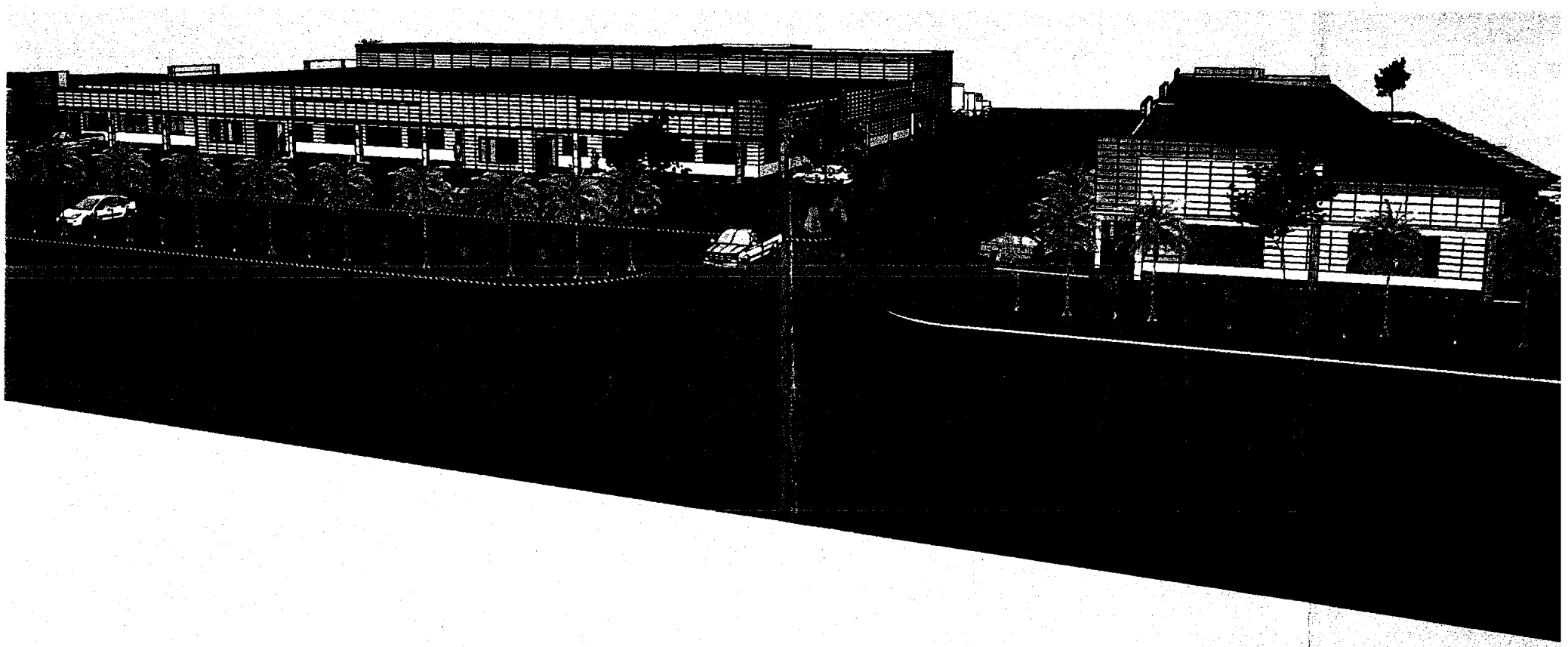
PROJECT: PROPOSED COMMERCIAL COMPLEX
LOCATION: LOT 1143-R1 TOTO, GUAM

THIS WORK WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
PROJECT NUMBER P-????
DESIGNED: DRAWN: RAJ/SUM
CHECKED: SUPV:
APPROVED: DATE: JUL 2018
DRAWING NO.

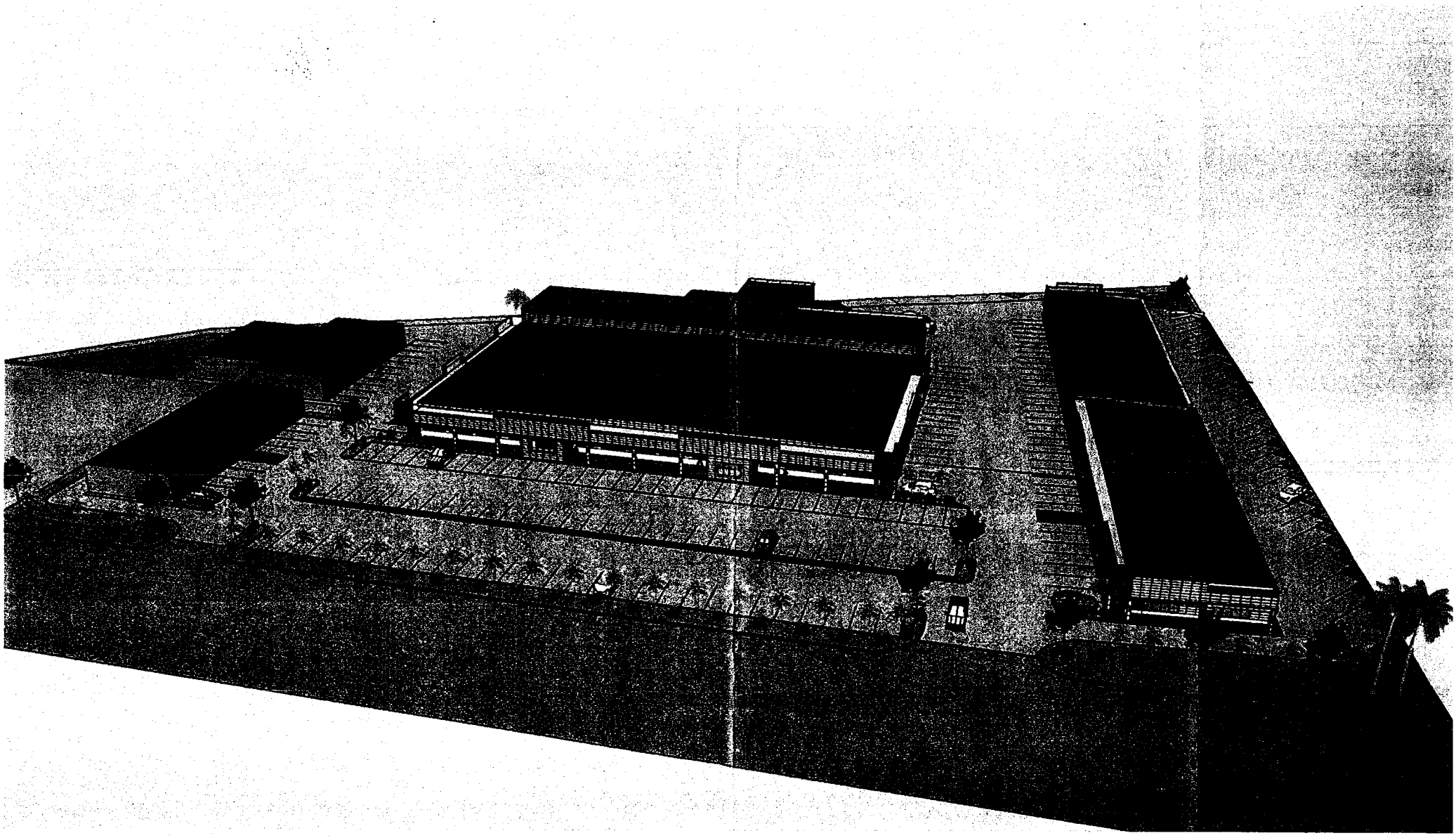
A-0.1.0

SHEET ___ OF 00

Doc. No. 34GL-18-2632.



Doc. No. 34GL-18-2632.



Doc. No. 34GL-18-2632.

The Honorable
Eddie Baza Calvo
Governor

The Honorable
Ray Tenorio
Lt. Governor

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO

GLENN LEON GUERRERO
Director
FELIX BENAVENTE
Deputy Director

DEPARTMENT OF PUBLIC WORKS
BUILDING PERMITS & INSPECTION SECTION
The Permit Center

APPLICATION FOR FOUNDATION

NAME OF APPLICANT: WONG TZE LOK / LF CORP

PROJECT NAME: PROPOSED CONSTRUCTION OF COMMERCIAL PLEX. COMPLEX

ADDRESS: LOT 1143-R1 TUTO GUAM

PROPERTY DESCRIPTION:

In accordance with 21 Guam Code Annotated, Chapter 66, Section 66213, request is hereby made for a special permit for foundation for the subject project in order to enable us to proceed with foundation work at the earliest possible date.

As owner (or authorized agent) for the project, we hereby certify that:

1. An application for a building permit for the entire structure(s) has been submitted.
2. The loading for which the foundation has been designated will not be exceeded.
3. The superstructure will conform with all building regulations and requirements and requirements of the other governmental agencies concerned.
4. Plumbing and/or Electrical Work (select one):
   - No plumbing or electrical work will be performed until a building permit is obtained for the entire superstructure.
   - Plumbing and/or electrical work included under this foundation permit are shown on plans submitted and limited only to work required in conjunction with the foundation construction. We certify that the sizes for such plumbing and/or electrical lines are adequate and in compliance with the applicable codes.
5. The foundation work will not conflict with or otherwise affect any existing utilities.

We understand that the issuance of the foundation permit does not obligate the government of Guam in any way, and that we are proceeding at our own risk without assurance that a building permit for the entire building or structure will be granted.

542 North Marine Corps Drive, Tamuning Guam 96913 • Tel (671) 646-3131 • Fax (671) 649-6178

688-4910
JUAN C. RUSOSTONE

The Honorable
Eddie Baza Calvo
Governor

The Honorable
Ray Tenorio
Lt. Governor

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO

GLENN LEON GUERRERO
Director
FELIX BENAVENTE
Deputy Director

We also understand that the issuance of the foundation permit does not relieve us from complying with all other applicable codes, rules, regulations, and/or permit procedures including, but not limited to:

- Clearing Permits
- Grading Permits
- Highway Encroachment Permits
- Land Use Permits
- Archeological Permits
- Environmental Permits

WONG TZE LOK
PRINT NAME OF OWNER / AUTHORIZED AGENT

William Wong
SIGNATURE OF OWNER / AUTHORIZED AGENT

ADDRESS:

148 E. MARINE Corps DR
DEDEDO, GUAM 96929

CONTACT NUMBER(S):

633-7072

==========

APPROVAL / DISAPPROVAL BY:

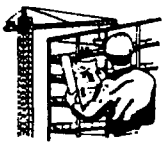
[ ] APPROVED **[ ] DIS-APPROVED**

DIRECTOR OF PUBLIC WORKS

NOTE TO APPLICANT:

- Three (3) Sets of Foundation Plans and Specification must be submitted with application.
- One (1) Set of Approved Foundation Plans and Specification must be submitted with all approved signatories in cd disc format.

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO
Government of Guam



BUILDING INSPECTION & PERMITS SECTION
APPLICATION FOR PERMIT

Application Number: _____

IMPORTANT: Applicant must complete all items in sections I, II, III, IV

Permit Number: _____

I. LOCATION OF BUILDING

Location ROUTE NO. 8 (No) (Street) TOTO, GUAM Zoning District R2/C

Between _____ (Cross Street) and _____ (Cross Street)

Subdivision _____ Lot # 1143-R1 Block _____ Lot Size 17880 SM

II. TYPE AND COST OF BUILDING

Group Occupancy | Type of Construction | Foundation

A. Type of Building

- ☐ New Building
- ☑ Foundation Only
- ☐ Shell Only
- ☐ Fence Wall
- ☐ Retaining Wall
- ☐ Other _____
- ☐ Add
- ☐ Alter
- ☐ Repair
- ☐ Demolished
- ☐ Reconstructed
- ☐ Relocated

226'-8"X255'-3"X 28'-2"
168'-4"X 54'-8"X 16'-0"
Dimension of Building

B. Ownership

- ☐ Private (individual, corporation, non-profit institution, etc.)
- ☐ Public (Federal, State, or Local Government)

C. COST

Cost of Improvements	
electrical	
plumbing	
heating, air conditioning	
other (elevator, etc.)	
TOTAL COST OF IMPROVEMENT $	145,000.00

SCOPE OF WORK

PROPOSED COMMERCIAL BUILDING COMPLEX CONCRETE Foundation.

D. PROPOSED USE

Residential

- ☐ One family
- ☐ Two or more families — Enter No. of Units → _____
- ☐ Transient hotel, motel, or dormitory — Enter No. of Units → _____
- ☐ Garage
- ☐ Carport
- ☐ Other (specify) _____

Non-Residential

- ☐ Amusement, Recreational
- ☐ Church, other religious
- ☐ Industrial
- ☐ Parking garage
- ☐ Service station, repair garage
- ☐ Hospital, institutional
- ☐ Office, bank, professional
- ☐ Public utility
- ☐ School, library other educational
- ☐ Stores, mercantile
- ☐ Tanks, towers
- ☐ Other (specify) _____

III. SELECT CHARACTERISTICS OF BUILDING

E. Principal Type of Frame

- ☐ Masonry (wall bearing)
- ☐ Wood frame
- ☑ Structural steel
- ☐ Reinforced concrete
- ☐ Other (specify) _____

F. Type of Sewage Disposal

- ☑ Public Sewer
- ☐ Private (septic tank, etc.)

G. Type of Mechanical

- ☐ Yes ☑ No Central Air Conditioning
- ☐ Yes ☑ No Will there be an elevato

H. Type of Water Supply

- ☑ Public Supply
- ☐ Private (well, cistern)

I. Dimensions

- ☐ Number of stories _____

Total square feet of floor area, all floors, based on exterior dimensions 53,172 SF

Total land area, sq. ft. 192,453 SF

J. Number of Parking Spaces

Enclosed _____

Outdoors 215

K. Residential Buildings Only

Number of bedrooms _____

Number of Bathrooms { Full _____ Partial _____

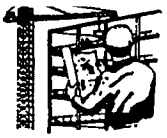
IV. IDENTIFICATION

	Print Name / Signature	Mailing Address - Number, street, city and state	ZIP Code	Telephone
1. Owner or Lessee	LF CORP AMERICAN GROCERY	148 E. Marine Corps Dr. Dededo, Guam	96929	633-707
2. Contractor License #	CH CONSTRUCTION	P.O. BOX 8693 Tamuning Guam	96931	777-12
3. Architect or Engineer SEAL NO.	Francisco Z. Diamzon #320	P.O. BOX 315269 Tamuning Guam	96931	777-50

The owner of this building and the undersigned agree to conform to all applicable laws of this jurisdiction.

Owner/Lesor _____ Current Address _____ Application Date _____

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO
Government of Guam



BUILDING INSPECTION & PERMITS SECTION
APPLICATION FOR PERMIT

Application Number: _____
Permit Number: _____

TO BE FILLED OUT BY BUILDING STAFF ONLY

V. PLAN REVIEW

Review Required	Date Plans Started	Date Plans Approved	Print Name / Signature	Comments
Architectural				
Structural				
Mechanical/Plumbing				
Flood Control				
Electrical				
HPCC				
Hydraulics/Civil				
Highway Encroachment				
Rights of Way				
Traffic Engineering				

VI. ZONING EXAMINATION TO BE DONE BY DLM

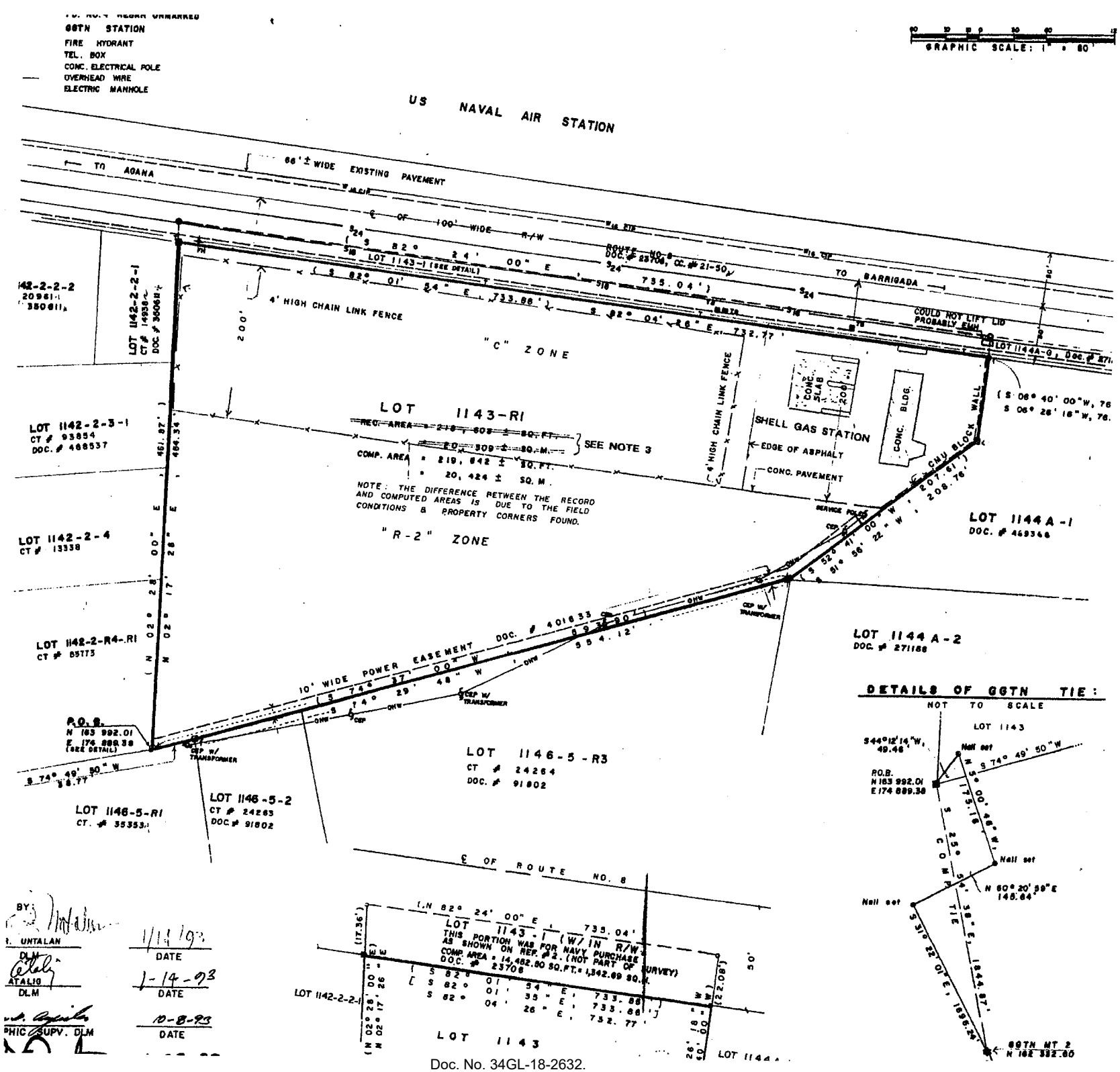
District Barrigada "R2 | C"
Use Foundation only - see attached plans
Front Yard 68'-6"
Side Yard 40'-1" Side Yard 122' 8"
Rear Yard 62'-2"
Ownership of Property:
If not owner, is there a lease or authorization to the property? (LM 681 FY93)
Did this project receive TLUC approval? What are the conditions

VII. COMMENTS BY OTHER AGENCIES (Route as indicated)

Agency	Date	Print Name / Signature	Comments
Land Management, Zone	12/4/17	P. Gulac	Foundation Only
Contractor's License Board			
Public Health			
✓ E.P.A.			
✓ GWA			
Guam Power Authority			
Fire Prevention Bureau			
Peals Board			
✓ Parks & Rec.			
✓ Dept. of Agriculture			

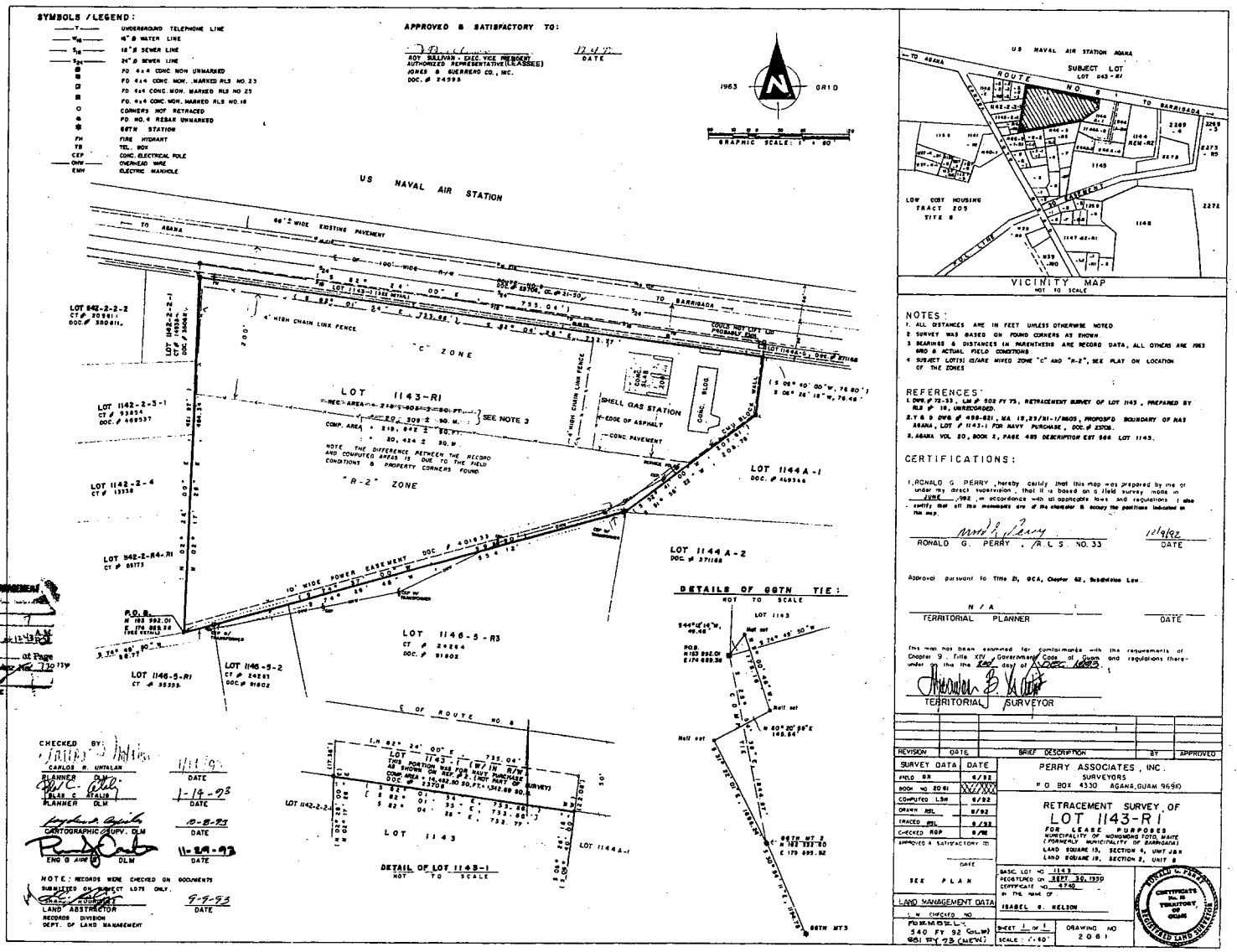
VIII. VALIDATION

Building Permit Number _____ Approved Valuation: _____
Building Permit Issued _____, 20 ____ Plan Checking Fee _____ Rec'd _____
Approved By: _____ Building Permit Fee _____
Title: _____ Date: _____ Total _____


GGTN STATION
FIRE HYDRANT
TEL. BOX
CONC. ELECTRICAL POLE
OVERHEAD WIRE
ELECTRIC MANHOLE
GRAPHIC SCALE: 1" = 60'
US NAVAL AIR STATION
TO AGANA
66'± WIDE EXISTING PAVEMENT
℄ OF 100' WIDE R/W
ROUTE NO. 8
DOC. # 23706, CC. # 21-50
TO BARRIGADA
LOT 1143-1 (SEE DETAIL)
S 82° 24' 00" E, 735.04'
S 82° 01' 54" E, 733.88'
S 82° 04' 26" E, 732.77'
4' HIGH CHAIN LINK FENCE
"C" ZONE
LOT 1142-2-2-1
CT # 14936
DOC. # 350611
LOT 1142-2-2
LOT 1142-2-3-1
CT # 93854
DOC. # 468537
LOT 1142-2-4
CT # 13338
LOT 1142-2-R4-R1
CT # 85773
LOT 1143-R1
REC. AREA = 219,603 ± SQ. FT.
20,309 ± SQ. M.
COMP. AREA = 219,842 ± SQ. FT.
20,424 ± SQ. M.
SEE NOTE 3
NOTE: THE DIFFERENCE BETWEEN THE RECORD AND COMPUTED AREAS IS DUE TO THE FIELD CONDITIONS & PROPERTY CORNERS FOUND.
"R-2" ZONE
SHELL GAS STATION
EDGE OF ASPHALT
CONC. PAVEMENT
CONC. SLAB
CONC. BLDG.
CMU BLOCK WALL
COULD NOT LIFT LID PROBABLY EMH
LOT 1144A-G, DOC. # 871
(S 06° 40' 00" W, 76
S 06° 28' 16" W, 76.
LOT 1144 A-1
DOC. # 469366
LOT 1144 A-2
DOC. # 271188
10' WIDE POWER EASEMENT DOC. # 401833
P.O.B.
N 163 992.01
E 174 889.38
(SEE DETAIL)
S 74° 49' 50" W
58.77'
LOT 1146-5-R1
CT. # 35353
LOT 1146-5-2
CT # 24263
DOC # 91802
LOT 1146-5-R3
CT # 24264
DOC. # 91802
DEP W/ TRANSFORMER
OHW
CBP
℄ OF ROUTE NO. 8
LOT 1143-1 (W/IN R/W)
THIS PORTION WAS FOR NAVY PURCHASE AS SHOWN ON REF. # 2. (NOT PART OF SURVEY)
COMP. AREA = 14,482.80 SQ.FT. = 1,342.69 SQ.M.
DOC. # 23706
LOT 1142-2-2-1
LOT 1143
LOT 1144-A
DETAILS OF GGTN TIE:
NOT TO SCALE
LOT 1143
S44°12'14"W, 49.46'
Nail set
N 5° 00' 46" W, 175.16'
S 25° 00' 46" E, 1844.87'
N 60° 20' 39" E 146.64'
S 31° 22' 01" E, 1696.24'
GGTN MT 2
N 162 382.60
BY: M. UNTALAN DLM
ATALIG DLM
GRAPHIC SUPV. DLM
1/14/93 DATE
1-14-93 DATE
10-8-93 DATE

9360

9360



Doc. No. 34GL-18-2632.

Application No.:	2018-48
KEVIN SHIN c/o REED & KIM, PLLC	
ACCEPTED: AUGUST 23, 2018	
ZONE VARIANCE - HEIGHT	
Case Planner:	FRANK T.

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

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

Website:
http://dlm.guam.gov

E-mail Address:
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671-649-LAND (5263)

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671-649-5383

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

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

November 30, 2018

Memorandum

To: Chairman, Guam Land Use Commission

From: Guam Chief Planner

Subject: Staff Report - Application No. 2018-48, Zone Variance (Height) for Lot No. 5195–2–R1, Municipality of Tamuning.

1. PURPOSE:

a. **Application Summary:** The applicant, Kevin Shin represented by Architecture RNK is requesting for a Zone Variance approval for height to construct an eleven storey (eight stories above the allowed three stories), one hundred and twenty-one feet (ninety-one feet above the allowed thirty feet) high, 246-room hotel (Guam International Airport Hotel) on Lot 5195-2-R1, Municipality of Tamuning.

b. **Legal Authority:** Title 21, GCA (Real Property), Chapter 61 (Zoning Law) Sections 61616 to 61624 (Variances).

2. FACTS:

a. **Location:** The subject site is located along Route 10A directly across from the Guam International Airport Main Terminal.

b. **Lot Area:** 24,555 SM or 264,307 Square Feet.

c. **Present Zoning:** "M-1" (Light Industrial) Zone.

d. **Field Description:** The lot is presently vacant and fairly flat with a maintained ground cover (grass) as dominant vegetation.

e. **Masterplan:** Light Industrial as per Official Zoning Map F3- 67S38

f. **Community Design Plan:** Light Industrial

g. **Previous Commission Action:** None

3. APPLICATION CHRONOLOGICAL FACTS:

a. **Date Application Accepted:** August 23, 2018

b. **Date Heard By ARC:** September 20, 2018

c. **Public Hearing Results:** December 4, 2018 **(See Attachment "A")**

4. DISCUSSION and STAFF ANALYSIS:

This zone variance request is for height to allow the construction of an eleven (11) storey, one hundred-twenty-one (121) feet high hotel building. The hotel boasts a two hundred and forty-six (246) room facility, dubbing it the Guam International Airport Hotel. The request if granted will deviate from the typical height limitation of three stories or thirty feet height by an additional eight (8) stories and ninety-one (91) feet.

Lot 5195–2–R1 is located in the municipality of Tamuning and is fronted by Route 10A (Airport Road). However, the 300-foot wide easement (**see Exhibit A**) collectively identified as Lot 5195-2-1G and Tract 1427-R/W contains the known 80-foot wide fully improved "Airport Road" with its remaining width northward occurring at extreme slopes. Lot 5195–2–R1 occurs forty (40) feet below Airport Road. Thus, the design strategy reflects access to the building via the extension of Sunset Road as depicted on Exhibit A. Design strategy will have the first three floors accommodate public amenities up to Airport Road grade and will include operational facilities such as a front desk-lobby, retail vendors and tourist lounge, and administrative offices. The remaining top eight (8) floors will contain the proposed 246 hotel rooms. With the 3rd floor occurring at grade level to Route 10A, designs will further include pedestrian access and connectivity from the existing public parking/departure exit area of the airport.

The development is required a total of 292 parking stalls. Hotel design boasts 307 parking stalls. Eight (8) ADA parking stalls and Sixteen (16) bicycle stalls are also required, to which has been incorporated in the design.

The project proposes to apply appropriate landscaping efforts as may be guided by government agencies. That is, to incorporate a landscaping program focusing on three major areas, a band of vegetation on the property perimeter defining the boundaries, an entry garden at the lobby entrance. Likewise, the pool and patio garden will emphasize a green-scape foreground framing the ocean and city views to the north of the main building.

As with other development requirements, the project will provide an approved storm water retention system to address the onsite storm water runoff. In this respect, the Bureau of Statistic & Plans suggests certain Best Management Practices to encourage desired surface water runoff management as well as other activities as may be incorporated into the final design to support water resource re-use and percolation.

Doc. No. 34GL-18-2632.

Variances may be granted by the Commission, provided the applicant can justify the following:

1. That practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the law;
2. That there are exceptional circumstances or conditions applicable to the property or to the intended use that do not apply generally to other properties in the same zone;
3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood;
4. That the granting of the variance will not be contrary to the objectives of any part of the Guam Master Plan; and
5. That the proposed building will substantially enhance the recreational, aesthetic or commercial value of the beach area upon which the building is to be constructed, and that such building will not interfere with or adversely affect the surrounding property owner's or the public right to untrammeled use of the beach and its natural beauty.

The applicant provides the following:

1. ***That the strict application of the provisions of Section 61617, 21 GCA would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the law.***

   The applicant provides that "the application of the Chapter provisions for density on this site allows a total of 615 hotel rooms. (264,307sq ft /400) Maintaining the 30-foot building height provision for this number of units, with parking, would result in a concrete maze, blanketing 100%+ of the 6.4-acre property, boundary to boundary, three stories high.
   Trying to fit the allowable density within the constricted height results in a "practical difficulty," or "an unnecessary hardship, inconsistent with the general purpose of the law"

   The proposed alternative is to develop a more realistic 40% density of 246 hotel rooms, with a variance for stories and height. The hotel program footprint, within an 11-storey structure, could be reduced to approximately 10%+ of the property area, maintaining 90%- open space for parking and landscaping. (27,232sq ft/264,307)

   The height & storey variance application is for a 121-foot, 11 storey structure. By way of comparison, based on the property dimensions, the H Zone provisions (which calculate allowable hotel height), would be 130 feet. (504' + 802') = 1306710 = 130.6' allowable height for a H Zone hotel".

2. ***That there are exceptional circumstances or conditions applicable to the property involved or to the intended use thereof that do not apply generally to other property in the same zone.***

   The applicant provides that "the proposed development sits on the border between two large but distinct zones, the light industry zone of the Harmon Industrial Park to the north and the Airport zone of the Guam International Airport Authority (GIAA) to the south.

   Topography is the first relevant circumstance separating this site from its shared M-1 Harmon Industrial zone designation. The property sits on a limestone bluff, elevated 70 feet above the industrial park zone. This effectively isolates the site from access, uses and the general conditions of the industrial zone below.

   The second physical circumstance is that the property shares its Route 10a border with the Airport zone, directly across the street from the Main Terminal. This location offers a

unique opportunity for a covered pedestrian walkway connecting the hotel lobby to the Route 10a intersection currently serving as the main exit for the GIAA parking lot.

Isolation from the M-1 industrial Zone, and direct access via a shared boundary with the Airport zone creates the potential to walk directly from a hotel lobby to the airport arrival and departure areas. These are the exceptional circumstances recommending this property for its proposed use".

3. ***That the granting of Variances will not be materially detrimental to the public welfare or injurious to the property improvements in the neighborhood in which the property is located.***

The applicant provides that, "issues addressing public welfare in a light industrial zone might focus on safety concerns such as noise, pollution or EPA infractions. By comparison, the opportunity of a hotel, generating stronger commercial activity with safer environmental standards would not be materially detrimental, but rather define the "highest and best use", of the zoning as it relates to public welfare.

The program proposes to operate at 40% of the allowable density, fitting it within the capacity of the existing utility infrastructure.

The proposed use will extend the Route 10A commercial corridor, running from Marine Corps Drive, thru the Home Depot and west towards Barrigada.
Route 10A is scheduled for expansion with the Phase 1 Design currently at 60%. The scope includes rerouting Sunset Drive, from its current intersection at the east end of the Airport main parking lot down to the Home Depot intersection, mitigating any impact from additional hotel traffic".

4. ***The granting of such Variances will be contrary to the objectives of any part of the Guam Master Plan:***

The applicant provides that, "the proposed development of this property as a hotel is in conformance with Section 61309(a)(1), 21 GCA. The North & Central Guam Land Use Plan 2009 designates this property within the Harmon Industrial Zone allowing transportation facilities such as the adjacent MH I & Hertz complex.

The more significant land use description for this property derives from its shared 600-foot road frontage with the GIAA, designated in the Land Use Plan as the "Airport" category. The Plan's specific description for the category is, "the Guam International Airport and adjacent industrial uses". The uses promoted in this category are those showing "compatibility with aviation facilities" further described as, "compatible industrial, commercial, and accessory uses that can benefit from close proximity to the airport".

5. ***That, as to Variance(s) from the restrictions of Section 61617, 21 GCA, the proposed building will substantially enhance the recreational, aesthetic or commercial value of the beach are upon which the building is to be constructed and that such building shall not interfere with adversely affect the surrounding property owners or the public right to an untrammeled use of the beach and its natural beauty.***

The applicant provides that, "this requirement is a paraphrase of sub Section 61617(a)(5), 21 GCA. This subsection, in turn, references the originating intent of this requirement under Section 61504: "Building & Building Height Restrictions in Beach Areas".

The purpose stated in Section 61504(a) is to remedy the "indiscriminate building of structures on the beaches of the Territory (which) deprives the people of Guam of their right to untrammeled use of beach areas".

This proposal for a business-oriented hotel, offering both a marketing and geographic alternative to the beachside resorts of Guam, can be seen as directly supporting the intent and goals of the laws above.

In closing, this project promotes the "best and highest use" of the site, the preservation of Guam's beachfront, and the introduction of a new marketing niche for our island".

In our assessment of the response provided by the applicant in reference to the criterion cited in Section 61617 (Variance Requirements) of Chapter 61 (Zoning Law), 21 GCA, we find that the applicant has provide adequate justification in reference to their request that there are practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the law, that there are exceptional circumstances or conditions applicable to the property or to the intended use that do not apply generally to other properties in the same zone, that the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the area, that the granting of the variance will not be contrary to the objectives of any part of the Guam Master Plan, that the proposed structure will not adversely affect the surrounding properties or public right to an untrammeled use of the beach and its natural beauty.

In addition, the submitted ARC position statements are with no objection and therefore conclude that their request is in proper form and context to be considered favorably by the Guam Land Use Commission.

5. **RECOMMENDATION:** Recommend Approval with conditions as follows:

A. The Applicant shall adhere to all the ARC conditions and requirements as stipulated in their Official Position Statement; and

B. That the Applicant shall also ensure compliance to the 1-year time restriction that states a ***"grading or building permit must be obtained from date of recordation of the Notice of Action; otherwise the approval as granted by the Commission be "NULL and VOID" per Executive Order 96-26, Section 5"***.

MARVIN Q. AGUILAR

CASE PLANNER: FPTaitano

Attachments: ARC Memo to GLUC Members

Minutes of Public Hearing

Application No. 2018-48, Zone Variance for Height to construct an eleven story (eight stories above the allowed three stories), one hundred and twenty-one feet (ninety-one feet above the allowed thirty feet) high, 246 room hotel (Guam International Airport Hotel) on Lot 5195-2-R1, Municipality of Tamuning.

The meeting was called to order at 6:04pm by Planning Division staff. There was an introduction from Ms. Celine Cruz, Department of Land Management Planning Division Co-Planner on the application.
After the Introduction the floor was turned over to the Owner's Representatives from Architecture RNK, Mr. Richard Reed and Mr. Tony Kim. Mr. Reed presented on the site background, ownership of the property and intent of the Hotel. Next Mr. Kim presented a PowerPoint presentation with details of the hotel and the Variance application.
The floor was open for discussion and questions as noted below;

Q. Mr. Antonio Charfauros (MCG)- How many people are included in the 500 ft radius of the Project Site?
A. Ms Celine Cruz- Only 30 certified mail letters were sent out, not very many neighbors to the site
A. Mr. Richard Reed-The Airport is the big neighbor of the property, The Hotel will mainly interface with route 10a and the airport.

Q. Mr. Joe Roberto- Is there any issues with make contact with roads below the hotel site in the Harmon Industrial Area?
A. Mr. Richard Reed-There are no plans yet to connect to roads in the Harmon Industrial Area

Q. Mr. Joe Roberto-Can I borrow the PowerPoint Presentation? I would like to propose a connection to Pangelinan Blas Street in Harmon Industrial to relieve traffic on Marine Corps Drive.
A. Ms. Celine Cruz- That is more of a Government issue regarding easements and roads and does not pertain to this Site Application.

Next Mr Frank Taitano Planning Division Co-Planner for this application speaks and Introduces Mayor Louise Rivera and ask if she has any questions.
Mayor Rivera has no questions at this time.

Q. Mr Antonio Charfauros- What is the next step in the process of this variance application?
A. Ms. Celine Cruz- This application has met all of the statutory requirements. Next the report will be presented to the Land Use Commission for a decision. The meeting announcement will be posted in the Guam Daily Post and any other comments or concerns will be accepted at the Planning Division Office in the ITC building. Address the comments to Director of DLM 3rd Floor ITC building.

Q. Mr. Joe Roberto- Do you know how many people will be employed by the hotel? And what is the estimated cost of construction?
A. Mr Richard Reed- The estimated cost is about $50 Million. Based on the parking calculations and requirements and estimated 100-125 people will be employed at the hotel.

Q. Mr. Joe Roberto- Do you already have a design for each room? Does it meet the requirements/standards for the military?
A. Mr Richard Reed- There is no design yet for the room, we are still coordinating with the military when it comes to this matter.

Minutes of Public Hearing
Application No. 2018-48 (Zone Variance)
Lot No. 5195-2-R1
Municipality of Tamuning
Page No. 2

After a number of call to the attendees for any comments or concerns by case planner and no further concern or question was put forth by the attendees, case planner thanked those in attendance for taking the time to attend the public hearing.

There being no further questions or concerns the case planner adjourned the meeting at 6:33 P.M.

Celine Cruz
Case Planners

Frank P. Taitano

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

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

December 5, 2018

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members

FROM: Chairman, Application Review Committee (ARC)

SUBJECT: Summary of Positions Submitted by ARC

RE: Application No. 2018-48 (Zone Variance)

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to Planning Division, Department of Land Management. The conditions as imposed by the ARC member agencies are listed when applicable.

DEPARTMENT OF LAND MANAGEMENT (DLM):
DLM recommends approval with the following conditions:

A. The Applicant shall adhere to all the ARC conditions and requirements as stipulated in their Official Position Statement; and

B. That the Applicant shall also ensure compliance to the 1-year time restriction that states a ***"grading or building permit must be obtained from date of recordation of the Notice of Action; otherwise the approval as granted by the Commission be "NULL and VOID" per Executive Order 96-26, Section 5"***.

GUAM ECONOMIC DEVELOPMENT & COMMERCE AUTHORITY (GEDCA):
GEDCA has no objections.

GUAM WATERWORKS AUTHORITY (GWA):
The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone variance for height for an 11-story hotel with 246 rooms.

This memorandum shall serve as GWA's position statement to the above zone change request related to availability of water and sewer infrastructures to serve the above subject lot. This position statement shall not be construed as notice that water and sewer systems have the capabilities to accommodate the proposed development, including fire flow, without on-site or off-site improvements. Any extension of the water and sewer systems and/or capacity upgrades required to

serve the property shall be subject to GWA rules and regulations. Any required extension to the existing facilities to serve the subject properties shall be at the applicant's expense.

GWA has no objection to the height variance request. The following comments are provided for the proposed development:

1. The applicant must provide GWA with site development plans to construct the proposed development. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and approval. Submittals shall include water and sewer design calculations and complete drawings and specifications. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations.

   (a) The GLUC application references a Guam International Airport Authority water line. Only the airport and its tenants may be served by the airport's water system. Therefore, the proposed hotel must connect to the GWA water system.

   (b) GWA has approved the construction permit application for neighboring Lot 5195-1NEW-R1. The applicant may need to coordinate offsite infrastructure construction with the owner of Lot 5195-1NEW-R1.

2. GWA requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal. Discussions shall include the proposed water demand and sewer production calculations in order to determine if existing GWA facilities can accommodate the proposed development and if any off-site infrastructure improvements may be necessary. Utility capacity analysis will consider service to existing customers, as well as approved projects in the building permit/construction stage, as unavailable for use by newly proposed developments. Discussions with the GWA Engineering Department will also include applicable GWA standards and requirements.

3. If off-site water and sewer infrastructure improvements are installed by the developer, they will require prior approval from GWA, must meet GWA standards, be constructed in the public easement or right of way, and shall be subject to inspection by GWA. Any infrastructure improvements will be at the expense of the applicant.

   If GWA requires the developer to hire a construction manager to oversee water and sewer infrastructure, then a quality control document containing construction records and pictures shall be provided to GWA, to document construction practices and installed materials. GWA shall be provided with construction schedules, so that inspections may be conducted during construction

   GWA's approval of the occupancy permit application will be contingent upon the completion of offsite utility improvements.

   The developer shall register maps and documents for new public rights of way or utility easements with the Department of Land Management and provide copies to GWA.

4. Developers and subdivision owners who have installed water and/or wastewater pump stations whose sole purpose is to serve only the proposed development or subdivision, and consequently have no excess capacity to serve customers beyond the boundaries of said development or subdivision, shall be required to maintain their own pump station(s) and force main(s) in proper working condition to the satisfaction of GWA.

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Doc. No. 34GL-18-2632.

5. The applicant shall install GWA water meters in the public right of way or easement.

6. Backflow prevention devices are required for non-residential activities, swimming pools, or when a development will be served by a master meter.

7. New development is subject to water and/or sewer system development charges.

8. Privately-owned water tanks might be limited to a maximum fill rate to avoid adverse impacts to the public water system.

9. Certain activities are subject to sewer pre-treatment requirements. Grease traps or interceptors are required for food service establishments. Oil-water separators are required for vehicle maintenance activities.

10. Only wastewater shall be discharged to the sanitary sewer system. Stormwater, pool water, and pool backwash water discharge to the sanitary sewer system is prohibited.

11. After a GWA utility service account is opened, the account holder is responsible for informing GWA of onsite activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

This GWA Position Statement shall remain valid for 365 calendar days from the date of this response. Please contact GWA Engineering Division regarding water and sewer system improvement design and construction standards and procedures.

GUAM POWER AUTHORITY (GPA):

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:

   - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
   - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
   - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
   - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
   - Provide scheduling and magnitude of project power demand requirements for new loads.
   - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.

3. A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.

4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments:

GPA has no objection to the request subject to the conditions cited above.

DEPARTMENT OF PARKS AND RECREATION (DPR):
DPR submits the following position:

We have reviewed the subject request by Kevin Shin for a Zone Variance Application of subject Lot and have no objection to the approval of the Zone Variance Applicant.

Our research show that the Zone Variance would not adversely affect historical properties. However, if there are any inadvertent discoveries to historical property during construction, the project must stop and our office contacted.

DEPARTMENT OF AGRICULTURE (DoAg):
Agriculture has reviewed the subject lot for the construction of a" Hotel (Guam International Airport Hotel)" and has no opposition to the proposed usage and development. Our agency will recommend approval of the current proposal for the construction of the facility with the following statements, conditions and requirements set forth in *21 GCA Chapter 61 Section 61637.*

Preliminary inspection of the site found no adverse impact to **Agriculture** as the site has no recent history of cultivation and animal husbandry occurring. However, upon review of the application and based on site survey our agency recommends the developer implement **"Best Management Practices"** that addresses both environmental and ecological issues. The application designates the completed phase showing only a limited aspect of a landscaping plan. Agriculture encourages this section and the boundary edges of the property line to include native and indigenous trees and other foliage to be used as part of the overall design of the structure.

The continued development of the island creates challenges in trying to achieve a proper balance as the removal of Guam's vegetation will continue to affect the islands environmental make up. Replanting these trees will allow and prevent the destruction of our **"Northern Aquifer"** and avoid unchecked and reckless development that does not take into account preservation and continuation of native habitat that has protected our natural resources and island lifestyle. Planting these trees back into the environment will not only achieve that but also add to the development's aesthetic appeal. In addition, these planted trees will help provide shading, windbreak capabilities and a greener appeal to the proposed development.

The use of native trees that originate in this area is recommended as they are suitable and will adapt readily to the existing soils and will help to maintain a healthy aquifer and surrounding habitat **to** allow for a healthy and vibrant eco-system. The root system of these trees helps to prevent erosion and assists in filtering out synthetic contaminants and other manmade chemicals that would otherwise make its way into the aquifer and coastal zones thereby polluting it. The **Department of**

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Agriculture has several programs and personnel that can assist you in developing a plan to address this issue.

Please contact our **Agricultural Development Services & Forestry** divisions here at the agency for further assistance and guidance at 300-7972 & 7976 respectively. Our Forestry division grows and maintains these native tree species should you choose to incorporate them into the project. Contact their office for assistance and consultation at 300-7976. In addition, our **Agricultural Development Services Division** maintains an **Organic and Environmental Demonstration Farm.** The demonstration farm displays various planting techniques that will aid the incorporation of flora back into the landscape to ease and possibly eliminate further damage to the environment for assistance contact **John Borja, Rick Lizama and Pete Terlaje** at the ADS division at 300-7976 where our agricultural agents can assist you.

The guidelines as listed in this Impact Assessment should be used as a template to ensure continuation of Guam's habitat. Please be aware that the increased loss of Guam's native habitat contributes to **a** diminished capacity to sustain and support a healthy island community. It is vital that all land developers take a proactive step in preventing and causing this loss. For other earth friendly techniques and guidance form the Department of Agriculture please contact our offices at 300-7973.

DEPARTMENT OF PUBLIC WORKS (DPW):

The Department of Public Works, (DPW) has completed its review of the subject application and has no objection to the requests provided the following conditions are in place:

1. **STORM WATER DISPOSAL**
   Show storm drainage disposal with details in the final drawings and to be supported by calculations. No runoff permitted in the surrounding properties or the streets.

2. **TRAFFIC GENERATIONS**
   A traffic impact analysis /study must be coordinated with DPW, Division of Highways (traffic management control section).

3. **PARKING REQUIREMENTS**
   Show parking layout and detail of parking stalls (compact, standard and accessible stalls), and must meet the American Disability Act (ADA) requirements.

4. **ACCESS ROAD**
   The entrance, exit, sidewalks, and pedestrian should be wide enough for public access and shall be in conformance to the Guam Highway Master Plan. Must be coordinated with DPW, Division of Highways (rights of way section).

5. **STREETLIGHTS**
   The developer shall be responsible for the streetlights and must be coordinated with DPW, Division of Highways (traffic management control section).

6. FLOOD ZONE (If the property is a flood zone area)
   The applicant, is required to hire a professional engineer to perform hydrologic and hydraulic analysis which meets the current Federal Emergency Management Agency (FEMA) for flood insurance study standards and must be licensed to do business in Guam.

7. **SOLID WASTE**
   Provide solid waste compositions.

8. OTHERS

Comply with all the Geotechnical requirements related to site preparations.
Ecological planning is needed to ensure the conservation of its resources.

NOTE:

a) Incorporate ADA Hotel Room features and inventory requirements in the drawings.
b) Provide a company who is certified and qualified to install an elevator that meets the standard of the American Society of Mechanical Engineers and must be licensed to do business in Guam

DPW recommends approval, subject to the comments provided by the Application Review Committee (ARC) with conditions that for building permit requirements a complete set of design drawings with all the engineering disciplines needed must be in conformance with the latest building code edition signed by a registered engineer or architect

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):

The staff of this Agency has reviewed the application and determined that the proposed project will meet the requirements of our regulations provided the owner/developer and contractor comply with all relevant laws and regulations administered by GEPA and if they address the following concerns during the preparation of design documentation, permit application and construction as follows:

A. Stormwater Management Plan

1. All applicable requirements of the *Guam Soil Erosion Sediment Control Regulations* (GSESCR) and *CNMI and Guam Stormwater Management Manual* (CNMI-Guam Manual) must be followed, to include but not be limited to the use of all appropriate construction and post-construction BMPs and appropriate paving and landscaping practices to contain storm run-off within the property and prevent flooding of downstream areas.

2. The applicant must obtain coverage under and follow all requirements of the USEPA Construction General Permit (CGP). The applicant must submit a Notice of Intent (N01) and stormwater pollution prevention plan (SWPPP) to USEPA and submit copy to Guam EPA pursuant to GSESCR. Submit an Environmental Protection Plan (EPP) and Erosion Control Plan for review and approval prior to commencement of clearing and grading activities.

B. Water System

1. A water storage tank and a booster pump are necessary provide the minimum water pressure at the highest fixtures in the building and fire flow suppression requirements, pursuant to Safe Drinking Water Regulations. However, if other water treatment or a water softener is to be used to enhance the water quality or remove the hardness in water, the applicant is advised that this may trigger additional considerations and requirements under the Lead and Copper Rule.
2. Any water storage tank or other component that comes into contact with potable water must be an NSF certified product.
3. The design, location and elevation of the proposed water storage tank must address the water pressure and water supply concern within the service area. Coordinate with GWA in the design and construction of the water storage tank and appurtenances.

C. Wastewater System

1. A hydraulic analysis must be conducted to insure the receiving sewer main is adequate to receive all discharges from your facility especially during peak hours of sewer used. Coordinate with GWA regarding the location of the sewage discharge at point of connection to minimize overloading the existing sewer collection system and pumping station serving the area.

8. OTHERS

Comply with all the Geotechnical requirements related to site preparations.
Ecological planning is needed to ensure the conservation of its resources.

NOTE:

a) Incorporate ADA Hotel Room features and inventory requirements in the drawings.
b) Provide a company who is certified and qualified to install an elevator that meets the standard of the American Society of Mechanical Engineers and must be licensed to do business in Guam

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1. A hydraulic analysis must be conducted to insure the receiving sewer main is adequate to receive all discharges from your facility especially during peak hours of sewer used. Coordinate with GWA regarding the location of the sewage discharge at point of connection to minimize overloading the existing sewer collection system and pumping station serving the area.

2. A transition Sewer Manhole at the point of connection to the existing sewer line is recommended to facilitate maintenance and minimize impedance to upstream flows.

D. Others:

1. Provide adequate trash bin to accommodate a full capacity of the hotel complex.
2. Must comply with the Guam EPA Air Pollution Control Act arid Guam Pesticide Act and other regulations that applies to the project.
3. Must comply with the Guam Solid Waste and Hazardous Waste Regulations.

BUREAU OF STATISTICS AND PLANS (BSP):

The Bureau of Statistics and Plans (Bureau) has completed its review of the above-mentioned application pursuant to its authorities under 5GCA Ch.1 Article 2 Centralized Planning and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies pursuant to Executive Order 78-37. Moreover, in accordance with Executive Order 96-26, the Bureau herby submits its position statement and conditions based on its professional and technical analysis of effects to statutory authorities under the Bureau's purview.

Project Overview

The applicant, Mr. Kevin Shin, represented by RNK Architecture, request a Zone Variance for Story and Height to construct the Guam International Airport Hotel located on Lot 5195-2R1 along Route 10A directly across from the Guam International Airport Authority Main Terminal. The applicant proposes to construct an 11-story hotel consisting of 246 rooms that will cater to business clientele staying for short periods of time while offering full amenities with a contemporary style and an urban aesthetic.

In an effort to promote the Guam Visitor's Bureau Meetings, Incentives, Conventions, and Exhibitions (MICE) mantra, the construction of the airport hotel is a welcome addition to Guam's list of business and meeting attractions and is generally supported by the economic and visitor industry on Guam.

The property encompasses 6.07 acres or 24,555 square meters and will feature public amenities including a lobby, front desk, retail vendors, and a large tourist lounge for the business traveler in the first three building levels along with 299 parking spaces that will be easily accessible from the west end of the main building at the ground floor level. The remaining top eight floors will house the hotel units in a standard double loaded corridor configuration.

A unique feature of the hotel will be a pedestrian access which will connect the third floor of the hotel lobby directly to an existing intersection at Route 10A which currently serves as the exit for the GIAA Main Terminal parking lot.

Landscape Assessment

The property sits on the border between two large but distinct zones, the light industry zone of the Harmon Industrial Park to the north and the airport zone of the Guam International Airport Authority to the south. Adjacent properties consist of industrial, light commercial and commercial uses. This property is located on the Northern Watershed. Having an accurate picture of an area's landscape and understanding how that landscape is changing is important information for any planning effort. Land cover data can help provide that big-picture view. According to NOAA's C Change Analysis Program (CCAP) land cover data from 2011, shows this watershed has changed 9.39% which is primarily due to increased impervious surfaces.

In terms of development impacts, 29.42% of the Northern Watershed is developed and 15.05% is impervious. More development means more impervious surfaces, which translates into a greater risk for increased flooding and decreased water quality. Areas with impervious surface rates approaching or exceeding 12 percent to 15 percent will likely experience negative impacts to water quality. Severe degradation can be expected when rates reach 25 percent.

Effects Test Review and Analysis and Conditions

Executive Order 78-37, (B), (2) Urban Development 2. Urban Development state that "Uses permitted only within Commercial, Multi-Family, Industrial, and Resort-Hotel zones; and uses requiring high levels of support facilities shall be concentrated within urban districts as outlined on the Land-Use Districting Map."

Public Law 30-224 NCGLUP Ch. 2.2 (g) - state that "Industrial lands are those lands designed fora variety of industrial uses and agriculture, commercial and agricultural, commercial and non-residential uses compatible with industrial uses.

Typical uses include manufacturing and processing, wholesaling, large storage and transportation facilities, light industrial and industrial-commercial uses. The Industrial area also includes the Guam International Airport, which serves as the international transportation hub for both passenger and freight service. A separate Airport Plan ensures compatibility with aviation facilities, for the protection of runway safety and clear zones, and the protection of public safety. Mineral extraction is also permitted in the industrial designation. Prior to development, mineral resources use must demonstrate the quality, type, available quantity, development and environmental constraints, and other quantitative assessment considerations. Residential development is limited to uses such as caretaker facilities and accessory dwelling units".

This project is consistent with the North and Central Guam Land Use Plan's future land use map, as well as Ch. 7.2 Goal I-1. Policy 1-1, *Recognize that new development must occur in conjunction with adequate infrastructure to provide the services required by the development* Moreover, the project is consistent with Ch. 7.2 Goal 12, Policy I-11 *to minimize installation and ongoing maintenance and replacement costs, encourage development near existing infrastructure prior to new development in unserved areas. In new development, encourage compact development patterns to minimize capital investments and operating costs.*

Executive Order 78-37, (C) Resource Policy, (6) Visual Quality states, "Preservation and enhancement of, and respect for the island's scenic resources shall be encouraged through increased enforcement of and compliance with sign, litter, zoning, subdivision, building and related land-use; visually objectionable uses shall be located to the maximum extent practicable, so as not to degrade significantly the views from scenic overlooks, highways, and trails." Based on GIS view corridor 3-D modeling (attached), the Bureau has determined that there will be adverse effects to this policy in areas along Route 10-A.

While the Bureau acknowledges the incorporation of a cultural icon (galaide sail) into the architecture of the building as a feature that promotes culture, it is, by itself insufficient mitigation for the loss of view from the highway vintage point. Therefore, the Bureau recommends that the GLUC require the following conditions.

1. Require the project design be altered to minimize the loss of view; and/or

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1. Require the project design be altered to minimize the loss of view; and/or

2. Require the project to incorporate more cultural icons to the face of the building fronting Route 10A; and/or
3. Require any other mitigation requirements it determines necessary to properly account for the loss of this visual resource of the people of Guam.

Public Law 30-224 NCGLUP Ch. 5.2 outlines the following policy:
Policy NS-12 Protect and re-establish native species through active management of established conservation areas, continued partnership with military land owners on refuge overlay lands, and provide guidance to private property owners on best management and "green" and sustainable development standards.

Incorporate development practices called for under local conservation plans and guidance through the Department of Agriculture Division of Aquatic and Wildlife Resources. Moreover, an action stated in Goal NS S. is to "Partner with the Military and private property owners to protect and re-establish native species." Therefore, the Bureau recommends that the GLUC require the following conditions.

4. The applicant to consult with the Department of Agriculture, Divisions of Forestry and Soil Resources and Agricultural Services. to plant native trees to the maximum extent practicable for landscaping purposes.

Executive Order 78-37, (C) Resource Policy, (3) Water Quality states that "Safe drinking water shall be assured and aquatic recreation sites shall be protected through the regulation of uses and discharges that pose a pollution threat to Guam's waters, particularly in estuarine, reef and aquifer areas." The Guam Territorial Seashore Protection Act (21 GCA Ch 63) is designed to prevent the deterioration and destruction of Guam's natural shoreline areas while the Water Pollution Act (10 GCA Ch 47) is in place to protect the Northern Guam Lens Aquifer (NGLA). The property is located on the boundary of Guam's aquifer. The aquifer is an essential resource for Guam and is the primary source of drinking water for eighty percent of the island's population. Therefore, it is of paramount importance to prevent sources of contamination from entering Guam's water supply or nearshore area.

While the Bureau recognizes the need for economic growth, it must always be concerned with impacts of unbridled growth. However, there are development principles that work toward minimizing cumulative and secondary impacts as growth reaches its tipping point. The Low Impact Development (LID) approach works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features while minimizing the use of impervious surfaces to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product. Incorporating a green approach in its landscaping design by implementing island bioretention, permeable parking and walkways, grassed swales and/or rain gardens is a way to reduce runoff from their property. These approaches will benefit the property with respect to low maintenance, stormwater management, aquifer recharge, beautification, and neighborhood collaboration and pride.

As mentioned earlier, 15.05% of this watershed is impervious, in which any additional development will add to the hydrologic and hydraulic dynamics within the Yigo-Tumon basement drainage basin. The alteration of vegetated areas to buildings, driveways, parking lots, roads and other surfaces that prevent water from filtering into the ground greatly increases the runoff volume created during storms.

Therefore, the Bureau recommends the GLUC require the following conditions:

1. **Comply with the CNMI Guam Stormwater Management Manual standards**
2. **Implement Island BMP Specification #2: Island Bioretention***
3. **Implement Island BMP Specification #3 Permeable Parking and Walkways***
4. **Implement Island BMP Specification #4 Rainwater Harvesting***

*Concepts, design and performance standards can be found in the following two GCMP publications 1) Island Stormwater Practice Design Specifications manual and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID. Pursuant to SGCA Ch.1 Article 2 Section 1204, the Bureau recommends that the GLUC require the following condition pertinent to other Agency permitting requirements.

1. Comply with 22 GAR - GEPA Division **II** - Water Control Chapter 10, Guam Soil Erosion and Sediment Control Regulations
2. Comply with Guam Safe Drinking Water Act, 10 GCA Chapter 53.
3. Comply with **21** GCA, Chapter 76 Historical and Archaeological Resources
4. Comply with EPA pesticide control program

Recommendation and Decision

Pursuant to Appendix A § 700 (g), the Bureau hereby recommends approval with the above/ mentioned conditions. If any of the Bureau's conditions are not met, then this position statement is to be interpreted as a recommendation for disapproval.

As government officials, it is our primary responsibility to ensure that the growth and development are done in a manner that does not harm public health or safety, but works to promote the public welfare and convenience in a manner that is within balance with the environment in order to preserve and sustain the unique culture, traditions and beauty of the island for future generations.

DEPARTMENT OF CHAMORRO AFFAIRS (DoCA):
Has not submitted Position Statement as of Staff Report date.

GUAM FIRE DEPARTMENT (GFD):
Has not submitted Position Statement as of Staff Report date.

DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES (DPH&SS):
Has not submitted Position Statement as of Staff Report date.

GUAM PUBLIC SCHOOL SYSTEM (GPSS):
Has not submitted Position Statement as of Staff Report date.

Marvin Q. Aguilar

Attachments: ARC Position statements
CC: Executive Secretary, GLUC

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Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lieutenant Governor

BUREAU OF STATISTICS & PLANS
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Government of Guam
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Carl V. Dominguez
Director
Manuel Q. Cruz
Deputy Director

NOV 0 8 2018

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
NOV 09 2018
CLTC/GALC/GLUC

MEMORANDUM

TO: Director, Department of Land Management

ATTN: Division of Planning

FROM: Director, Bureau of Statistics and Plans

SUBJECT: **Application No. 2018-48**
Location: 5195-2-R1, Municipality of Tamuning
Applicant: Mr. Kevin Shin
Proposed Use: Zone Variance for Story and Height to Construct an 11-Storey, 246 Room Guam International Airport Hotel in an "M-1" Light Industrial Zone

Håfa Adai!

The Bureau of Statistics and Plans (Bureau) has completed its review of the above mentioned application pursuant to its authorities under 5GCA Ch.1 Article 2 Centralized Planning and the Guam Coastal Zone Management Program (GCMP) Enforceable Policies pursuant to Executive Order 78-37. Moreover, in accordance with Executive Order 96-26, the Bureau herby submits its position statement and conditions based on its professional and technical analysis of effects to statutory authorities under the Bureau's purview.

Project Overview

The applicant, Mr. Kevin Shin, represented by RNK Architecture, request a Zone Variance for Story and Height to construct the Guam International Airport Hotel located on Lot 5195-2-R1 along Route 10A directly across from the Guam International Airport Authority Main Terminal. The applicant proposes to construct an 11-story hotel consisting of 246 rooms that will cater to business clientele staying for short periods of time while offering full amenities with a contemporary style and an urban aesthetic. In an effort to promote the Guam Visitor's Bureau Meetings, Incentives, Conventions, and Exhibitions (MICE) mantra, the construction of the airport hotel is a welcome addition to Guam's list of business and meeting attractions and is generally supported by the economic and visitor industry on Guam.

The property encompasses 6.07 acres or 24,555 square meters and will feature public amenities including a lobby, front desk, retail vendors, and a large tourist lounge for the business traveler in the first three building levels along with 299 parking spaces that will be easily accessible from the west end of the main building at the ground floor level. The remaining top eight floors will house the hotel units in a standard double loaded corridor configuration.

A unique feature of the hotel will be a pedestrian access which will connect the third floor of the hotel lobby directly to an existing intersection at Route 10A which currently serves as the exit for the GIAA Main Terminal parking lot.

Landscape Assessment

The property sits on the border between two large but distinct zones, the light industry zone of the Harmon Industrial Park to the north and the airport zone of the Guam International Airport Authority to the south. Adjacent properties consist of industrial, light commercial and commercial uses. This property is located on the Northern Watershed. Having an accurate picture of an area's landscape and understanding how that landscape is changing is important information for any planning effort. Land cover data can help provide that big-picture view. According to NOAA's C Change Analysis Program (CCAP) land cover data from 2011, shows this watershed has changed 9.39% which is primarily due to increased impervious surfaces.

In terms of development impacts, 29.42% of the Northern Watershed is developed and 15.05% is impervious. More development means more impervious surfaces, which translates into a greater risk for increased flooding and decreased water quality. Areas with impervious surface rates approaching or exceeding 12 percent to 15 percent will likely experience negative impacts to water quality. Severe degradation can be expected when rates reach 25 percent.

Effects Test Review and Analysis and Conditions

Executive Order 78-37, (B), (2) Urban Development 2. Urban Development state that "Uses permitted only within Commercial, Multi-Family, Industrial, and Resort-Hotel zones; and uses requiring high levels of support facilities shall be concentrated within urban districts as outlined on the Land-Use Districting Map."

Public Law 30-224 NCGLUP Ch. 2.2 (g) - state that "Industrial lands are those lands designed for a variety of industrial uses and agriculture, commercial and agricultural, commercial and non-residential uses compatible with industrial uses. Typical uses include manufacturing and processing, wholesaling, large storage and transportation facilities, light industrial and industrial-commercial uses. The Industrial area also includes the Guam International Airport, which serves as the international transportation hub for both passenger and freight service. A separate Airport Plan ensures compatibility with aviation facilities, for the

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While the Bureau acknowledges the incorporation of a cultural icon (galaide sail) into the architecture of the building as a feature that promotes culture, it is, by itself insufficient mitigation for the loss of view from the highway vintage point. Therefore, the Bureau recommends that the GLUC require the following conditions.

- Require the project design be altered to minimize the loss of view and or
- Require the project to incorporate more cultural icons to the face of the building fronting Route 10A, and or
- Require any other mitigation requirements it determines necessary to properly account for the loss of this visual resource of the people of Guam.

Public Law 30-224 NCGLUP Ch. 5.2 outlines the following policy:
Policy NS-12 Protect and re-establish native species through active management of established conservation areas, continued partnership with military land owners on refuge overlay lands, and provide guidance to private property owners on best management and "green" and sustainable development standards. Incorporate development practices called for under local conservation plans and guidance through the Department of Agriculture Division of Aquatic and Wildlife Resources. Moreover, an action stated in Goal NS 5. is to "Partner with the Military and private property owners to protect and re-establish native species." Therefore, the Bureau recommends that the GLUC require the following conditions.

- The applicant to consult with the Department of Agriculture, Divisions of Forestry

and Soil Resources and Agricultural Services. to plant native trees to the maximum extent practicable for landscaping purposes.

Executive Order 78-37, (C) Resource Policy, (3) Water Quality states that "Safe drinking water shall be assured and aquatic recreation sites shall be protected through the regulation of uses and discharges that pose a pollution threat to Guam's waters, particularly in estuarine, reef and aquifer areas." The Guam Territorial Seashore Protection Act (21 GCA Ch 63) is designed to prevent the deterioration and destruction of Guam's natural shoreline areas while the Water Pollution Act (10 GCA Ch 47) is in place to protect the Northern Guam Lens Aquifer (NGLA). The property is located on the boundary of Guam's aquifer. The aquifer is an essential resource for Guam and is the primary source of drinking water for eighty percent of the island's population. Therefore, it is of paramount importance to prevent sources of contamination from entering Guam's water supply or nearshore area.

While the Bureau recognizes the need for economic growth, it must always be concerned with impacts of unbridled growth. However, there are development principles that work toward minimizing cumulative and secondary impacts as growth reaches its tipping point. The Low Impact Development (LID) approach works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features while minimizing the use of impervious surfaces to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product. Incorporating a green approach in its landscaping design by implementing island bioretention, permeable parking and walkways, grassed swales and/or rain gardens is a way to reduce runoff from their property. These approaches will benefit the property with respect to low maintenance, stormwater management, aquifer recharge, beautification, and neighborhood collaboration and pride.

As mentioned earlier, 15.05% of this watershed is impervious, in which any additional development will add to the hydrologic and hydraulic dynamics within the Yigo-Tumon basement drainage basin. The alteration of vegetated areas to buildings, driveways, parking lots, roads and other surfaces that prevent water from filtering into the ground greatly increases the runoff volume created during storms. Therefore, the Bureau recommends that the GLUC require the following conditions:

a. Comply with the CNMI Guam Stormwater Management Manual standards
b. Implement Island BMP Specification #2: Island Bioretention*
c. Implement Island BMP Specification #3 Permeable Parking and Walkways*
d. Implement Island BMP Specification #4 Rainwater Harvesting*

*Concepts, design and performance standards can be found in the following two GCMP publications 1) Island Stormwater Practice Design Specifications manual and 2) Stormwater Management in Pacific and Caribbean Islands: A Practitioner's Guide to Implementing LID. Pursuant to 5GCA Ch.1 Article 2 Section 1204, the Bureau recommends that the GLUC require the following condition pertinent to other Agency permitting requirements:

and Soil Resources and Agricultural Services. to plant native trees to the maximum extent practicable for landscaping purposes.

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a. Comply with 22 GAR – GEPA Division II – Water Control Chapter 10, Guam Soil Erosion and Sediment Control Regulations
b. Comply with Guam Safe Drinking Water Act, 10 GCA Chapter 53.
c. Comply with 21 GCA, Chapter 76 Historical and Archaeological Resources
d. Comply with EPA pesticide control program

Recommendation and Decision

Pursuant to Appendix A § 700 (g), the Bureau hereby recommends approval with the above mentioned conditions. If any of the Bureau's conditions are not met, then this position statement is to be interpreted as a recommendation for disapproval.

As government officials, it is our primary responsibility to ensure that the growth and development are done in a manner that does not harm public health or safety, but works to promote the public welfare and convenience in a manner that is within balance with the environment in order to preserve and sustain the unique culture, traditions and beauty of the island for future generations. ***Si Yu'os Ma'ase'.***

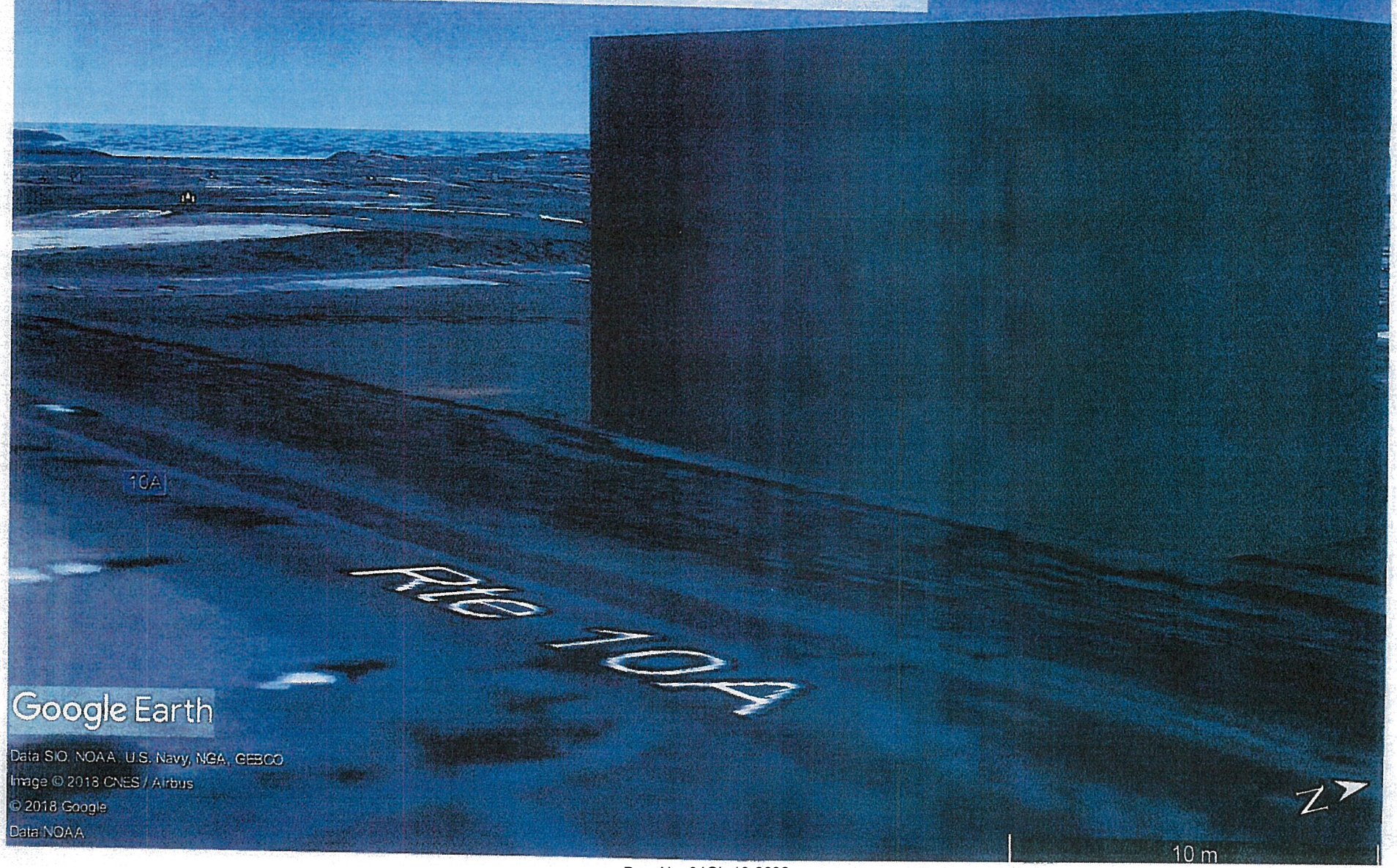
CARL V. DOMINGUEZ
Director

Visual Quality Assessment

Disclaimer: The Bureau assumes no responsibility for any inaccuracies in any maps, data, or similar products provided. Though efforts are made to obtain accurate maps and data the intended use is for planning purposes only and not for use in any litigation. These environmental data and related items of information have not been formally disseminated by NOAA and do not represent and should not be construed to represent any agency determination, view, or policy.

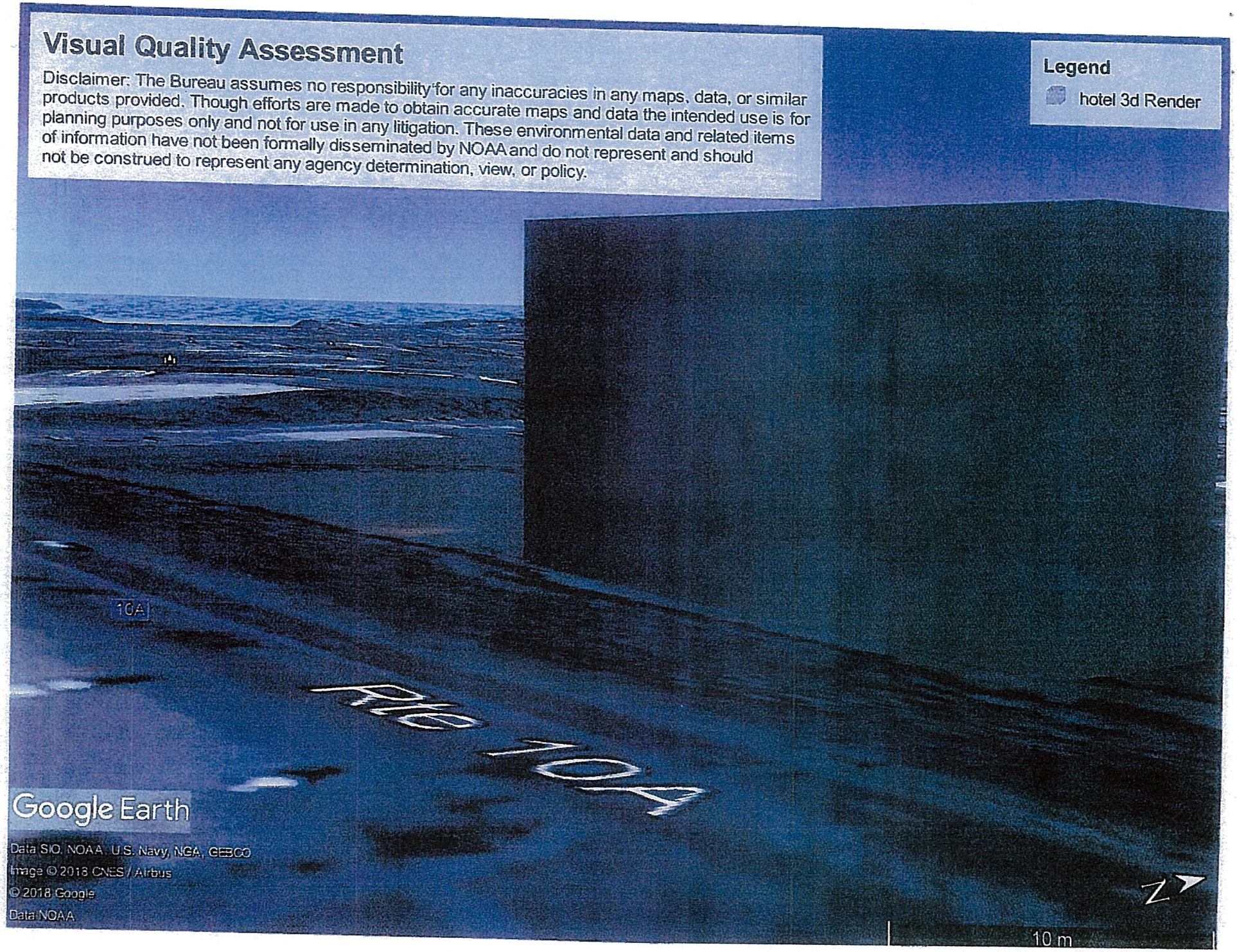
Legend

- hotel 3d Render



Visual Quality Assessment

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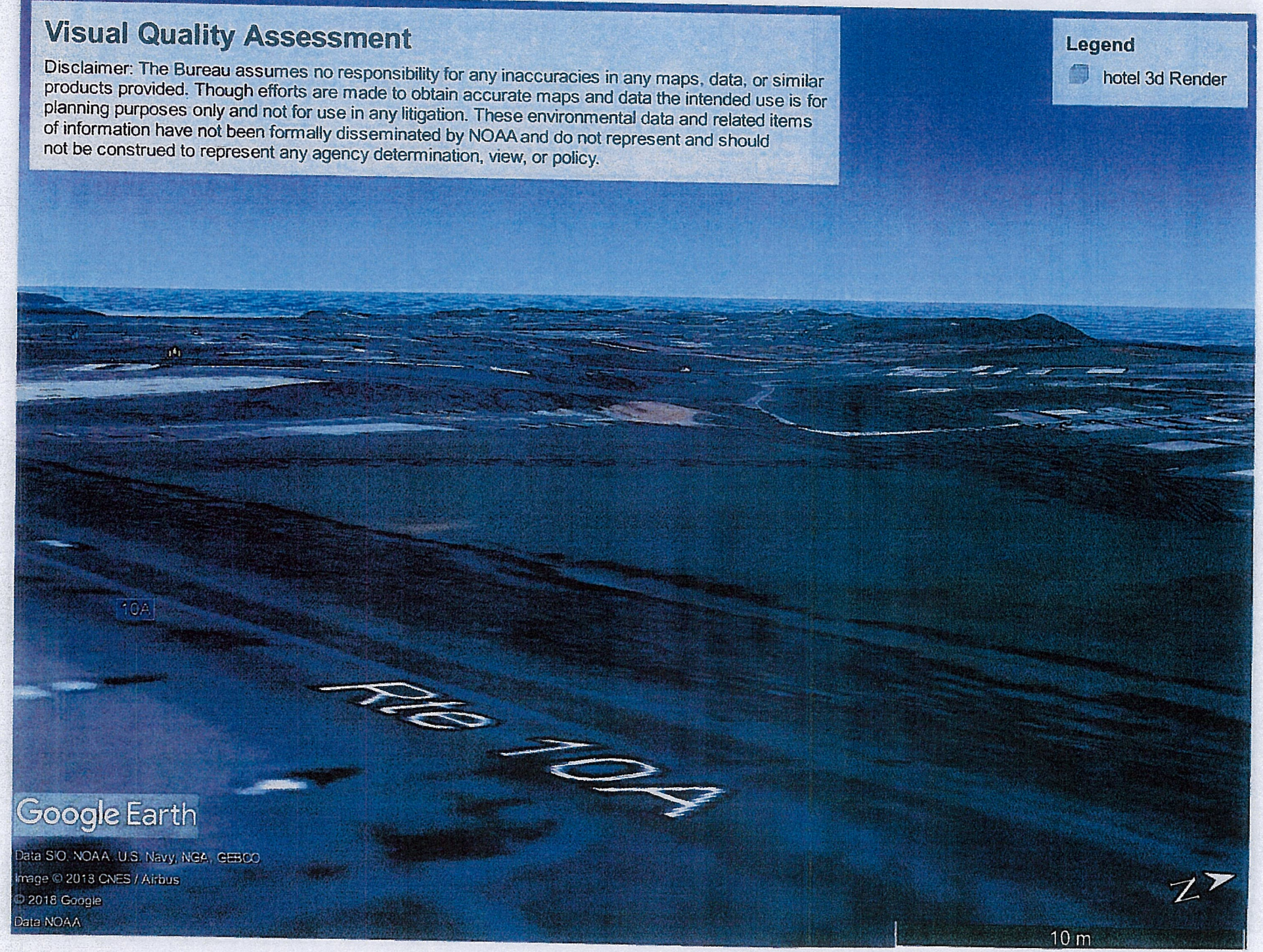


Visual Quality Assessment

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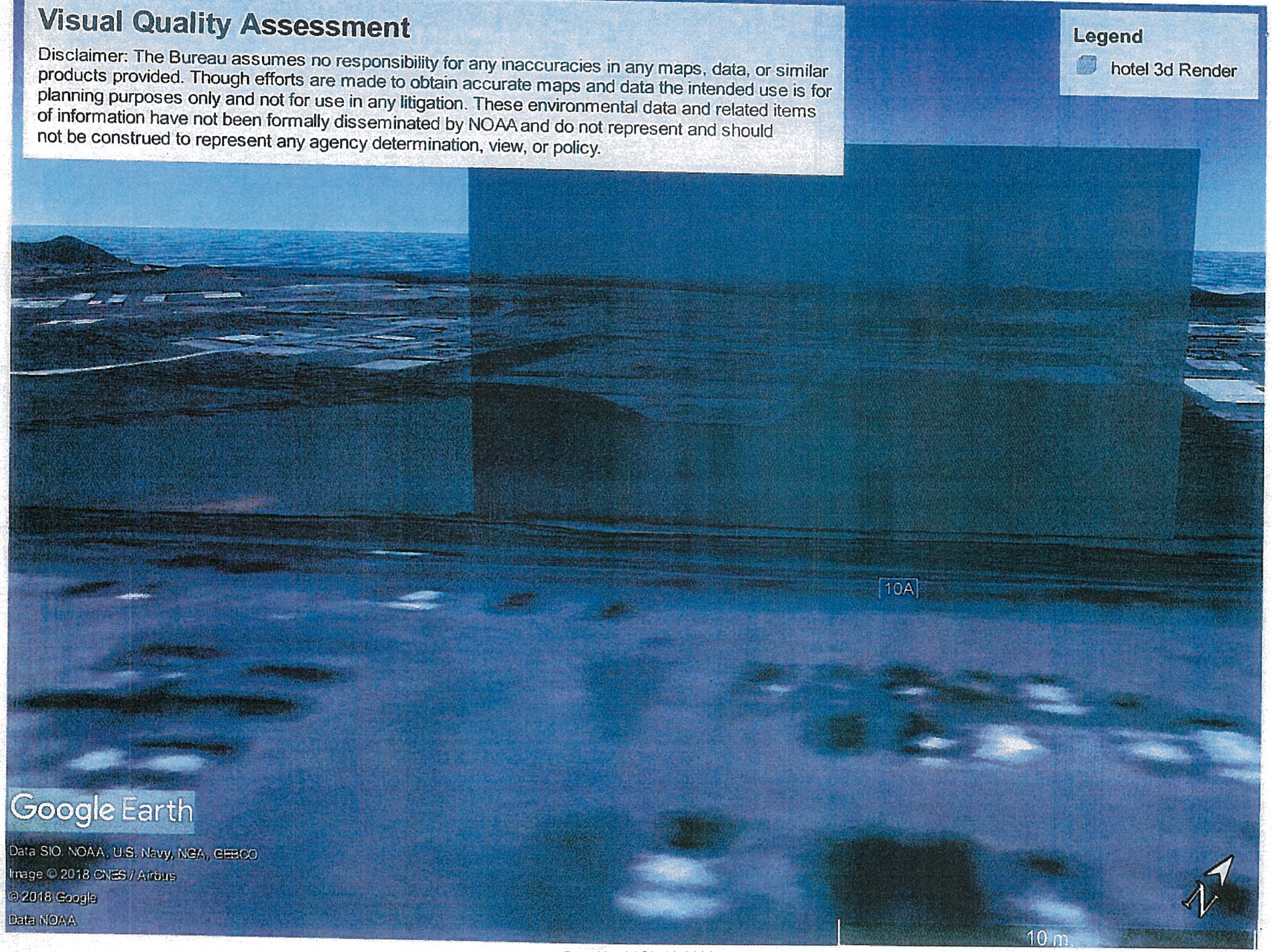
Legend

hotel 3d Render



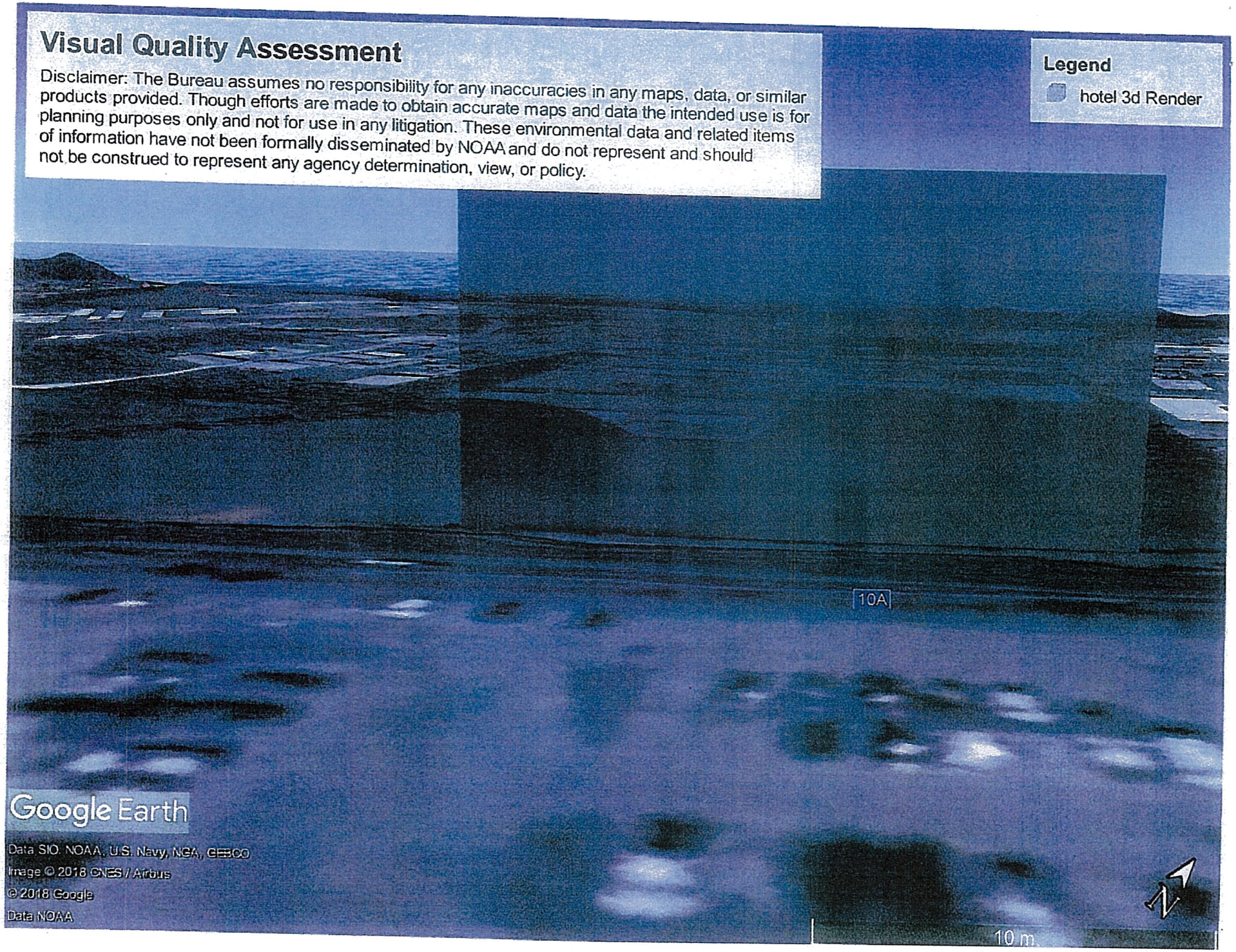
Visual Quality Assessment

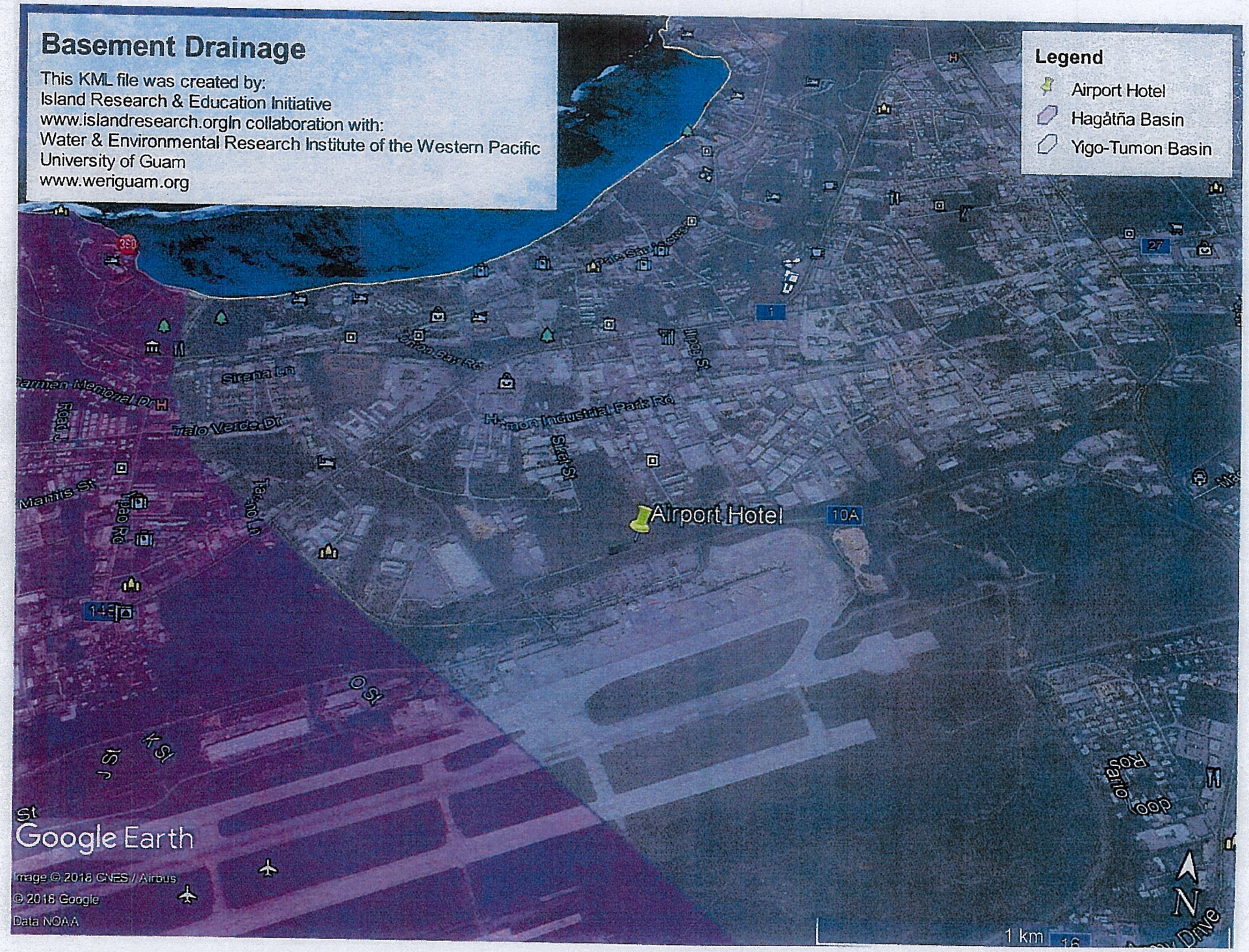
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Doc. No. 34GL-18-2632.

Department of Parks and Recreation
Government of Guam
490 Chalan Palasyo, Agana Heights, Guam 96910
Director's Office: (671) 475-6288
Parks Division: (671) 475-6291
Guam Historic Resources Division: (671) 475-6294/5
Facsimile: (671) 477-2822

Eddie B. Calvo
Governor
Ray Tenorio
Lt. Governor

William N. Reyes
Director
John P. Taitano
Deputy Director

In reply refer to:
RC 2018-0772

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
OCT 12 2018
CLTC/GALC/GLUC

October 4, 2018

Memorandum

To: Director, Department of Land Management

From: Director, Department of Parks and Recreation

Subject: Application No. 2018-48: Zone Variance Application for Story and Height Variance on Lot Number 5195-2-R1, Tyan, Municipality of Tamuning, Guam

We reviewed the subject request by Kevin Shin for a Zone Variance Application of subject Lot and have no objection to the approval of the Zone Variance Application.

Our research show that the Zone Variance would not adversely affect historic properties. However if there are any inadvertent discoveries to historic property during construction, the project must stop and our office contacted.

Please do not hesitate to call us should you have any questions.

Sincerely,

William N. Reyes
for

GUAM POWER AUTHORITY

ATURIDÅT ILEKTRESEDÅT GUAHAN
P.O.BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
SEP 25 2018
9:11
CLTC/GALC/GLUC

MB 9/25

September 19, 2018

MEMORANDUM

To: Chairman, Guam Land Use Commission
Executive Secretary, Guam Land Use Commission

From: General Manager

Subject: Lot 5195-2-R1, Municipality of Tamuning, (Kevin Shin); Zone Variance Application for a Height Variance to construct a Guam International Airport Hotel. **Application No. 2018-48**

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
   - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
   - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
   - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
   - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
   - Provide scheduling and magnitude of project power demand requirements for new loads.
   - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.

3. A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities.

4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments
GPA has no objection to the request subject to the conditions cited above.

JOHN M. BENAVENTE, P.E.

ASG/arp

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: Kevin Shin
Location: Lot 5195-2-R1, Tamuning
Type of Application: Zone Variance for a Height Variance
GLUC/GSPC Application No. 2018-48
Brief Project Description:
To construct a Guam International Airport Hotel.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
   Yes ☐ No ☒

2. If the answer to #1 above is YES, then:
   I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:

   Yes ☐ No ☒

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE,** itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.

JOHN M. BENAVENTE, P.E.
General Manager

9/24/18
Date

Comments:
Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment may be required to determine the effect of this development on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.

ASG/arp

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: Kevin Shin
Location: Lot 5195-2-R1, Tamuning
Type of Application: Zone Variance for a Height Variance
GLUC/GSPC Application No. 2018-48
Brief Project Description:
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General Manager

9/24/18
Date

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ASG/arp

The Honorable
EDDIE BAZA CALVO
Governor

The Honorable
RAY TENORIO
Lt. Governor

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
OCT 24 2018
CLTC/GALC/GLUC

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO
GLENN LEON GUERRERO
Director
ANDREW S. LEON GUERRERO
Deputy Director

Received 10.24.18

MEMORANDUM

TO: Director, Department of Land Management

FROM: Acting Director

APPLICANT: Guam International Airport Hotel

Application No.: 2018-48

SUBJECT: Zone Variance (Height and Density), Tumon, Guam

Buenas yan Hafa Adai!

The above applicant, is requesting a zone variance approval of an eleven (11) story rectangular tower building, housing 246 guest rooms. The purpose of this development is to service business and short duration clientele, predominantly to airport travellers. The first three (3) levels are for public amenities, lobby, front desk, retail vendors, a large tourist lounge area, administrative offices and operations. The top eight floors will house 246 hotel units in a standard double loaded corridor configuration. The total lot area is approximately 6.07 acres or 24,555 square meters located in Tumon.

The Department of Public Works, (DPW) has completed its review of the subject application and has no objection to the requests provided the following conditions are in place:

(See 2nd page for the attached conditions and notations).

DPW recommends approval, subject to the comments provided by the Application Review Committee (ARC) with conditions that for building permit requirements a complete set of design drawings with all the engineering disciplines needed must be in conformance with the latest building code edition signed by a registered engineer or architect.

Should you have any questions, please contact Mr. Max C. Manzano, P.E., CIP- Chief of Engineer @ (671) 486-3095 or Maryrose M. Wilson, Engineer III in the Division of Capital Improvement Projects (CIP) at 646-3225 or 646-3224.

Dangkulu na Si Yu'os Ma'ase!

10/23/18

ANDREW S. LEON GUERRERO

The Department of Public Works, (DPW) has completed its review of the subject application and has no objection to the applicant's request with the following conditions:

Application No.: 2018-48

1. STORM WATER DISPOSAL
   Show storm drainage disposal with details in the final drawings and to be supported by calculations. No runoff permitted in the surrounding properties or the streets.

2. TRAFFIC GENERATIONS
   A traffic impact analysis /study must be coordinated with DPW, Division of Highways (traffic management control section).

3. PARKING REQUIREMENTS
   Show parking layout and detail of parking stalls (compact, standard and accessible stalls), and must meet the American Disability Act (ADA) requirements.

4. ACCESS ROAD
   The entrance, exit, sidewalks, and pedestrian should be wide enough for public access and shall be in conformance to the Guam Highway Master Plan. Must be coordinated with DPW, Division of Highways (rights of way section).

5. STREETLIGHTS
   The developer shall be responsible for the streetlights and must be coordinated with DPW, Division of Highways (traffic management control section).

6. FLOOD ZONE (If the property is a flood zone area)
   The applicant, is required to hire a professional engineer to perform hydrologic and hydraulic analysis which meets the current Federal Emergency Management Agency (FEMA) for flood insurance study standards and must be licensed to do business in Guam.

7. SOLID WASTE
   Provide solid waste compositions.

8. OTHERS
   Comply with all the Geotechnical requirements related to site preparations.
   Ecological planning is needed to ensure the conservation of its resources.

NOTE:

a) Incorporate ADA Hotel Room features and inventory requirements in the drawings.
b) Provide a company who is certified and qualified to install an elevator that meets the standard of the American Society of Mechanical Engineers and must be licensed to do business in Guam

The Department of Public Works, (DPW) has completed its review of the subject application and has no objection to the applicant's request with the following conditions:

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Department of Agriculture
Dipåttamenton Agrikottura

MB 10/18

RECEIVED
OCT 18 2018
DEPARTMENT OF LAND MANAGEMENT
CLTC/GALC/GLUC

Eddie Baza Calvo
Governor

Ray Tenorio
Lt. Governor

Director's Office 300-7970 / 7969 / 7966
Agricultural Development Services 300-7973 / 7972 / 7967
Plant Nursery 300-7974
Aquatic & Wildlife Resources 735-3955/56; Fax 734-6570
Forestry & Soil Resources 300-7975/6
Plant Inspection Station 475-1426/27; Fax 477-9487
Animal Health 300-7965 Fax 734-6569

Matthew L.G. Sablan
Director

Jessie B. Palican
Deputy Director

ORIGINAL

October 17, 2018
Memorandum

To: Director, Department of Land Management

Attn: Executive Secretary, Guam Land Use Commission and Guam Seashore Protection Commission

From: Director of Agriculture

Subject: **"Agricultural & Environmental Impact Statement" for application 2018-48 for a zone variance on Lot 5195-2-R1 consisting of 6.07 acres Located off of Airport Road Rte. 10A. in the municipality of Tamuning (Kevin Shin, Kurt S. and Judith B. Moylan).**

Agriculture has reviewed the subject lot for the construction of a" Hotel (Guam International Airport Hotel)" and has no opposition to the proposed usage and development. Our agency will recommend approval of the current proposal for the construction of the facility with the following statements, conditions and requirements set forth in *21 GCA Chapter 61 Section 61637.*

Our preliminary inspection of the site found no adverse impact to **Agriculture** as the site has no recent history of cultivation and animal husbandry occurring. However upon review of the application and based on site survey our agency recommends the developer implement **"Best Management Practices"** that addresses both environmental and ecological issues. The application designates the completed phase showing only a limited aspect of a landscaping plan. Agriculture encourages this section and the boundary edges of the property line to include native and indigenous trees and other foliage to be used as part of the overall design of the structure.

The continued development of the island creates challenges in trying to achieve a proper balance as the removal of Guam's vegetation will continue to affect the islands environmental make up. Replanting these trees will allow and prevent the destruction of our "**Northern Aquifer**" and avoid unchecked and reckless development that does not take into account preservation and continuation of native habitat that has protected our natural resources and island lifestyle. Planting these trees back into the environment will not only achieve that but also add to the developments aesthetic appeal. In addition these planted trees will help provide shading, windbreak capabilities and a greener appeal to the proposed development.

The use of native trees that originate in this area is recommended as they are suitable and will adapt readily to the existing soils and will help to maintain a healthy aquifer and surrounding habitat to allow for a healthy and vibrant eco-system. The root system of these trees helps to prevent erosion and assists in filtering out synthetic contaminants and other manmade chemicals that would otherwise make its way into the aquifer and coastal zones thereby polluting it. The **Department of Agriculture** has several programs and personnel that can assist you in developing a plan to address this issue.

Please contact our **Agricultural Development Services & Forestry** divisions here at the agency for further assistance and guidance at 300-7972 & 7976 respectively. Our Forestry division grows and maintains these native tree species should you choose to incorporate them into the project. Contact their office for assistance and consultation at 300-7976. In addition our **Agricultural Development Services division** maintains an **Organic and Environmental Demonstration Farm**. The demonstration farm displays various planting techniques that will aid the incorporation of flora back into the landscape to ease and possibly eliminate further damage to the environment for assistance contact **John Borja, Rick Lizama and Pete Terlaje** at the ADS division at 300-7976 where our agricultural agents can assist you.

The guidelines as listed in this Impact Assessment should be used as a template to ensure continuation of Guam's habitat. Please be aware that the increased loss of Guam's native habitat contributes to a diminished capacity to sustain and support a healthy island community. It is vital that all land developers take a proactive step in preventing and causing this loss. For other earth friendly techniques and guidance form the Department of Agriculture please contact our offices at 300-7973. Thank you in this regard.

MATTHEW L.G. SABLAN
Director

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MATTHEW L.G. SABLAN
Director

GUAM
ENVIRONMENTAL PROTECTION AGENCY
AHENSIAN PRUTEKSION LINA'LA GUAHAN

1973

EDDIE BAZA CALVO
GOVERNOR OF GUAM

RAY TENORIO
LT GOVERNOR OF GUAM

17-3304 MARINE CORPS DRIVE, DIVAN BARRIGADA, GUAM 96913 | 647 FIND US ONLINE AT EPA.GUAM.GOV

OCT 3 1 2018

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
OCT 31 2018
CLTC/GALC/GLUC

Mr. Tao Oh, Acting Chairman
Guam Land Use Commission
c/o Department of Land Management
590S. Marine Corps Drive
ITC Building, Ste. 733
Tamuning, Guam 96913

Ref: Application No. GLUC-~~2017~~2018-48, "Height Variance" for the proposed construction of a eleven story (eight story above the allowed three stories), one hundred and twenty one feet high (ninety one feet above the allowed thirty feet) high, 246 room Guam International Airport Hotel located on Lot 5195-2-R1, along Route 10A directly across from Guam International Airport Main Terminal, Municipality of Tamuning. Guam

The staff of this Agency has reviewed the application and determined that the proposed project will meet the requirements of our regulations provided the owner/developer and contractor comply with all relevant laws and regulations administered by GEPA and if they address the following concerns during the preparation of design documentation, permit application and construction as follows:

A. Stormwater Management Plan

1. All applicable requirements of the *Guam Soil Erosion Sediment Control Regulations* (GSESCR) and *CNMI and Guam Stormwater Management Manual* (CNMI-Guam Manual) must be followed, to include but not be limited to the use of all appropriate construction and post-construction BMPs and appropriate paving and landscaping practices to contain storm run-off within the property and prevent flooding of downstream areas.
2. The applicant must obtain coverage under and follow all requirements of the USEPA Construction General Permit (CGP). The applicant must submit a Notice of Intent (NOI) and stormwater pollution prevention plan (SWPPP) to USEPA and submit copy to Guam EPA pursuant to GSESCR. Submit an Environmental Protection Plan (EPP) and Erosion Control Plan for review and approval prior to commencement of clearing and grading activities.

B. Water System

1. A water storage tank and a booster pump is necessary provide the minimum water pressure at the highest fixtures in the building and fire flow suppression requirements, pursuant to Safe Drinking Water Regulations. However, if other water treatment or a water softener is to be used to enhance the water quality or remove the hardness in water, the applicant is advised that this may trigger additional considerations and requirements under the Lead and Copper Rule.
2. Any water storage tank or other component that comes into contact with potable water must be a NSF

certified product.
3. The design, location and elevation of the proposed water storage tank must address the water pressure and water supply concern within the service area. Coordinate with GWA in the design and construction of the water storage tank and appurtenances.

C. Wastewater System

1. A hydraulic analysis must be conducted to insure that the receiving sewer main is adequate to receive all discharges from your facility especially during peak hours of sewer used. Coordinate with GWA regarding the location of the sewage discharge at point of connection to minimize overloading the existing sewer collection system and pumping station serving the area.
2. A transition Sewer Manhole at the point of connection to the existing sewer line is recommended to facilitate maintenance and minimize impedance to upstream flows.

D. Others:

1. Provide adequate trash bin to accommodate a full capacity of the hotel complex.
2. Must comply with the Guam EPA Air Pollution Control Act and Guam Pesticide Act and other regulations that applies to the project.
3. Must comply with the Guam Solid Waste and Hazardous Waste Regulations.

Should you have questions please contact CDR Brian Bearden, P.E., BCEE, Chief Engineer at 300-4779.

for **WALTER S. LEON GUERRERO**
Administrator

certified product.
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Should you have questions please contact CDR Brian Bearden, P.E., BCEE, Chief Engineer at 300-4779.

WALTER S. LEON GUERRERO
Administrator

GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building
688 Route 15, Mangilao, Guam 96913



MEMORANDUM

September 26, 2018

TO: Michael Borja, Director, Department of Land Management

CC: Mayor Louise C. Rivera, Municipality of Tamuning-Tumon-Harmon (mayorlcrivera.tatuha@gmail.com)

FROM: Miguel C. Bordallo, P.E., General Manager

SUBJECT: Position Statement on Zone Variance Application 2018-48 on Lot 5195-2-R1 in Tamuning

APPLICANT: Kevin Shin

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone variance for height for an 11-story hotel with 246 rooms.

This memorandum shall serve as GWA's position statement to the above zone change request related to availability of water and sewer infrastructures to serve the above subject lot. This position statement shall not be construed as notice that water and sewer systems have the capabilities to accommodate the proposed development, including fire flow, without on-site or off-site improvements. Any extension of the water and sewer systems and/or capacity upgrades required to serve the property shall be subject to GWA rules and regulations. Any required extension to the existing facilities to serve the subject properties shall be at the applicant's expense.

GWA has no objection to the height variance request. The following comments are provided for the proposed development:

1. The applicant must provide GWA with site development plans to construct the proposed development. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and approval. Submittals shall include water and sewer design calculations and complete drawings and specifications. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations.

   (a) The GLUC application references a Guam International Airport Authority water line. Only the airport and its tenants may be served by the airport's water system. Therefore, the proposed hotel must connect to the GWA water system.

(b) GWA has approved the construction permit application for neighboring Lot 5195-1NEW-R1. The applicant may need to coordinate offsite infrastructure construction with the owner of Lot 5195-1NEW-R1.

2. GWA requires the applicant to coordinate with the GWA Engineering Department at least six months prior to the building permit application submittal. Discussions shall include the proposed water demand and sewer production calculations in order to determine if existing GWA facilities can accommodate the proposed development and if any off-site infrastructure improvements may be necessary. Utility capacity analysis will consider service to existing customers, as well as approved projects in the building permit/construction stage, as unavailable for use by newly proposed developments. Discussions with the GWA Engineering Department will also include applicable GWA standards and requirements.

3. If off-site water and sewer infrastructure improvements are installed by the developer, they will require prior approval from GWA, must meet GWA standards, be constructed in the public easement or right of way, and shall be subject to inspection by GWA. Any infrastructure improvements will be at the expense of the applicant.

   If GWA requires the developer to hire a construction manager to oversee water and sewer infrastructure, then a quality control document containing construction records and pictures shall be provided to GWA, to document construction practices and installed materials. GWA shall be provided with construction schedules, so that inspections may be conducted during construction

   GWA's approval of the occupancy permit application will be contingent upon the completion of offsite utility improvements.

   The developer shall register maps and documents for new public rights of way or utility easements with the Department of Land Management and provide copies to GWA.

4. Developers and subdivision owners who have installed water and/or wastewater pump stations whose sole purpose is to serve only the proposed development or subdivision, and consequently have no excess capacity to serve customers beyond the boundaries of said development or subdivision, shall be required to maintain their own pump station(s) and force main(s) in proper working condition to the satisfaction of GWA.

5. The applicant shall install GWA water meters in the public right of way or easement.

(b) GWA has approved the construction permit application for neighboring Lot 5195-1NEW-R1. The applicant may need to coordinate offsite infrastructure construction with the owner of Lot 5195-1NEW-R1.

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5. The applicant shall install GWA water meters in the public right of way or easement.

6. Backflow prevention devices are required for non-residential activities, swimming pools, or when a development will be served by a master meter.

7. New development is subject to water and/or sewer system development charges.

8. Privately-owned water tanks might be limited to a maximum fill rate to avoid adverse impacts to the public water system.

9. Certain activities are subject to sewer pre-treatment requirements. Grease traps or interceptors are required for food service establishments. Oil-water separators are required for vehicle maintenance activities.

10. Only wastewater shall be discharged to the sanitary sewer system. Stormwater, pool water, and pool backwash water discharge to the sanitary sewer system is prohibited.

11. After a GWA utility service account is opened, the account holder is responsible for informing GWA of onsite activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

This GWA Position Statement shall remain valid for 365 calendar days from the date of this response. Please contact GWA Engineering Division regarding water and sewer system improvement design and construction standards and procedures. For additional information please contact Mauryn McDonald, P.E., Permits and New Area Development Supervisor, at 300-6054.

GUAM INTERNATIONAL AIRPORT HOTEL

ZONE VARIANCE FOR STORY AND HEIGHT APPLICATION

AUGUST 23rd, 2018



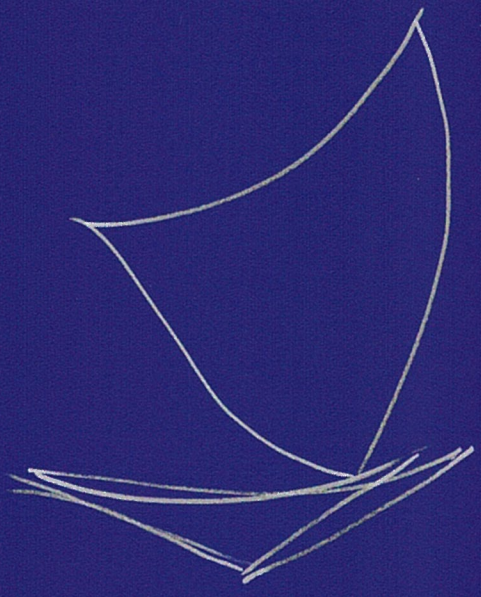
Represented by:

ARCHITECTURE RNK

Doc. No. 34GL-18-2632.



Travel the Pacific



Guam International Airport Hotel

Doc. No. 34GL-18-2632.

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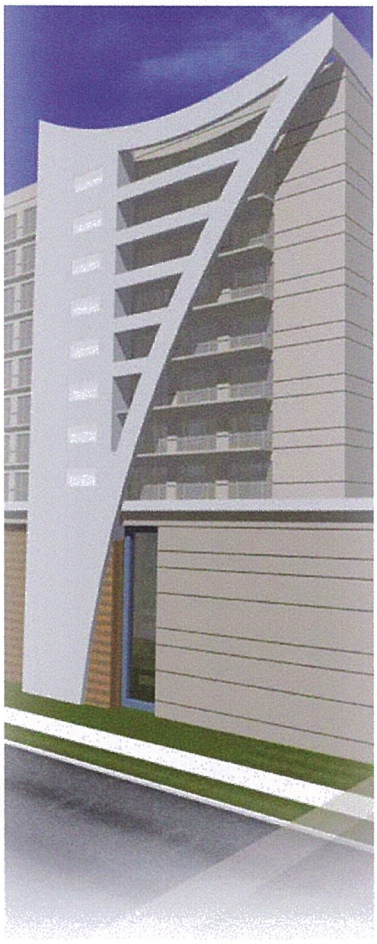
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1 APPLICATION INTRODUCTION

R N K

August 23, 2018

Michael J. B. Borja
Director, Department of Land Management
Government of Guam
Tamuning, Guam 96913

SUBJECT: Zone Variance for Story & Height Application
Lot Number Lot 5195-2-R1, Tamuning
Project: Guam International Airport Hotel

Hafa Adai Mr. Borja,

Mr. Kevin Shin respectfully submits an application for Height Variance approval for an eleven story (eight stories above the allowed three stories) one hundred and twenty one feet (ninety one feet above the allowed thirty feet) high, 246 room Guam International Airport Hotel, located on Lot 5195-2-R1 along Route 10A directly across from the Guam International Airport Main Terminal.

BACKGROUND

On February 23rd 2018, Mr. Kevin Shin entered into an "Option Agreement" with Kurt & Judith Moylan for all rights to Parcel No. Lot 5195-2-R1. The lot has been in the Moylan family since 1966 and was accessed and divided in 1976 by the Government of Guam to allow for the expansion of Route 10A and the Guam International Airport. A 300 foot right of way for Route 10A runs along what became the revised southern boundary of the property. The lot size is 6.07 acres, or 24,555 square meters or 264,307 square feet.

The Guam International Airport Hotel will address a new hospitality niche for Guam. It will offer pedestrian access to the Guam International Airport, and will focus on business travelers staying for short periods of time. It is not intended to be a "point of destination resort" but rather a commuter stay, offering full amenities with a contemporary style and an urban aesthetic. The program will expand and diversify the hospitality options available on Guam, and add another component to our island's profile as a sophisticated destination

SITE DESCRIPTION

The property sits on a 500 food wide limestone bluff that runs east west. The 600 foot southern property line fronts onto Route 10A and the Guam International Airport. The limestone bluff runs about 40 feet below the adjacent highway on its south edge and 70 feet above the Harmon Industrial Area on the northern cliff edge.

Route 10A, aka "Airport Road" can also be described as a growing commercial corridor. The road is currently under design for expansion and widening as it connects central Tamuning to Barrigada. Two airport related businesses, Micronesian Hospitality Inc. and a Hertz Rental facility, currently under construction, are industrial zoned occupancies directly west of the property. The GIAA owns the property to the east of the project site as well as a sliver of cliff face forming the northern boundary, separating the lot from the Harmon Industrial Area below.

PROJECT DESCRIPTION

The proposed project is an eleven story rectangular tower, housing 246 guest rooms with a gross square footage of 185,755 sq ft. The development rationale for the project is to service business and short duration clientele, predominantly related to airport travel.

The first three building levels are for public amenities including, a lobby, front desk, retail vendors, and a large tourist lounge for the business traveler. Hotel administration offices and back of house operations are also included. The top eight floors will house 246 hotel units in a standard double loaded corridor configuration.

The pedestrian and vehicle entries to the site are at two separate locations. The pedestrian access will connect the third floor of the Hotel Lobby directly to an existing intersection at Route 10A which currently serves as the exit for the GIAA Main Terminal parking lot. The traffic signal infrastructure is intact at this intersection and will be repurposed as a pedestrian crosswalk signal, establishing a safe path for foot traffic to and from the GIAA Main Terminal.

The Hotel Lobby main entry will be at the ground level, approximately 40 feet below Route 10 A. The Lobby covered entry will be at the south east corner of the site. All vehicle traffic will access the property from the south west at the existing Sunset Road intersection which currently serves the MHI & future Hertz traffic. The 299 required parking spaces will also be accessed from the west end of the main building at the ground floor level.

TRAVEL the PACIFIC

Modern public buildings can be sensitive to environment and culture. At this location on our island, the Guam International Airport represents modern air travel and its central importance for the island economy. Our design seeks to complement this modern symbol with its ancient, pre contact icon for travel in the Western Pacific, the single triangle sail of a flying proa. We hope to establish an architectural dialogue celebrating our ancient, culturally indigenous mode of travel with its modern counterpart across the street.

CALCULATIONS

ZONNG

The property is Zoned M-1 which permits a hotel use under 21GCA Chapter 61 Sec 61309(a)(1).

DENSITY

Two sources define allowable dwelling density:

GCA 21 Section 61501(a)(6b): "C" Zone, Lot area per Dwelling Unit = 400 Sq Ft per unit.

Northern Aquifer EPA Minimum Yard & Lot Area "C" Zone (w sewer) Lot area per Dwelling Unit = 400 Sq Ft. per unit.

The property is 246,307 Sq Ft /400 Sq Ft per unit = allowable density, 615 dwelling units.

The proposed program is for 246 hotel rooms or 40% of the allowable density.

PARKING

All parking requirements will be at grade, on open space. The calculations are:

One stall per four dwelling units (hotel rooms)	246units/4 =	62 stalls
Hotel Admin	2,376 Sq Ft @ 400Sq Ft per =	6
Restaurant	12,569 Sq Ft @ 100Sq Ft @ 66% efficiency rate =	83
Retail	3,138 Sq Ft @ 100Sq Ft @ 66% efficiency rate =	21
Business Office	5,613 Sq Ft @ 400 Sq Ft =	15
Back of House	6,715 Sq Ft @ 400Sq Ft @ 66% efficiency rate =	12
Lounge	5,393 Sq Ft 100 Sq Ft @ 66% efficiency rate =	36
Staff	35 @ 75% =	27
Employee	40 @ 75% =	30
TOTAL PARKING STALLS REQUIRED		292 stalls

TOTAL PARKING STALLS PROVIDED 307 stalls

132 STANDARD STALLS including
- 6 Americans with Disabilities Act Stalls
- 2 Van Accessible ADA Stalls
- 16 Bicycle Stalls

175 SUB COMPACT STALLS
Less than 75% of required total stalls

ENVIRONMENT

The local firm of EA Engineering, Science & Technology in coordination with the Guam Environmental Protection Agency has agreed to the use of the Environmental Assessment Impact (Short Form). (See TOC Information Supporting Variance # 5.f) The property was graded flat and maintained as a grass field for decades. The report has determined no significant findings or biological activity requiring further action.

ARCHAEOLOGY

RNK filed Form 707 with the Department of Parks & Recreation requesting an initial finding for the property site. (See TOC Information Supporting Variance # 5.g(1) DPR has responded, informally, pending contact via this application, that no significant findings were expected and a site survey would not be required, however on site monitoring during earthworks would be requested.

LANDSCAPE

The project will incorporate a landscape program focusing on three major areas, a band of vegetation on the property perimeter defining the boundaries, an entry garden celebrating the procession to and arrival at the Lobby Entrance and a Pool and Patio Garden emphasizing a greenscape foreground framing the ocean and city views to the north of the main building.

Sincerely,

ARCHITECTURE RNK

Richard Reed NCARB
Principal

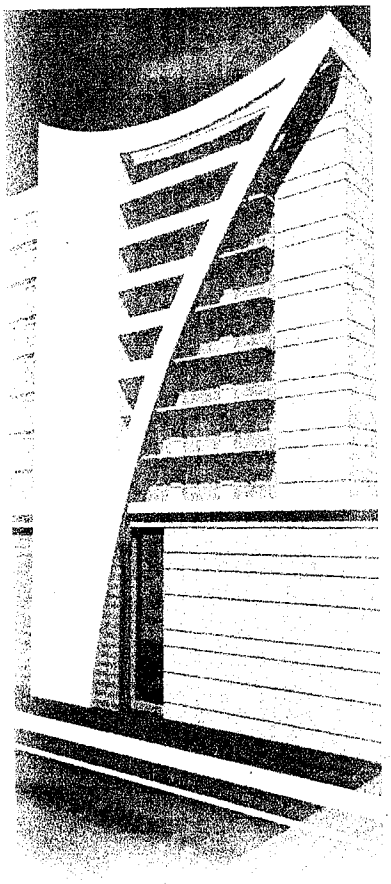
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2

LETTERS OF SUPPORT

GUAM VISITORS BUREAU

GUAM ECONOMIC DEVELOPMENT AUTHORITY



GUAM VISITORS BUREAU
55th ANNIVERSARY
1963 - 2018

August 22, 2018

Michael J.B. Borja
Guam Land Use Commission
Government of Guam
Tamuning, Guam 96913

Re: Guam International Airport Hotel Support

Håfa Adai Mr. Borja,

The Guam Visitors Bureau (GVB) would like to take this opportunity to voice our support for the proposed Guam International Airport Hotel project.

As our island's hospitality industry continues to grow, the addition of 246 hotel units in the proposed project will help Guam achieve its goal to increase its hotel room inventory as laid out in the Tourism 2020 strategic plan.

The airport hotel concept also expands Guam's hospitality profile. An urban design for a business oriented hotel, with an emphasis on professional travel is an untapped opportunity and a welcome development for our island.

The proposed location, directly across from the Guam International Airport main terminal is a perfect location for an airport hotel to host our guests, contractors and local travelers.

We support the growth and diversification of our source markets and having more hotel rooms is important to sustaining that growth. We once again reiterate our support for this project. Should you need anything further, please feel free to contact me via email at nathan.denight@visitguam.org or call 646-5278.

Senseramente,

JON NATHAN DENIGHT
President & CEO

EDDIE BAZA CALVO
Governor of Guam
I Maga'Lahen Guahan

RAY TENORIO
Lt. Governor of Guam
I Segundo Na Maga'lahen Guahan

GUAM ECONOMIC DEVELOPMENT AUTHORITY
Moving Forward
Aturidåd Inadilånton Ikunumihan Guahan

JAY ROJAS
Administrator
Adminastradot

MANA SILVA TAIJERON
Deputy Administrator
Sigundo Na Adminastradot

August 22, 2018

Mr. John Arroyo
Chairman

Mr. Michael Borja
Executive Secretary

Guam Land Use Commission
590 S/ Marine Corps Drive
3rd Floor ITC Building
Tamuning, Guam 96913

Subject: Proposed Guam International Airport Hotel

Dear Chairman Arroyo:

Håfa Adai! The Guam Economic Development Authority (GEDA) has had an initial conversation with the representatives of a proposed new Airport Hotel planned to be constructed across the street from the Antonio B. Won Pat International Airport. As we understand, the project will be going through the Guam land use commission process in the coming weeks and months.

Guam's economic development is based strongly on the continued growth of the tourism and hospitality markets. As you may know, the Guam Visitors Bureau Tourism 2020 plan projects an estimated need for 1,600 new hotel rooms in Guam. GEDA has been working to fill this need through the administration and promotion of the Special Hotel Qualifying Certificate program. The proposed Guam International Airport Hotel will, if approved for development, will not only increase the hotel room inventory in Guam, but will also expand the marketability of Guam's hotel industry by providing a new type of hotel accommodation, geared more towards business and business related travel.

GEDA understands that the Guam Land Use Commission plays a very important role in ensuring that proposed developments comply and support the unique cultural and environmental aspects of Guam. These considerations are mirrored in GEDA's mission statement. GEDA looks forward to seeing this project move through the proper processes, and if so, GEDA will do what it can to assist the developer in seeing the project reach fruition.

Sincerely,

Mana Silva Taijeron
Deputy Administrator

590 S. Marine Corps, Dr. Suite 511 ITC Building
Tamuning, GUAM 96913

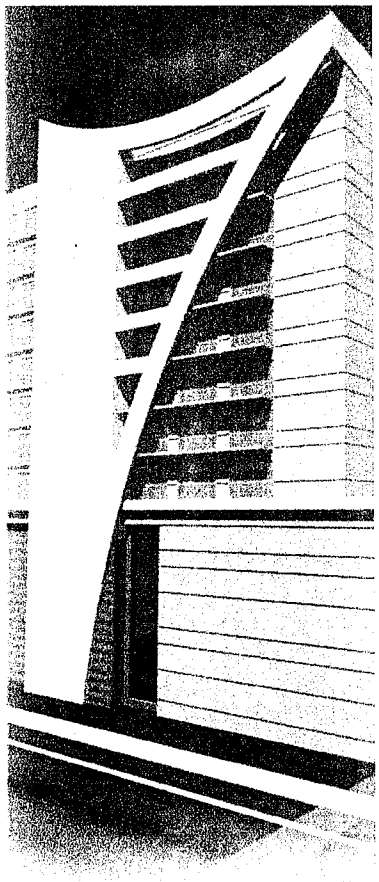
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3

(3a) ZONE VARIANCE FOR STORY AND HEIGHT

(3b) JUSTIFICATION STATEMENT



ZONE VARIANCE

TYPE OF VARIANCE REQUESTED:

					Required	Current
[ ]	Use Variance	[ ]	Sign Variance			
[ ]	Density Variance	[ ]	Setback Variance			
[X]	Height Variance	[ ]	Right Side	8'-0' ft	_____ ft	_____ ft
[ ]	Parking Variance	[ ]	Left Side	8'-0' ft	_____ ft	_____ ft
		[ ]	Front	15'-0' ft	_____ ft	_____ ft
		[ ]	Rear	10'-0' ft	_____ ft	_____ ft

TO: Executive Secretary, Guam Land Use Commission
c/o Land Planning Division, Department of Land Management
Government of Guam, P.O. Box 2950, Hagatna, Guam 96932

The Undersigned owner(s)/lessee(s) of the following described property hereby request consideration for a Zone Variance, pursuant to Section 61616-61623, Article 6 (Administration & Enforcement), Division 2 (Regulations of Real Property Uses), Chapter 61 (Zoning Law), 21 GCA Real Property.

1. Information on Applicant:

Name of Applicant: Kevin Shin U.S. Citizen: [X] Yes [ ] No

Mailing Address: Isavana Villa Unit # 141, Upper Tumon, Guam 96931

Telephone No.: Business: 688 5599 Home: _____

2. Location, Description and Ownership:

Subdivision Name: Guam International Airport Hotel

Lot(s): 5195 - 2 - R1 Block: _____ Tract: _____

Lot Area: Acres 6.07 Square Meters 24,555 Square Feet 264,307

Village: Tamuning Municipality: Tamuning

Registered Owner: Kurt S Moylan & Judith B Moylan

Certificate of Title No.: 58821 Recorded Document No.: 277169

3. Current and Proposed Land Use:

Current Use: Vacant Zoned: M-1

Proposed Use: Hotel Proposed Zone: M-1

Master Plan Designation: Industrial

4. **Attach a one page** typed, brief and concise justification (letter format) explaining the compatibility of the proposed project with adjacent and neighborhood developments as they exist and the nature of variance request in accordance with ***Guam Code Annotated 21 GCA, Chapter 61, Section 61617.***

a. That the strict application of the provisions of Section 61617, 21 GCA would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the law;

ATTACHMENT: Section 61616 (Variance) – 61623 (Review by Municipal Planning Council) is attached for your information and guidance in preparing of your application and justification. For additional requirements, visit the Zoning Section, Land Planning Division.

ZONE VARIANCE

4. (Continuation):

b. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use thereof that do not apply generally to other property in the same zone;
c. That the granting of Variance(s) will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located;
d. That granting of such Variance(s) will not be contrary to the objectives of any part of the "Guåhan Master Plan" adopted by the Commission or Legislature; and
e. That, as to Variance(s) from the restrictions of Section 61617, 21 GCA, the proposed building will substantially enhance the recreational, aesthetic or commercial value of the beach area upon which the building is to be constructed and that such building shall not interfere with or adversely affect the surrounding property owners' or the public's right to an untrammeled use of the beach and its natural beauty.

5. Supporting Information. The following supporting information shall be attached to this application:

a. **Site Plan required**: Plans, drawn to scale, showing dimensions and shape of lot; lot size; size and location of buildings; locations and dimensions of proposed buildings or alterations;
b. 8 1/2" X 14" map, drawn to scale, showing existing zoning circled within 1000 feet radius from the subject lot's boundaries.
c. 8 1/2" x 14" map, drawn to scale, showing all parcels and their uses within 750 feet radius circled from the subject lot's boundaries. The map shall also contain:

(1) Lot number of every parcel(s);
(2) Identify by name and use all existing activities on all parcels(s);
(3) All adjacent inclusive and exclusive easements and roads to the property, their widths, and condition of surfaces;
(4) The nearest location of all public utilities to the subject lot;
(5) Any natural or topographic peculiarities.

d. 8 1/2" X 14" map, drawn to scale, showing all parcels within 500 feet radius of the subject lot's boundaries. Each parcel shall be identified with property lot number.
e. The most recent survey map, certified and recorded in the Department of Land Management, showing the subject property;
f. An initial comprehensive ***Environmental Impact Assessment (EIA)*** in accordance with Executive Order 90-10, or ***FONSI*** if acceptable to GEPA in place of an ***EIA***.
g. Additional information as required by the Guam Chief Planner.

Submit one set of the Application with all the supporting information listed above. Once the Application is reviewed and accepted, applicant must submit the required number of hard copies (32 sets) of the application and nine (9) copies of the Application in electronic format (example: in CD format, etc.)

6. Filing Fee: Seventy-Five Dollars ($75.00) filing fee for the first five pages, and $.25 for any additional page, under Public Law 29-02, Chapter V, Part III *(Fees and Charges Assessed by the Department of Land Management).*

ZONE VARIANCE

7. In an effort to provide a more effective means by which the municipality's concerns are heard and accommodated according to the land and regulations of real property uses, this land use application must be assessed for the need to the empanelment of a Hybrid Commission pursuant to **P.L. 33-219**. A Hybrid Commission will be empaneled if this application represents a development cost of **more than three million dollars ($3,000,000.00)**, exclusive of the cost of the real property as described in this application.

WILL THIS PROJECT COST MORE THAN $3,000,000.00? YES ⊗ NO ○

(See attachment for more information on PL 33-219 and PL 33-209, as they affect the process of assessment of this application.)

Please sign attesting to your answer ⇨ X _____

8. **Required Signatures:** All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated: Richard Reed RNK

"I hereby certify that all information contained in this application and its supplements is true and correct. I also understand that any misrepresentation in this application shall void the entire submission. Further, that thirty-two (32) sets of the above listed required information is provided."

_____

(Owner(s) or Lessee(s) and Date)

_____ 7.18.18

(Representative, if any, and Date)

Kevin Shin

THIS FORM SHALL NOT BE MAILED. APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT. Tony Kim RNK

FOR OFFICIAL USE ONLY

Date Accepted: _____ Accepted By: _____

Date of Notice in Newspaper(s): _____

Date of Notice to Adjacent Property Owners: _____

Date of Public Hearing: _____

Filing Fee(s) Paid *($)*: Yes [ ] No [ ] Check [ ] Cash [ ] Other [ ] _____

Receipt No.: _____ Application Number: _____

Date of GLUC Action: _____ Conditions: Yes [ ] No [ ] (See Below)

Conditions of Approval: _____

_____

GLUC Resolution No.: _____ Date of Notice of Action: _____

Zone Variance # 4, Guahan Code Annotated 21 GCA, Chapter 61, Section 61617

a. That the strict application of the provisions of Section 61617, 21 GCA would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the law:

The application of the Chapter provisions for density on this site allows a total of 615 hotel rooms. (264,307sq ft /400) Maintaining the 30 foot building height provision for this number of units, with parking, would result in a concrete maze, blanketing 100%+ of the 6.4 acre property, boundary to boundary, three stories high.
Trying to fit the allowable density within the constricted height results in a "practical difficulty," or "an unnecessary hardship, inconsistent with the general purpose of the law"

The proposed alternative is to develop a more realistic 40% density of 246 hotel rooms, with a variance for stories and height. The hotel program footprint, within an 11 story structure, could be reduced to approximately 10%+ of the property area, maintaining 90%- open space for parking and landscaping. (27,232sq ft/264,307)

The height & story variance application is for a 121 foot, 11 story structure. By way of comparison, based on the property dimensions, the H Zone provisions (which calculate allowable hotel height), would be 130 feet. (504' + 802') = 1306'/10 = 130.6' allowable height for a H Zone hotel.

b. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use thereof that do not apply generally to other property in the same zone;

The proposed development sits on the border between two large but distinct zones, the light industry zone of the Harmon Industrial Park to the north and the Airport zone of the Guam International Airport Authority (GIAA) to the south.

Topography is the first relevant circumstance separating this site from its shared M-1 Harmon Industrial zone designation. The property sits on a limestone bluff, elevated 70 feet above the industrial park zone. This effectively isolates the site from access, uses and the general conditions of the industrial zone below.

The second physical circumstance is that the property shares its Route 10a border with the Airport zone, directly across the street from the Main Terminal.
This location offers a unique opportunity for a covered pedestrian walkway connecting the hotel lobby to the Route 10a intersection currently serving as the main exit for the GIAA parking lot.

Isolation from the M-1 Industrial Zone, and direct access via a shared boundary with the Airport zone creates the potential to walk directly from a hotel lobby to the airport arrival and departure areas. These are the exceptional circumstances recommending this property for its proposed use.

c. That the granting of Variance(s) will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located;

Issues addressing public welfare in a light industrial zone might focus on safety concerns such as noise, pollution or EPA infractions. By comparison, the opportunity of a hotel, generating stronger commercial activity with safer environmental standards would not be materially detrimental, but rather define the "highest and best use", of the zoning as it relates to public welfare.

The program proposes to operate at 40% of the allowable density, fitting it within the capacity of the existing utility infrastructure.

The proposed use will extend the Route 10A commercial corridor, running from Marine Corps Drive, thru the Home Depot and west towards Barrigada.
Route 10A is scheduled for expansion with the Phase 1 Design currently at 60%. The scope includes rerouting Sunset Drive, from its current intersection at the east end of the Airport main parking lot down to the Home Depot intersection, mitigating any impact from additional hotel traffic.

d. That granting of such Variance(s) will not be contrary to the objectives of any part of the "Guahan Master Plan" adopted by the Commission or Legislature; and

The proposed development of this property as a hotel is in conformance with Section 61309(a)(1), 21 GCA. The North & Central Guam Land Use Plan 2009 designates this property within the Harmon Industrial Zone allowing transportation facilities such as the adjacent MHI & Hertz complex.

The more significant land use description for this property derives from its shared 600 foot road frontage with the GIAA, designated in the Land Use Plan as the "Airport" category. The Plan's specific description for the category is, "the Guam International Airport and adjacent industrial uses". The uses promoted in this category are those showing "compatibility with aviation facilities" further described as, "compatible industrial, commercial, and accessory uses that can benefit from close proximity to the airport".

e. That as to Variance(s) from the restrictions of Section 61617, 21 GCA, the proposed building will substantially enhance the recreational aesthetic or commercial value of the beach area upon which the building is to be constructed and that such building shall not interfere with or adversely affect the surrounding property owners' or the public's right to an untrammeled use of the beach and its natural beauty.

This requirement is a paraphrase of sub Section 61617(a)(5), 21 GCA. This subsection, in turn, references the originating intent of this requirement under Section 61504: "Building & Building Height Restrictions in Beach Areas".
The purpose stated in Section 61504(a) is to remedy the "indiscriminate building of structures on the beaches of the Territory (which) deprives the people of Guam of their right to untrammeled use of beach areas".

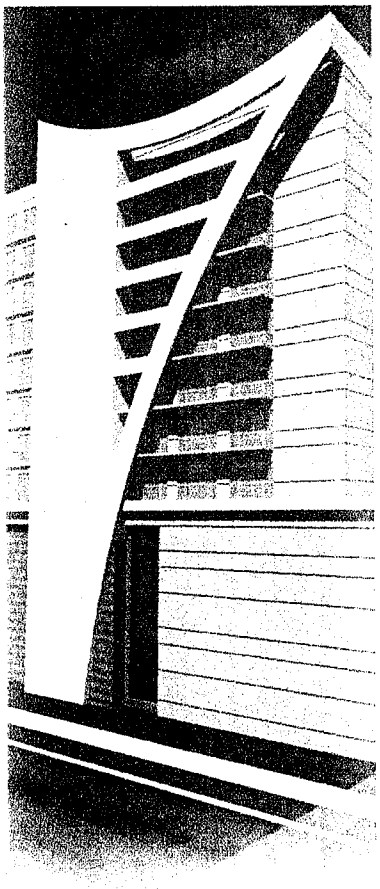
This proposal for a business oriented hotel, offering both a marketing and geographic alternative to the beachside resorts of Guam, can be seen as directly supporting the intent and goals of the laws above.

In closing, this project promotes the "best and highest use" of the site, the preservation of Guam's beachfront, and the introduction of a new marketing niche for our island.

4

(4a) AFFIDAVIT OF AUTHORIZATION

(4b) OWNER OPTION AGREEMENT



Reed & Kim, PLLC

24 [illegible] Suite 500 [illegible]
T [illegible] F [illegible]

ARCHITECTURE RNK

AFFIDAVIT OF AUTHORIZATION

I, Kevin Shin, having optioned all rights for Lot # 5195 – 2 – R1, located in Tamuning Guam, of legal age and with the powers bestowed as representative of said property, through this instrument hereby dispose and say the following:

1. That Reed & Kim PLLC dba RNK Architects are authorized to request the Guam Land Commission's review and consideration of the application of a Height Variance for Lot # 5195 – 2 – R1 Tamuning, located on Route 10A across from the Guam International Airport Main Terminal, for the development of a 246 unit, 172,092 square foot Airport Hotel with all related amenities.

2. That Reed & Kim PLLC dba RNK Architects may represent, arbitrate, mitigate and abate the proposed project as part of the coordination and processing of this application through the GLUC and related ARC Government of Guam agency coordination.

In Testimony thereof, the following signature is submitted attesting to this deposition.

Kevin Shin

07-17-2018

Date

Notarized: Subscribed and sworn to before me this 17th day of JULY, 2018
By KEVIN SHIN

Notary

AE HEE RHEE NOTARY PUBLIC In and for Guam, U.S.A.

AE HEE RHEE
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: Jan. 03, 2019
1270 N. Marine Drive #101, Tamuning, Guam 96913

OPTION AGREEMENT

THIS OPTION AGREEMENT (this "Agreement"), dated effective as of February 23, 2018 (the "Effective Date"), is made and entered into by and between **KURT S. MOYLAN** and **JUDITH A. MOYLAN** or their assignees (collectively, "Seller"), and **KEVIN H. SHIN**, an individual and resident of Guam ("Buyer"), with reference to the following facts:

RECITALS:

A. Seller is the owner of certain real property known as Parcel No. M19 L5195-2-R-1, Barrigada Suburban, Guam, consisting of approximately 24,555± square meters, and as further described at **EXHIBIT A** attached herein (the "Property").

B. Buyer desires to obtain an option to purchase the Property for the purpose of investigating and examining the potential for developing the Property and securing the necessary governmental approvals in connection therewith, on the terms and conditions set forth in this Agreement.

C. The parties have agreed to execute this Agreement in order to memorialize the terms and conditions on which Seller shall grant to Buyer an option to purchase the Property.

AGREEMENTS:

NOW, THEREFORE, the parties hereto, intending to be legally bound, do hereby agree as follows:

1. **OPTION TO PURCHASE.** Seller hereby grants to Buyer the option to purchase the Property for an amount equal to Ten Million Dollars ($10,000,000) and on the terms and conditions set forth in this Agreement. The purchase and sale of the Property on exercise of this option shall be on the terms and conditions set forth in the Purchase and Sale Agreement, attached as **EXHIBIT B** herein (the "Purchase Agreement").

2. **TERM OF OPTION.**

2.1 INITIAL TERM. The initial term of the option shall begin on the Effective Date and shall terminate at 11:59 p.m. on February 22, 2019 (the "Initial Term").

2.2 EXTENSIONS OF OPTION TERM. As long as this Agreement remains in effect, Buyer may extend the term of the option for the period described in Section 2.4, below, by timely payment of the extension payment amounts described in that Section 2.4.

2.3 PAYMENT OF CONSIDERATION. On the execution and delivery of this Agreement, Buyer shall pay to Seller, in immediately available funds, the sum of Twenty-five Thousand Dollars ($25,000.00), as consideration for the option. The option consideration set forth in this Section 2.3, as well as any other consideration deemed to have been received by Sellers under this Agreement, is and shall be deemed consideration solely for the granting of the option by Seller. On expiration of the option term, Seller shall retain all option consideration. If the option is exercised, the consideration shall be credited against the purchase price of the Property, if closing occurs in accordance with the Purchase Agreement.

2.4 SUCCESSIVE PAYMENTS TO EXTEND OPTION TERM

(a) Buyer may extend the term of the option from the expiration of the Initial Term until 11:59 p.m. on February 22, 2020 (the "Extended Term"), by payment to Seller, in immediately available funds, the sum of Twenty-five Thousand Dollars ($25,000.00) on or before the fourteenth (14th) day before the expiration of the Initial Term.

(b) If the option is exercised, all payments made under this Section 2 shall be credited against the purchase price of the Property, if closing occurs in accordance with the Purchase Agreement.

3. EXERCISE OF THE OPTION. If Buyer is not in default under this Agreement and all conditions to the exercise of the option are satisfied or are waived in writing by Seller, Buyer may exercise the option in accordance with this Section 3 and in no other manner. The option shall be exercised by delivering written notice from Buyer to Seller before the expiration of the term of this option and in accordance with the notice provisions of Section 10.4, below (the "Exercise Notice"). The Exercise Notice shall affirmatively state that the Buyer exercises the option without condition or qualification. Within seven (7) business days after exercise of the option, the parties shall execute and deliver the Purchase Agreement and shall deposit the funds and documents in escrow that the Purchase Agreement requires to be deposited when the Purchase Agreement is executed.

4. CONDITION OF TITLE TO PROPERTY

4.1 Within thirty (30) days after execution of this Agreement, Seller shall deliver to Buyer a current preliminary report on the Property (the "Preliminary Report"). Buyer shall have thirty (30) days after receipt of the Preliminary Report in which to approve or disapprove any or all of the exceptions shown in the Preliminary Report. Buyer shall disapprove exceptions shown in the Preliminary Report only by delivering written notice to Seller within thirty (30) days after receipt of the Preliminary Report. If Buyer does not give written notice of disapproval within that time, Buyer shall be deemed to have approved all the exceptions shown in the Preliminary Report.

4.2 If Buyer disapproves any exception to title, as provided above, Seller shall notify Buyer within thirty (30) days after receipt of such notice of disapproval if Seller is unwilling to clear the disapproved exceptions. Seller covenants that, if the option is exercised, Seller shall, on or before closing under the Purchase Agreement, cause all disapproved exceptions to be removed as encumbrances against title to the Property except any exceptions that Seller has notified Buyer that Seller will not remove, in accordance with the notice provisions of this Section 4.2.

4.3 If Seller notifies Buyer that Seller will not remove one or more disapproved exceptions, Buyer may elect by delivering written notice to Seller, within thirty (30) days after receipt of Seller's notice, to terminate this option and receive a refund of the option consideration paid to Seller. If Buyer fails to give notice of its election to terminate this option within the period set forth in this Section 4.3, Buyer shall be deemed to waive such disapproved exceptions and this option shall then remain in full force and effect.

5. INVESTIGATION OF PROPERTY

5.1 At any time and from time to time during the term of the option, Buyer may enter the Property for purposes of inspection, survey, tests, design of improvements, and other actions reasonably related to the investigation by Buyer of the suitability of the Property for the Buyer's business purposes.

5.2 Buyer will indemnify, defend, and hold harmless Seller from any loss, damage, claim, cost, lien, action, liability, or judgment (including, without limitation, Seller's attorney fees and defense costs) (i) incurred for, from, or by any person or entity acting on behalf of, at the request of, or for the purpose of the actions of Buyer under this Section 5; and (ii) for personal injury, property damage, or other loss or damage of any kind arising from, resulting from, or in any way related to such entry.

5.3 Buyer may make minor changes in the Property in the course of any investigation permitted under this Agreement (e.g., soils borings), provided that the change or damage is only temporary, that it is reasonably necessary to the investigation of the physical characteristics of the Property, and that Buyer repairs such damage and restore the Property to its original condition promptly on completion of the investigation.

5.4 The obligations under this Section 5 shall survive the termination of this Agreement or the expiration of the term of the option. On the termination of the Agreement for any reason or on expiration of the term of the option without exercise of the option, Buyer shall immediately restore the Property to its physical condition as of the date of this Agreement, at Buyer's sole cost.

5.5 Buyer shall secure and maintain at all times during the term of this Option Agreement (i) a commercial general liability policy of insurance, including bodily injury and property damage coverage, written on an "occurrence" basis, with limits of not less than Two Million Dollars ($2,000,000.00) insuring Buyer against injury to persons or damage to property arising from or in connection with any action permitted under this Agreement, naming Seller as an additional insured under that coverage, and containing coverage for contractual liability for Buyer's obligations under this Agreement; and (ii) workers' compensation and employers' liability insurance in accordance with Guam law. Buyer shall deliver to Seller a copy of certificates evidencing such coverage in force, together with copies of the policies of insurance, before entering onto the Property. Each policy will contain a provision that such policy may not be terminated until thirty (30) days after written notice of the proposed termination has been delivered to Seller.

5.6 Buyer shall comply with all applicable governmental laws, ordinances, and regulations in the conduct of activity on the Property under this Section 5. Before undertaking any activity on the Property that requires a governmental permit, Buyer will obtain the permit and pay any fee or expense required to obtain or carry out the permit.

6. GOVERNMENT PERMITS. During the term of this Agreement, Buyer will seek certain governmental permits to develop the Property. Seller shall cooperate with Buyer, shall take all actions and join in all applications, and shall execute all documents reasonably necessary to allow Buyer to pursue applications for and obtain such governmental permits subject to the following terms and conditions:

6.1 Seller shall not bear or become obligated to pay any expense or assume any liability in connection with any such governmental permit activity, and Buyer shall indemnify, defend, and hold harmless Seller from any cost, loss, liability, or expense (including, without limitation, Seller's attorney fees and defense costs) arising from or in connection with any such governmental permit activity.

6.2 Without Seller's prior written consent, no governmental permit or approval that shall impose or increase any lien, encumbrance, tax, assessment, or other obligation (financial or otherwise) on the Property, or change the status of the Property in any manner that would increase the financial or other burdens or obligations of ownership of the Property or adversely affect the Seller's ability to continue the current or contemplated use of the Property, shall have any effect before closing under the Purchase Agreement.

6.3 Buyer shall submit to Seller, at least five (5) days before submission to the applicable governmental authority, copies of all applications and all studies, reports, and other documents that are part of such applications submitted for such governmental permits.

6.4 All applications and governmental permits submitted or issued in the name of Buyer shall, to the maximum extent permitted by law, be assignable to Seller and shall, in the event of expiration or earlier termination of the option, be assigned and transferred to Seller. If Buyer does not exercise the option or complete the closing in accordance with the Purchase Agreement, Buyer shall assign to Seller on request, and to the extent legally possible, all agreements between Buyer and its consultants and all reports procured by Buyer with regard to the Property.

7. ASSIGNMENT. Neither party shall be entitled to assign its rights under this Agreement without the prior written consent of the other. Subject to the provisions of this Section 7, any such consent may be given or withheld in the sole discretion of the party whose consent is required. Notwithstanding the foregoing:

7.1 Buyer shall have the right to assign its rights and obligations under this Agreement to any affiliate of Buyer, but no such assignment shall relieve Buyer of any of its duties or obligations under this Agreement. As used in this paragraph, "affiliate" means any partnership, joint venture, corporation, limited liability company or association of persons or entities, a majority of the beneficial ownership interest of the managing or controlling persons (e.g., general partner, managing member, voting class of securities and the like) of which is owned by or under common control with Buyer and over which Buyer or the controlling persons of Buyer exercise the power to manage and control its activities and to elect and remove its directors or managers.

7.2 Seller shall have the right to assign its rights and obligations under this Agreement provided the assignee executes an instrument in writing assuming all of Seller's obligations under this Agreement.

8. RISK OF LOSS. If material loss or damage occurs to the Property during the option term but before exercise of the option, Buyer may elect to terminate this option by delivering written notice to Seller within thirty (30) days after discovering such loss or damage, and on such election Seller shall immediately refund to Buyer the applicable portion of option consideration paid to Buyer (prorated on the basis of the number of days before termination compared with the number of days after termination until the end of the applicable option term). Buyer shall have no other right or remedy in the event of such loss or damage.

9. CONDEMNATION. If at any time during the term but before exercise of the option either Seller or Buyer receive notice of any condemnation or eminent domain proceeding, or any proceeding in lieu of condemnation, initiated against the Property, the party receiving notice shall promptly notify the other party of that fact. Buyer may elect to terminate this option by delivering written notice to Seller within thirty (30) days after Buyer receives such notice and on such election Seller shall immediately refund to Buyer the applicable portion of option consideration paid to Seller (prorated on the basis of the number of days before termination compared with the number of days after termination to the end of the applicable option term). Buyer shall have no other right or remedy in such condemnation or eminent domain action.

10. MISCELLANEOUS

10.1 MEMORANDUM OF OPTION TO BE RECORDED. On execution of this Agreement, Seller and Buyer shall execute and record with the Guam Department of Land Management a memorandum of option in the form set forth at **EXHIBIT C**, attached herein. Buyer shall pay the recording cost. Buyer covenants to execute and deliver to Seller immediately on the expiration or earlier termination of the term of this Agreement

a quitclaim deed in recordable form releasing and reconveying to Seller all right, title, and interest of Buyer in the Property.

10.2 BROKERS AND AGENTS. The parties acknowledge and agree that neither party has dealt with any real estate agent or broker in connection with this Agreement in any manner that creates or may give rise to any right or claim for payment of a commission or other amount on account of this option. Each party shall indemnify, defend, and hold harmless the other from and against all loss, cost, and expense (including, without limitation, attorney fees and defense costs) incurred or suffered because of the breach of the foregoing representation and warranty arising from any claim for compensation founded on or as a result of acts asserted to have been performed on behalf of that party.

10.3 TIME IS OF THE ESSENCE; FAILURE TO EXERCISE. Time is of the essence of this Agreement and is a material term of this Agreement. If the option is not exercised as required by this Agreement before expiration of the term of the option that is set forth herein, the option and all rights of Buyer shall automatically and immediately terminate without notice, and Buyer shall have no interest whatever in the Property. Once the option has terminated, the option may not be revived by any subsequent payment or further action by Buyer.

10.4 NOTICES. All notices permitted or required by this Agreement shall be in writing, and shall be deemed to have been delivered and received (a) when personally delivered, (b) on the third (3rd) business day after the date on which deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, (c) on the date on which transmitted by facsimile or other electronic means producing a tangible receipt evidencing a successful transmission, or (d) on the next business day after the day on which deposited with a regulated public carrier (e.g., Federal Express), freight prepaid, addressed to the party for whom intended at the address set forth on the signature page of this Agreement, or such other address or facsimile number, notice of which has been delivered in a manner permitted by this Section 10.4.

10.5 FURTHER ASSURANCES. Each party agrees, upon the request of the other party, to make, execute, and deliver such additional documents, and to take such additional actions, as may be reasonably necessary to effectuate the purposes of this Agreement.

10.6 COMPLETE AGREEMENT; AMENDMENTS. This Agreement (a) contains the entire agreement and understanding between the parties and supersedes all prior and contemporaneous agreements and understandings, whether oral or written, and (b) shall not be modified or amended, except by a written instrument executed after the effective date hereof by the party sought to be charged with such amendment or modification.

10.7 WAIVER. No waiver of any provision of this Agreement shall constitute or be deemed a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. Except as expressly provided in this Agreement, no waiver shall be binding unless it is executed in writing by the party making the waiver.

10.8 ATTORNEYS' FEES. If any action is commenced to construe this Agreement or to enforce any of the rights and duties created herein, then the party prevailing in that action shall be entitled to recover its costs and attorneys' fees in that action, as well as all costs and fees of enforcing any judgment entered therein.

10.9 GOVERNING LAW; VENUE. This Agreement shall be governed by and construed in accordance with applicable provisions of Guam law, and each party hereby consents to the jurisdiction of the courts of the Territory of Guam for purposes of all actions commenced to construe or enforce this Agreement. The exclusive venue for all disputes arising hereunder shall be the Superior Court of Guam.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

"SELLER:"	**"BUYER:"**
Kurt S. Moylan	Kevin H. Shin
Judith A. Moylan	**Address and Facsimile No. for Notices:**
Address and Facsimile No. for Notices:	Isavana Villa, Unit #141 Upper Tumon, Guam 96931 Facsimile No.: (671) 637-5533
424 West O'Brien Drive, Suite 102 Hagatna, Guam 96910 Facsimile No.: (671) 472-6412	

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

"SELLER:"

Kurt S. Moylan

Kurt S. Moylan

Judith A. Moylan

Judith A. Moylan

Address and Facsimile No. for Notices:

424 West O'Brien Drive, Suite 102
Hagatna, Guam 96910
Facsimile No.: (671) 472-6412

"BUYER:"

Kevin H. Shin

Address and Facsimile No. for Notices:

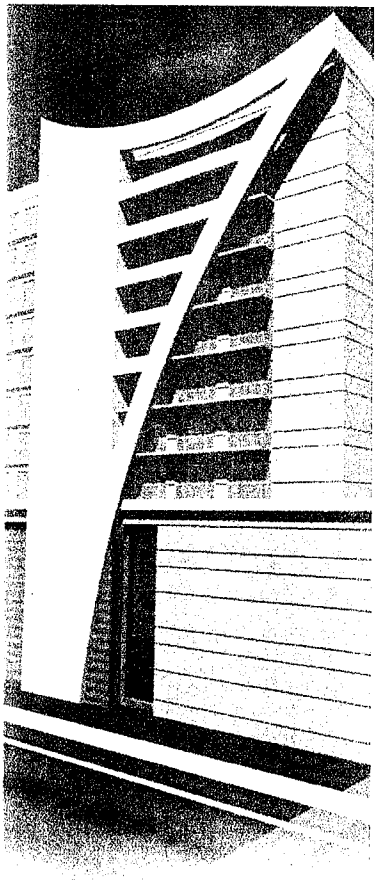
Isavana Villa, Unit #141
Upper Tumon, Guam 96931
Facsimile No.: (___) _____

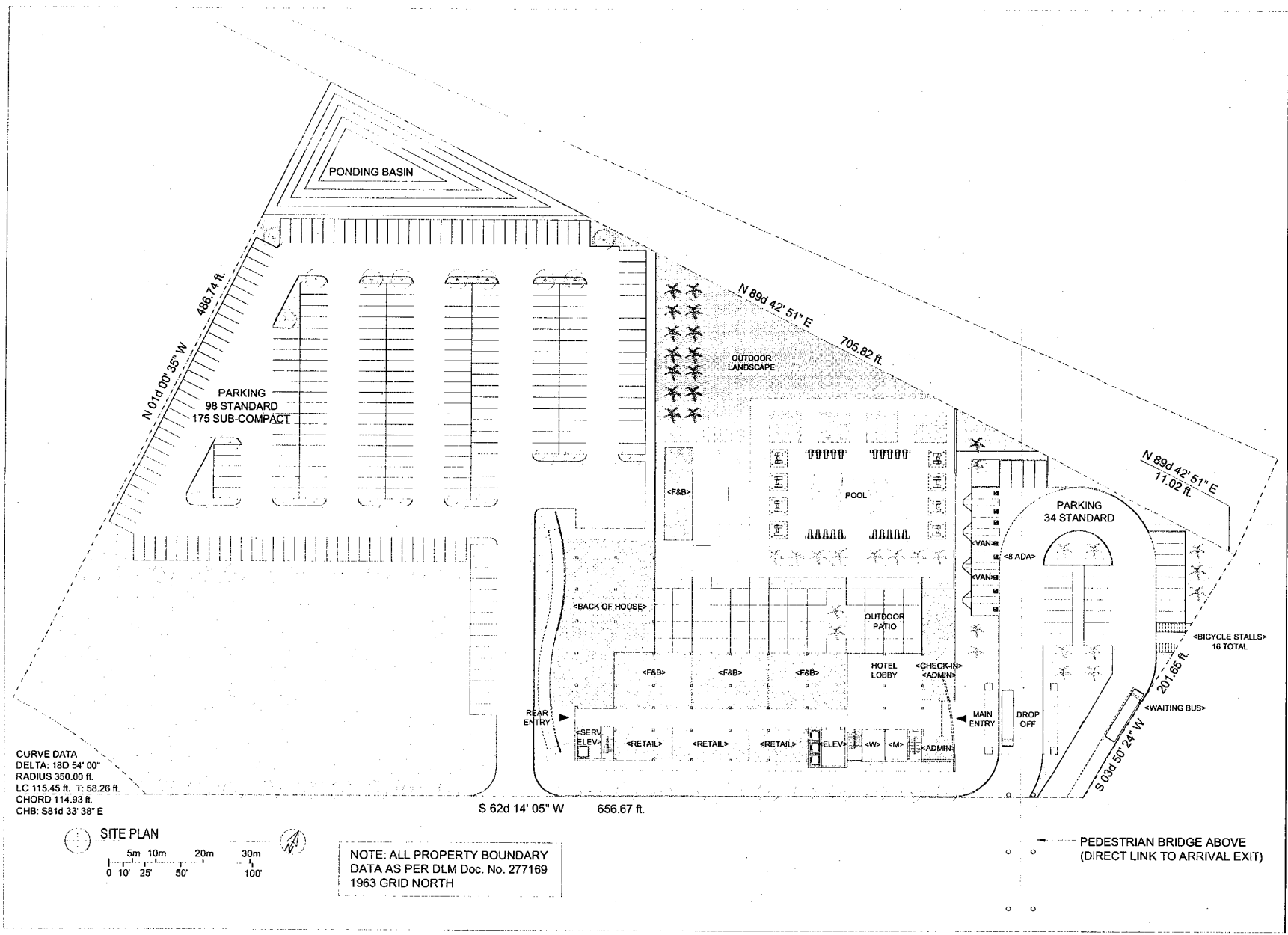
5

INFORMATION SUPPORTING VARIANCE

GLUC Form 03

5a. SITE PLAN
5b. ZONING WITHIN 1,000 FEET
5c. (1)(2)(3) USES WITHIN 750 FEET
5c. (4) UTILITY INFRASTRUCTURE
5c. (5) SITE TOPOGRAPHY, 2 FOOT
5c. (6) EXISTING STREET VIEWS
5d. PARCELS WITHIN 500 FEET
5e. MOST RECENT SURVEY MAP





RNK
ARCHITECTURE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

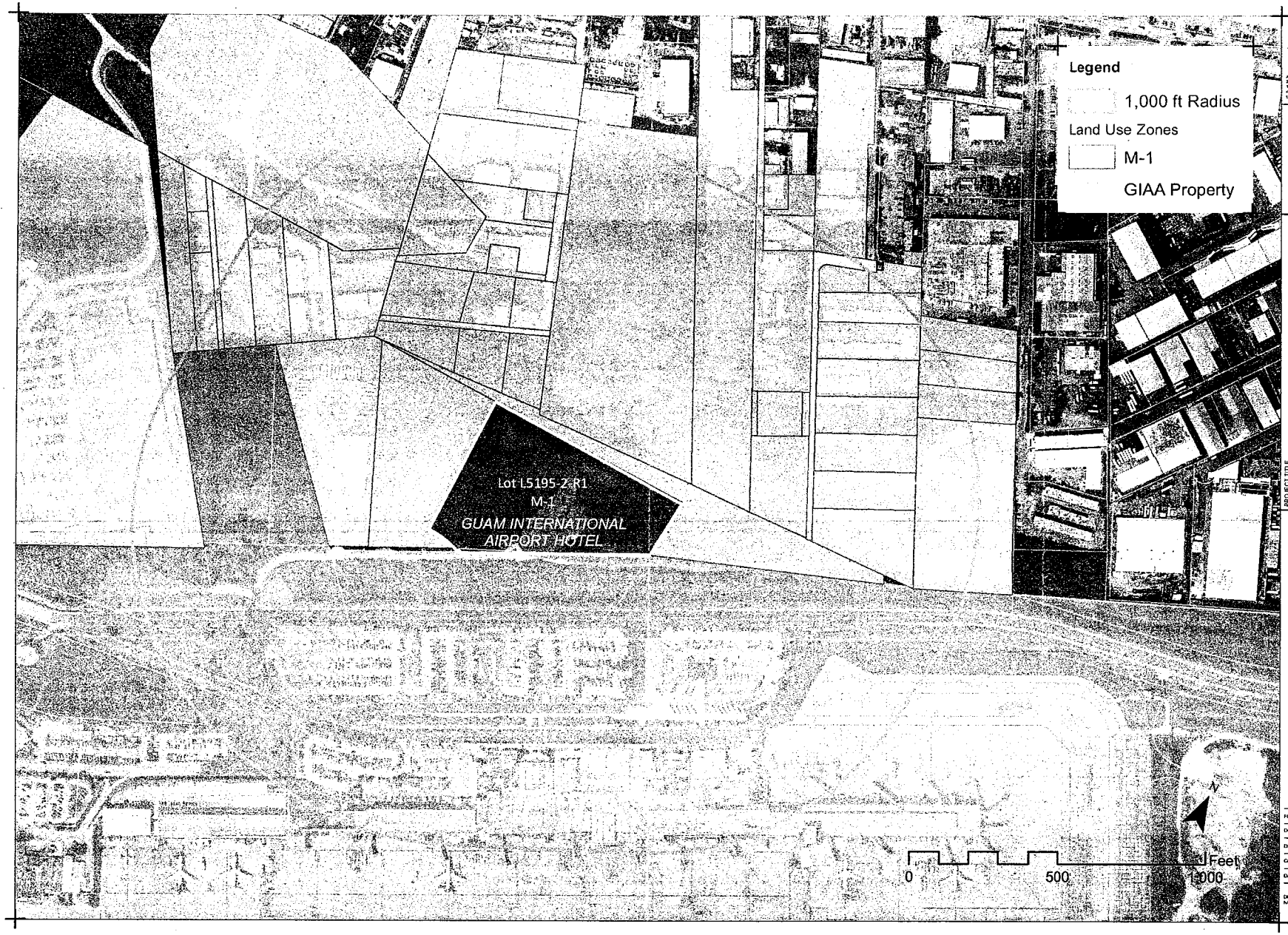
PROJECT TITLE: GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE: SITE PLAN

FILE NAME:
DRAWN BY: AARON BURGER
DESIGNED BY:
CHECK BY:
DATE: AUGUST 23, 2018

DRAWING NUMBER: 5. a.

Doc. No. 34GL-18-2632.



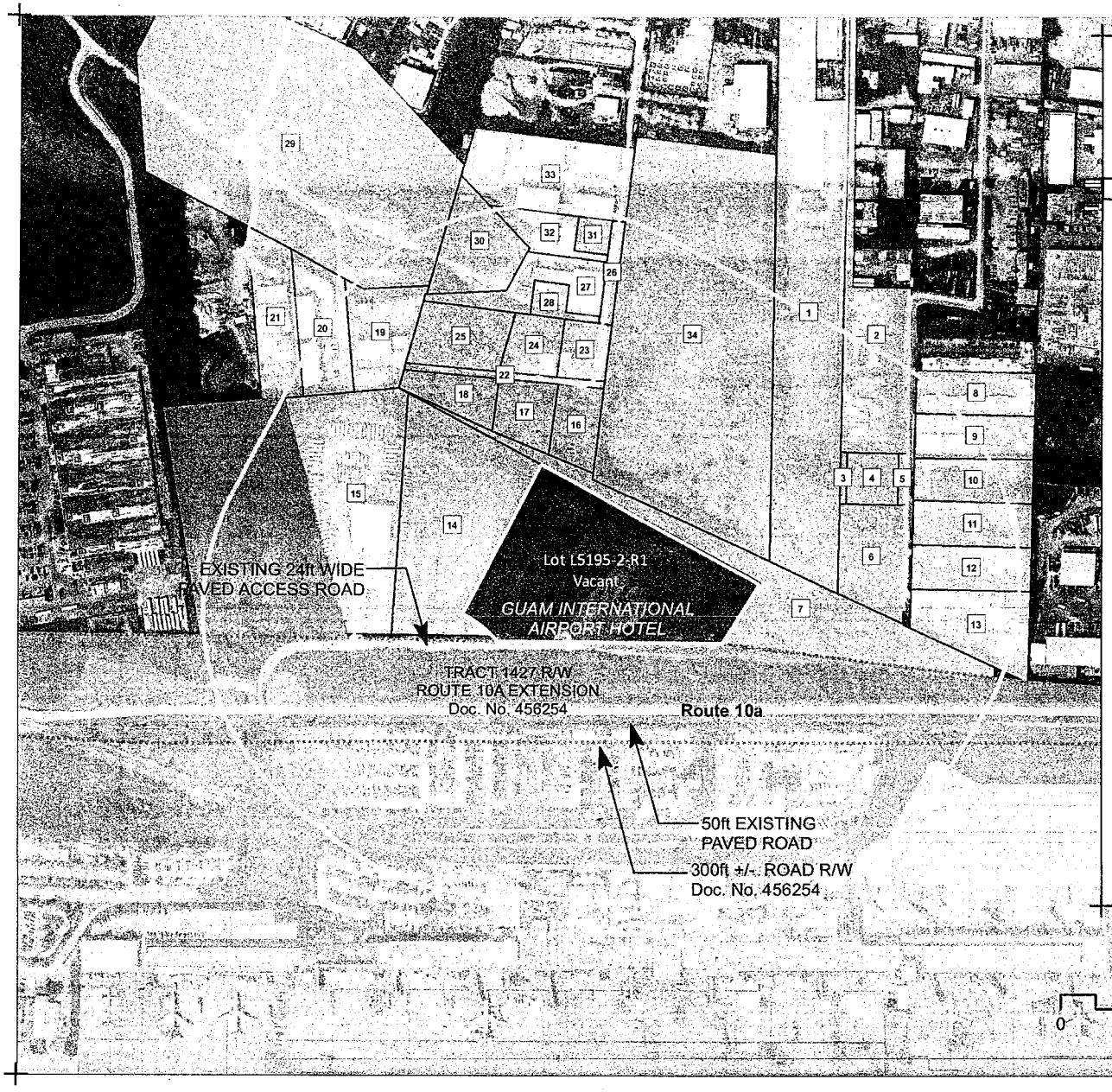
RNK
ARCHITECTURE

PROJECT TITLE
GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE
PROJECT VICINITY
1,000 foot SITE PROXIMITY ZONING

FILE NAME	1K_BUFFER.dwg
DRAWN BY	AARON BURGER
DESIGNED BY	RNK
CHECKED BY	RNK
DATE	AUGUST 23, 2018

DRAWING NUMBER 5. b.



LEGEND

- 750 foot Radius
- Highway
- Street
- GIAA Property

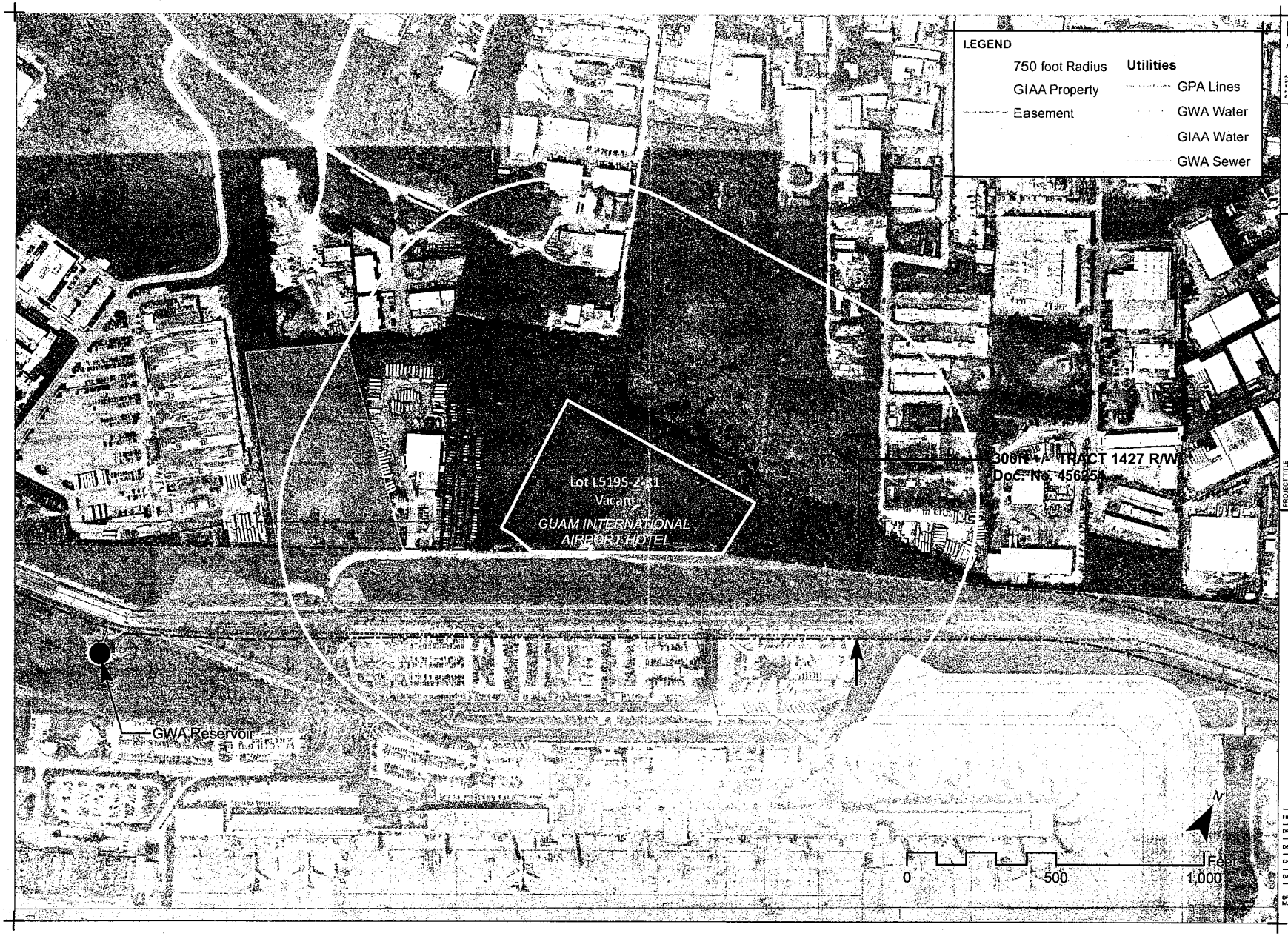
Lot Label	Lot Name	Use
1	L5166-4-1-R4	Light Industrial
2	L5166-4-R1-R12	Light Industrial
3	L5166-4-R1-12-2-R/W	Light Industrial
4	L5166-4-R1-12-3	Vacant
5	L5166-4-R1-12-1-R/W	Light Industrial
6	L5166-4-R1-12-R3	Vacant
7	L5197-R2	Vacant
8	L5166-3-11-NEW-1	Light Industrial
9	L5166-3-11-NEW-R1	Light Industrial
10	L5166-3-13	Light Industrial
11	L5166-3-14	Light Industrial
12	L5166-3-15	Light Industrial
13	L5166-3-R15	Light Industrial
14	L5195-1-NEW-R1	Light Industrial
15	L5195-1-NEW-1	Light Industrial
16	L5166-13	Vacant
17	L5166-14	Vacant
18	L5166-R14	Vacant
19	L5167-R1-R7-NEW	Light Industrial
20	L5167-R1-5-A	Light Industrial
21	L5167-R1-4-REM	Light Industrial
22	L5166-12-R/W	Light Industrial
23	L5166-11-3-NEW	Light Industrial
24	L5166-11-R1	Light Industrial
25	L5166-11-1	Vacant
26	LR/W	Light Industrial
27	L5166-10-R4-NEW	Light Industrial
28	L5166-10-3-NEW	Light Industrial
29	L5167-A	Vacant
30	Harmon Sink	Drainage Esmt
31	L5166-10-1	Light Industrial
32	L5166-10-4	Light Industrial
33	L5166-9	Light Industrial
34	L5166-5-R6-NEW-R4-NEW	Light Industrial

RNK ARCHITECTURE

PROJECT TITLE: GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE: PROJECT VICINITY 750 foot SITE PROXIMITY WITH LOT NUMBERS & USES, EASEMENTS

FILE NAME	750_BUFFER_RNK
DRAWN BY	AARON BURGER
DESIGNED BY	RNK
CHECKED BY	RNK
DATE	AUGUST 20, 2018
DRAWING NUMBER	5. c. (1,2,3)



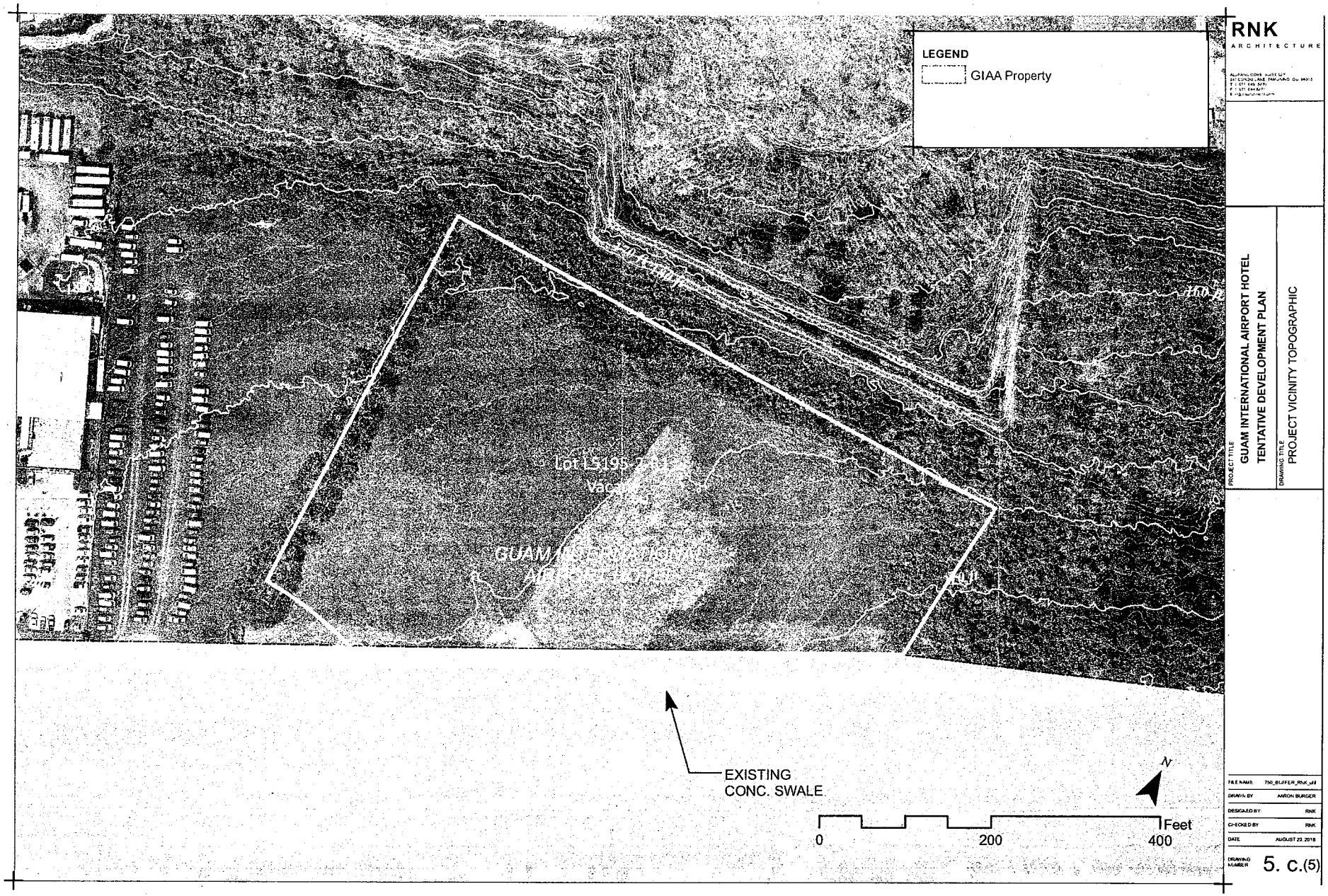
RNK
ARCHITECTURE

PROJECT TITLE
GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE
PROJECT VICINITY
750 foot SITE PROXIMITY UTILITIES

FILE NAME:	750_BUFFER_RNK.sit
DRAWN BY:	AARON BURGER
DESIGNED BY:	RNK
CHECKED BY:	RNK
DATE:	AUGUST 23, 2018

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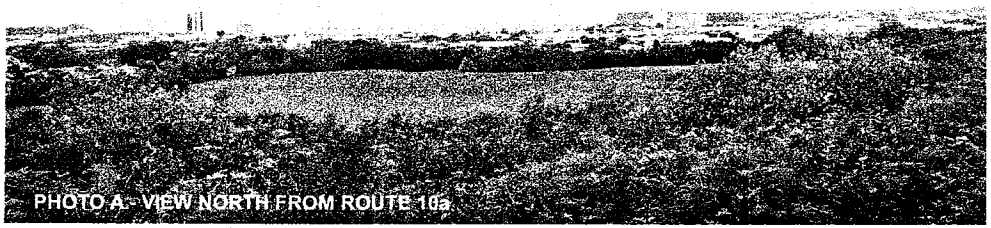
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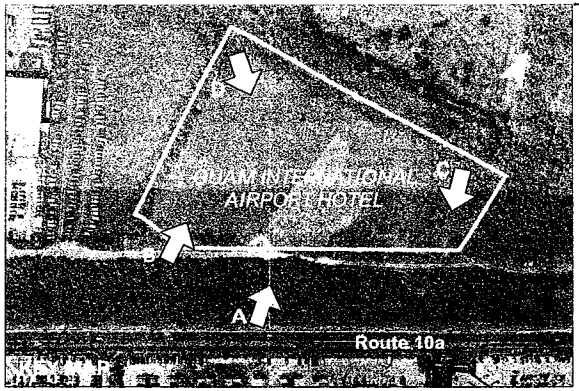
PROJECT TITLE
GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE
PROJECT VICINITY TOPOGRAPHIC

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DATE	AUGUST 23, 2018

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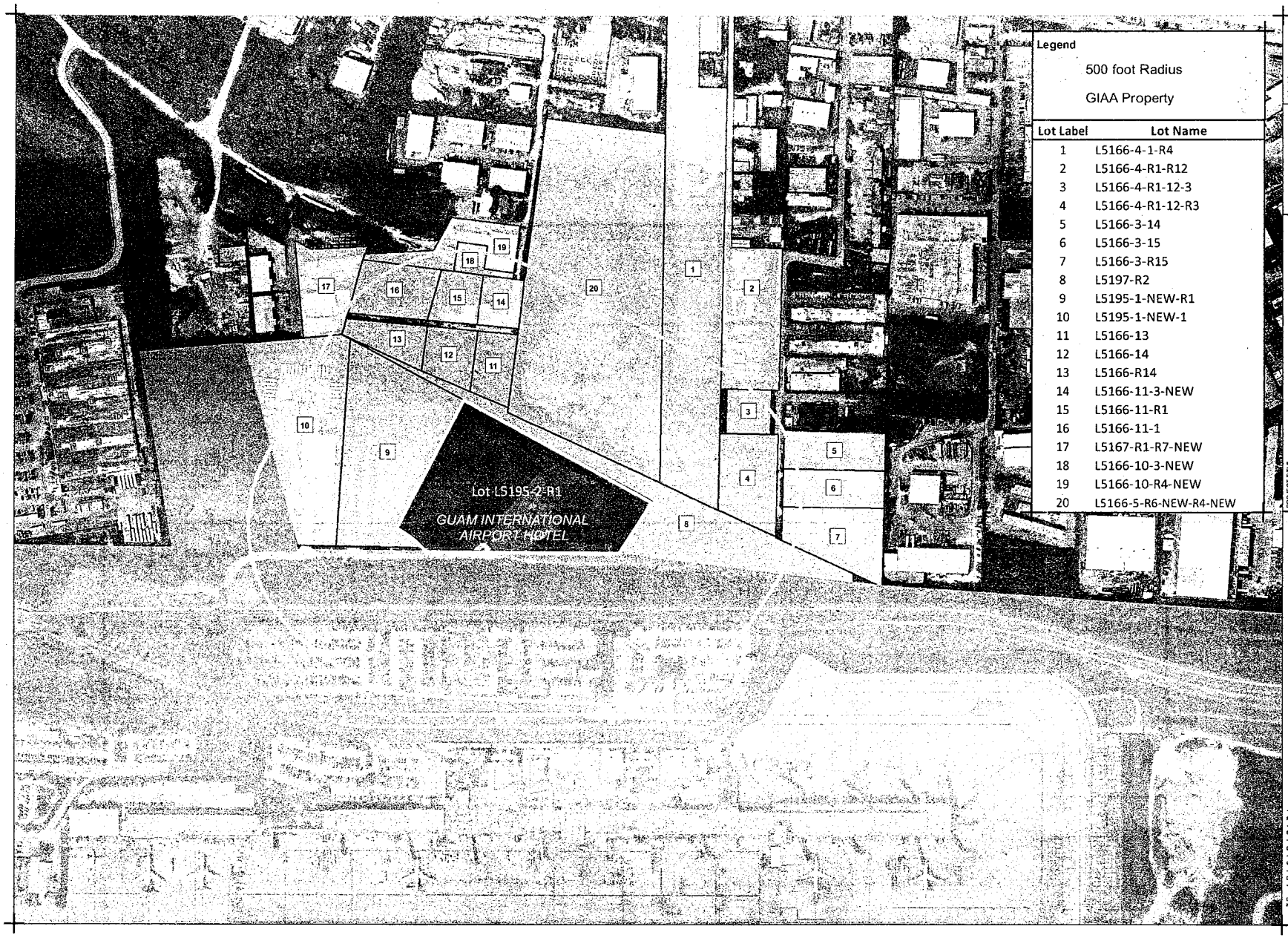
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PROJECT TITLE:
GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE
EXISTING STREET VIEWS

FILE NAME	Site_conditions
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DESIGNED BY:	RNK
CHECKED BY:	RNK
DATE:	AUGUST 23, 2018

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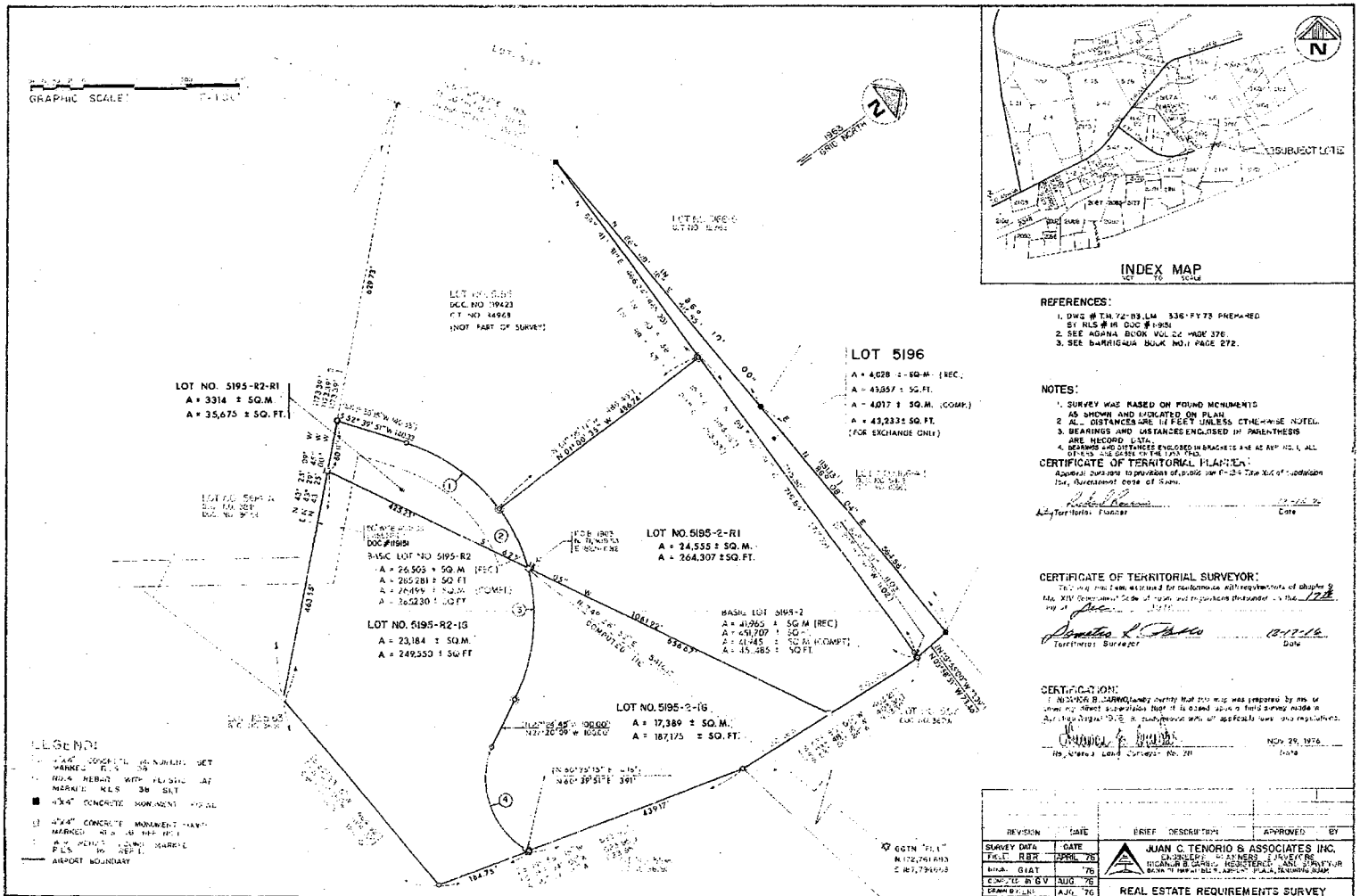
RNK ARCHITECTURE

PROJECT TITLE
GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE
PROJECT VICINITY
500 foot SITE PROXIMITY

FILE NAME:	500_BUFFER_RNK
DRAWN BY:	AARON BURGER
DESIGNED BY:	RNK
CHECKED BY:	RNK
DATE:	AUGUST 23, 2018
DRAWING NUMBER:	5. d.

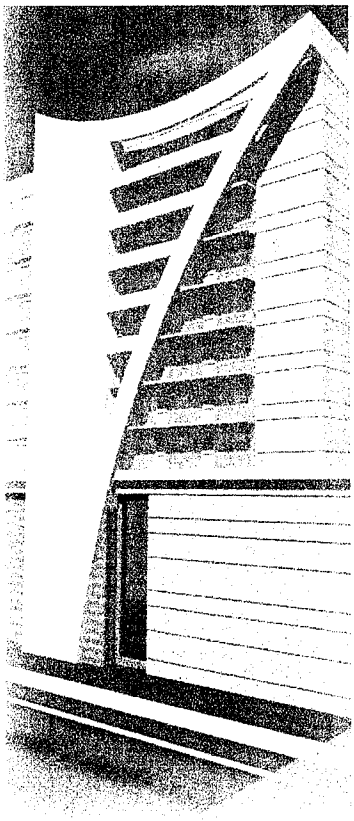
I-037 6 of 16


GRAPHIC SCALE
LOT NO. 5195-R2-R1
A = 3314 ± SQ.M.
A = 35,675 ± SQ. FT.
LOT 5196
A = 4,628 ± SQ.M. (REC.)
A = 49,837 ± SQ.FT.
A = 4,017 ± SQ.M. (COMP.)
A = 43,233± SQ.FT.
(FOR EXCHANGE ONLY)
BASIC LOT 5195-R2
A = 26,503 ± SQ.M. (REC.)
A = 285,281 ± SQ.FT.
A = 26,499 ± SQ.M. (COMP.)
A = 285,230 ± SQ.FT.
LOT NO. 5195-R2-R1
A = 24,555 ± SQ.M.
A = 264,307 ± SQ.FT.
LOT NO. 5195-R2-I6
A = 23,184 ± SQ.M.
A = 249,553 ± SQ.FT.
BASIC LOT 5195-2
A = 41,965 ± SQ.M. (REC.)
A = 451,707 ± SQ.FT.
A = 41,945 ± SQ.M. (COMP.)
A = 45,485 ± SQ.FT.
LOT NO. 5195-2-I6
A = 17,389 ± SQ.M.
A = 187,175 ± SQ.FT.
LEGEND:
AIRPORT BOUNDARY
LOT NO. 5195-2
DOC. NO. 119423
O.T. NO. 44968
(NOT PART OF SURVEY)
DOC. #119151
N 01°00'35" W 1082.00
N 32°39'51" W 1003
N 32°39'51" W 1003
N 01°00'35" W 1082.00
N 32°39'51" W 1003
N 01°00'35" W 1082.00
N 32°39'51" W 1003
N 01°00'35" W 1082.00

RNK

5f

EIA SHORT FORM & BIOLOGICAL SURVEY



Reed & Kim, PLLC

Clear Form

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)
ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)
October 1999

GEPA has developed this EIA form for use by developers proposing projects or land use activities which may pose only insignificant environmental impacts. This form is provided as an alternative to the EIA standard format provided to satisfy the requirements of Executive Order 96-26. If potential environmental impacts and issues are assessed or determined to be significant either by the applicant or GEPA, a more detailed EIA may be required including a thorough presentation and discussion of alternatives as required by the *Guidelines for the Preparation of Environmental Impact Assessments and Statements* (GEPA October 1999).

This EIA format constitutes the minimum necessary assessment and disclosure of potential impacts for a project. This form may also be used as a preliminary scoping guide or checklist in consultation with the Agency.

Case No:_____

Project Title: Guam International Airport Hotel

1. Name, address and business telephone of applicant: Mr. Kevin Shin.
Isana Villa Unit #141 Upper Tumon 96931

2. Name, title and telephone number of representative: RNK Architects
241 Condo Lanem Suite 527 Tamuning, Guam 96913
671-649-5270

3. Name, title and telephone number of EIA document preparer Timothy Chargualaf,
Engineer I. EA Engineering, Science, and Technology Inc., PBC
1001 Army Drive, Suite 103 Barrigada, GU 96913-1402 Phone: 671-646-5231

4. Location of the proposed project: (include tract, block, lot, municipality and a location map) Tamuning, Guam Lot L5195-2-R1. Along Route 10a across the Guam International Airport Authority.

5. Describe the general nature or type of proposed project:
Construction of a hotel with 246 units, hotel amenities, and required parking.

6. Are the following critical environmental factors affected by the proposed project? If yes, describe the impact and state why it would not be significant. If not affected, provide reasons why. If more space is required refer to and attach additional sheets.

a. Groundwater recharge area: Yes, this site is located over the Guam Northern Lens Aquifer and groundwater recharge does occur. The Stormwater Control and Pollution Prevention Plans will specify how stormwater will be contained and treated to meet water quality specifications prior to infiltration. A SWPPP is currently in development for stormwater control and treatment.

b. Watersheds: Yes, the site is located on northern Guam which is considered to be one watershed, the Northern Guam Watershed.

c. Wellhead protection zone: No. There are no wells located in the project area. This is not considered a wellhead protection area. The nearest wellhead is owned by the GIAA and is located approximately 2,600 ft out of the proposed project site (NE). No impacts are anticipated from any phase of this project.

d. Streams, lakes or ponds: No. There are no streams, lakes, or ponds located near the proposed project site.

e. Marine waters: No. No marine waters are located near the vicinity of the proposed project site.

f. Reef flats: No. No reef flats are located near the vicinity of the proposed project site.

g. Pristine forest: No. There is no pristine forest located on or near the proposed project site.

h. Critical habitat area: No. There is no critical habitat located within the proposed project site.

i. Wetlands: No. There are no wetlands located near the vicinity of the proposed project site.

j. Flood hazard area: No. The proposed project site is not located in a flood hazard zone area.

k. Archaeological feature(s) or historical sites: The Guam Dept. of Parks and Rec./Historic Preservation office finds that the proposed project will have no impact on historic propoerties. Any inadvertent discoveries made during construction will be immediately reported to the Guam HPO. Refer to the email correspondence on 05/29/2018 between RNK Architects and the Guam DPR/HPO.

7. Will the project result in any of the following environmental or infrastructure impacts?

a. Production of toxic or hazardous waste: No. Hazardous or toxic waste will not be produced by the proposed construction or operation of the hotel.

b. Dislocation of existing businesses, residents or public areas: No. There are no existing structures or public area located on the proposed project site.

c. Production of air contaminants (temporary or permanent): Yes. The hotel will feature a backup electrical generator that will be used at times of power failure or emergencies. The generator will be sized appropriately as to minimize interruption of services to the hotel. An Air Pollution Control Permit will be obtained from the Guam EPA for each emission unit installed.

8. Will the project require an increase in the requirements for any of the following public services (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/developer proposes contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water: Yes. There will be a large demand for potable water from the public utility to supply each guest and employee of the proposed hotel. The potable water demand for this project is estimated to be 45,990 gal/day. Refer to the water and sewage flow calculations performed by Engineering Services, LLC.

b. Sewage disposal (public system) : Yes. The proposed hotel will connect to the municipal sanitary sewer system. The estimated wastewater production by the hotel is 36,792 gal/day. Refer to the water and sewage flow calculations performed by Engineering Services, LLC.

c. Vehicle traffic: Yes. There is no current traffic flow to and from the project site. The new hotel will bring pedestrian and vehicle traffic, which would consist of cars, vans, trucks, and buses. A traffic

improvement plan is currently in development. This plan will include adjustments to the nearby intersections and lanes, as well as installation of new traffic control devices and street lights.

9. Will clearing and/or grading be required (include the number of acres and a general description of site soil and slope conditions):

Yes. The site has been previously cleared of vegetation. However, construction activities will include site grading and excavation for structural foundations. Approximately 4.13 of the 6.07 acres will be graded and constructed on or paved. Approximately 90% of the project site is comprised of Guam Cobbly Clay Loam, 3-7% slope and 10% of the site consists of Guam Cobbly Clay Loam, 7-15% slope. While majority of the site is cleared and graded an additional 1/2 acre of trees will also be cleared.

10. Will the project utilize an individual waste water disposal system such as septic tank/leaching field system, secondary package treatment system..etc.?)

No. This project shall connect to the municipal wastewater system for wastewater disposal.

11. Will the project include the use of above or below ground storage tanks for fuel or water?

Yes. This project may include an emergency backup power generator with a fuel storage tank.

12. Does the project require permitting, land resources, financial aid or other assistance from the federal government (please provide type of permit, issuing agency, application dates, and contact person)? No. This project is privately funded. No federal involvement will be required for this project.

13. Does the project include any special or unique features that are not covered above?

This project will not have any special or unique features that were not previously addressed in this document.

If preliminary construction drawing, site plans, or related documents are available please provide such as attachments. For more information and assistance you may call GEPA Environmental Planning & Review Division at 475-1662/3

DECLARATION BY APPLICANT

Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environmental impacts. I/we hereby declare a "finding of no significant impact".

Applicant (signature)

07-18-2018
Date

Providing false or misleading information in this assessment may constitute grounds for permit and EIA suspension or disapproval until such time as the applicant or document preparer makes all appropriate amendments or corrections as required by Guam EPA. Statements made in this form are binding for the purpose of environmental protection and the preparer and/or applicant is responsible for the timely implementation of protection and mitigation measures identified. Failure to fulfill stated avoidance, minimization or mitigation measures may also constitute grounds for Agency enforcement actions to the full extent of all applicable environmental regulations and statutes.

GEPA-EPR001 (12/12/96)

EA Engineering, Science, and Technology, Inc., PBC

1001 Army Drive, Suite 103
Barrigada, Guam 96913
Telephone: 671-646-5231
Fax: 671-646-5230

Threatened and Endangered Species Survey Report

1. Objective

The objective of this survey is to identify threatened and endangered species within the site at Lot L5195-2-R for the propo4ed airport hotel.

2. Location

The site is located at Lot L5195-2-R1 in Tamuning, directly across the Guam International Airport Authority (GIAA) parking lot along route 10A.

3. Field Survey

EA Engineering, Science, and Technology, Inc., PBC performed a threatened and endangered species survey at the site of the proposed airport hotel on June 14, 2018. The survey consisted of walking meandering transects throughout the entire perimeter of the site. The interior of the site was previously cleared of vegetation and is currently comprised of grass fields that are regularly mowed and maintained. Therefore, meandering within the interior of the site was unnecessary. Table 1 lists the flora and fauna identified on the survey footprint at the site.

Table 1. List of Flora and Fauna Identified at Lot L5195-2-R1

Flora		Fauna	
Common Name	**Species**	**Common Name**	**Species**
Custard Apple	*Annona reticulata*[2]	Greater banded hornet	*Vespa tropica*[2]
Romerillo	*Bidens alba*[2]		
Papaya	*Carica papaya*[2]		
Ironwood	*Casuarina equisetifolia*[2]		
Alabama swamp flatsedge	*Cyperus ligularis*[2]		
Dragon tree	*Dracaena marginata*[2]		
Flagellaria	*Flagellaria indica*[2]		
White leadtree	*Leucaena leucocephala*[2]		
Indian mulberry	*Morinda citrifolia*[2]		
Scaly swordfern	*Nephrolepis hirsutula*[1]		
Neisosperma	*Ochrosia oppositifolia*[1]		
Tahitian screwpine	*Pandanus tectorius*[1]		
Arrocillo	*Paspalum paniculatum*[2]		
Fetid passionflower	*Passiflora foetida*[2]		
Corkystem passionflower	*Passiflora suberosa*[2]		
Premna	*Premna obtusifolia*[2]		
Sea hibiscus	*Talipariti tiliaceum*[2]		

EA Engineering, Science, and Technology, Inc., PBC

1001 Army Drive, Suite 103
Barrigada, Guam 96913
Telephone: 671-646-5231
Fax: 671-646-5230

Flora (continued)		Fauna	
Common Name	Species	Common Name	Species
Limeberry	*Triphasia trifolia*[2]		
Pruski Bay Biscayne creeping-oxeye	*Wedelia trilobata*[2]		

1 Native species to Guam, 2 Non-native species to Guam

4. Report Summary

No threatened or endangered species were encountered in the survey footprint. A siting of the invasive *Vespa tropica* was noted. However, no nests were identified.

EA Engineering, Science, and Technology, Inc., PBC

1001 Army Drive, Suite 103
Barrigada, Guam 96913
Telephone: 671-646-5231
Fax: 671-646-5230

Appendix A. Photograph Log



Photo 1. Perimeter at north end of Lot L5195-2-R



Photo 2. Perimeter at north end of Lot L5195-2-R



Photo 3. Perimeter at north end of Lot L5195-2-R



Photo 4. Perimeter at east end of Lot L5195-2-R

ESTIMATED ELECTRICAL LOADS

STORMWATER CALCULATIONS

DOMESTIC WATER & WASTEWATER UTILITIES CALC.

TRAFFIC IMPACT ASSESSMENT

(5g2) INFRASTRUCTURE ASSESSMENT

(5g1) ARCHAEOLOGY DPR CORRESPONDENCE

5g

Print | Close Window

Subject: Re: RFA 707 RNK Architects
From: Russell Kanai <russell.kanai@dpr.guam.gov>
Date: Tue, May 29, 2018 11:01 am
To: rr@rnkarchitects.com
Cc: "Jose U. Garrido" <jose.garrido@dpr.guam.gov>

Hi Mr. Reed,

We have reviewed your request and find that your project will not have an impact on historic properties. We will only require that during the construction phase and you find inadvertent discoveries then you'll be required to contact our office. We will be sending our formal position statement in response to your GLUC Application.

Contact our office if you have any questions. My number is 475-6270.

Thank you,
Russell Kanai

On Thu, May 17, 2018 at 4:04 PM, <rr@rnkarchitects.com> wrote:

> Mr Kanai,
>
> Signed RFA Form 707 from RNK architects.
>
> Thank You.
>
> Richard Reed, AIA
> Principal
> RNK Architects
> 241 Condo Lane, Suite 527
> Tamuning, GU 96913
> Tel: (671) 649-5270
> Fax: (671) 649-5271
> rr@rnkarchitects.com

--
Russell Kanai
Historic Preservation Specialist II
Guam Historic Resources Division
Department of Parks and Recreation
490 Chalan Palasyo, Agana Heights, 96910
1-671-475-6270 / 6270 / Fax: 671-477-2822
www.historicguam.org

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GOVERNMENT OF GUAM
DEPARTMENT OF PARKS AND RECREATION
DIPATTAMENTON PLASET YAN DIBUETSION

REQUEST FOR ASSISTANCE AND SERVICE

Accountability of Department resources is crucial to our mission. Depending on the nature of the request, available resources, project and program priorities, your request may not be fully addressed. This request form is for non-routine services. Routine services are required services that the Department provides as part of its mandated mission and functions. To expedite each request, it is important that the Requestor complete all items. Yu'os Ma'ase'.

Contact the appropriate Department sections if you need information or help in completing this request form.

Fax: Administration and Parks: 477-0997	Administration: 475-6296/97	Paseo Stadium: 477-8279/80
Fax: Historic Preservation: 477-2822	Parks Administration: 475-6288/89	Agana Swimming Pool: 472-8718
Fax: Recreation: 637-0308	Guam Historic Resources Division: 475-6294/95	Guam Sports Complex: 633-2521
		Northern Regional Pool Center: 637-7665

1. Date of Request: _May 18, 2018

2. Requesting Dept/Etc.: _____SHPO_____

3. Name of Entity Representative Responsible For This Request:
_Richard Reed, Architect RNK Architects

4. Representative's Contact Numbers (Telephone/Fax/Radio/Other), and E-Mail Address:
__649 5270 ofc 988 7517c rr@rnkarchitects.com

5. Check and Specify Applicable Request(s). (If needed use continuation space below):

___ Document(s); Specify: _____

___ Written Information Regarding: _____

___ Park Assistance/Service; Specify: _____

___ Recreation Assistance/Service; Specify: _____

__x_ Historic Preservation Assistance/Service; Specify: _archaeological site significance__

___ Other Assistance/Service; Be Specific: _____

6. Continuation: Please be very specific in your request. Consider the following questions: What are you requesting? When is your request needed? Who (if any) in the Department of Parks and Recreation did you contact regarding your request?

__Attn Mr Russell Kanai Per the attached aerial map RNK is preparing Lot #5195-2-R1 Tiyan@24,555 sq m. for a GLUC review for a 250 unit airport hotel. The site is on a limestone bluff to the north of Route 10a across from the GIAA main parking lot. Darlene Moore surveyed the Home Depot lot located to the west on the same bluff and found no archaeological significance. Lot # 5915-1New-R1@ 17,317 sq m. is currently under construction with no archaeological requirements. We ask for a meeting to discuss the archaeological requirement/opinion on the proposed property._____

_____

7. Signature of Individual/Agency/Dept. Representative Responsible for this Request: Sign only if form is submitted by fax machine or completed at the Department.
PrintName/Sign/Date R REED 5.17.18

DPR Office Use: Approved action, task, activity, or other:_____

_____

Approved by DPR Staff: Print/Sign/Date:_____

Electronic Form Feb 2011

Report

For

Assessment of Existing and Proposed Infrastructures

Guam Airport Hotel, Barrigada, Guam
Lot No. 5195-2-R1

Prepared for:

RNK Architecture

Prepared by:

ASC Engineers, Inc.
Civil & Structural Engineering | Construction Management

PO Box 11432, Yigo, Guam 96929

August 23, 2018

Doc. No. 34GL-18-2632.

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1. Introduction and Objectives

ASC Engineers, Inc. was commissioned by Reed & Kim, PLLC (RNK Architecture), to provide civil engineering support services for its proposed 246-unit Hotel located in Barrigada, Guam. The proposed project will be built on Lot No. 5195-2-R1 which is located across Route 10A from Guam International Airport Authority (GIAA).

The main objective of this assessment includes the following:

a. Determine the condition of existing infrastructures near the proposed development.
b. Determine additional traffic generated by the development and assess the adequacy of existing roads and intersections to accommodate this additional traffic. Provide a feasible solution, as necessary, to mitigate any adverse impact of additional traffic.
c. Determine the anticipated additional domestic water and wastewater demands required for the proposed development.
d. Determine the anticipated post development stormwater run-off and provide recommendation on how to manage the excess runoff from the predevelopment condition.
e. Coordinate with Guam Waterworks Authority (GWA), Guam Department of Public Works (DPW), Guam Power Authority (GPA), Guam International Airport Authority (GIAA), and Guam Environmental Protection Agency (GEPA) to determine not only the existing utility conditions but also any proposed infrastructure improvements that these agencies have planned or being planned near the proposed project. Any information gathered from these agencies will be incorporated into our recommendations.

2. General Project Description

The proposed project is hotel building which includes indoor and outdoor amenities, offices, retail spaces, and support facilities. The building will be 11-stories tall with a total of 246 guest rooms. Amenities such as swimming pools, lounge, retails spaces, and offices will be located at the first three floors. Support facilities such as the Back of House will be in an Annex building. Ample amount of parking spaces will be provided on the northwest side of the property.

3. Traffic Impact Assessment

Traffic Impact Assessment was performed to estimate the expected amount of additional traffic that will be generated due to the construction of the project. The proposed site is accessible through the north leg of 10A/Sunset Boulevard intersection. This intersection is being assessed considering that it is the only intersection that directly connects to the proposed development. The assessment intends to determine if the overall traffic volume/capacity ratio of the post-development condition will be within acceptable levels.

A software called "Online Traffic Impact Study Software" or OTISS was used to create a model of the Study Area, calculate the trip generation, and perform network analysis. The software uses the guidelines developed by Institute of Transportation Engineers (ITE). Refer to Figure 1 and Table 1 for the Study Area used in this Traffic Impact Assessment.

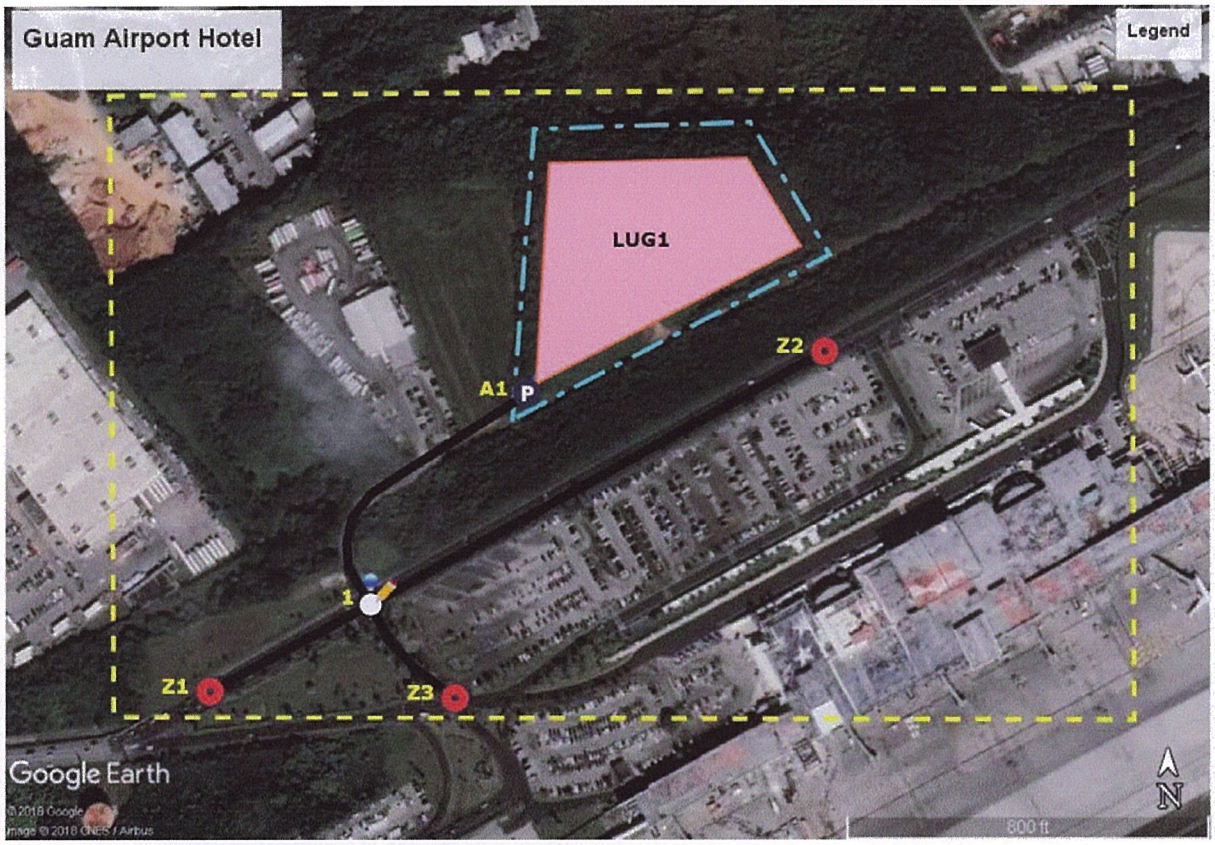


Figure 1 – Traffic Impact Analysis Study Area Map

Table 1 - Description of Traffic Study Area Components

Components	Description
LUG1	Proposed Guam Airport Hotel
1	Intersection Route 10A, E. Sunset Blvd. and Access Road from site
A1	Project Parking Area
Z1	Zone leading to Tamuning Area
Z2	Zone leading to Barrigada – Dededo Area
Z3	Zone leading to Airport - Tiyan

ASC Engineers, Inc. performed actual traffic counts on the existing intersections designated as component "1". The dates and time of field traffic count were shown in Table 2.

Table 2 - Traffic Count Schedule

Node No.	Scenario	Day	Time
No. 1	Weekday AM Peak	Tuesday, July 10, 2018	7:00 AM to 8:00 AM
No. 1	Weekday PM Peak	Tuesday, July 10, 2018	5:30 PM to 6:30 PM

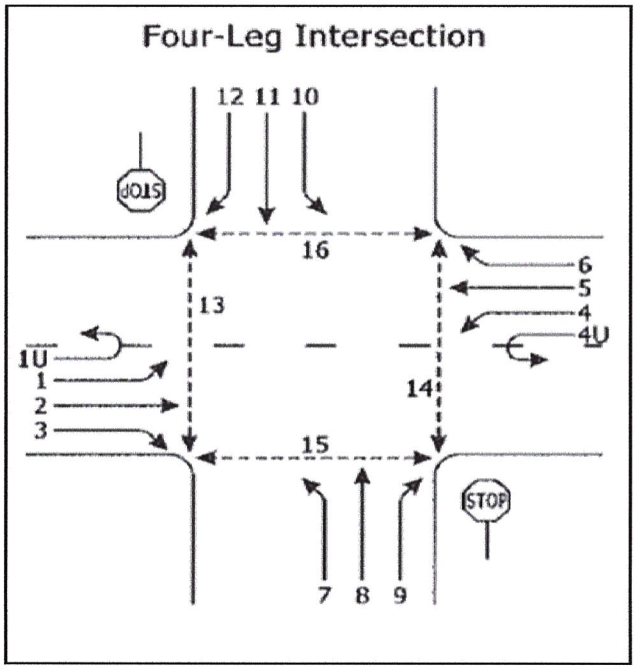


Figure 2 - Traffic Movement Designation

Figure 2 indicates the various traffic movement in an intersection. The numbers obtained from actual traffic count were entered into the OTISS as part of the existing conditions. Existing traffic at all intersections being analyzed were recorded and tabulated in Table 3.

Additional volume of traffic before and after the completion of proposed development were generated using the OTISS program for each traffic movement and were also summarized in Table 3. Using the total traffic generated, the Critical Lane Volume (CLV) at each intersection was determined using a spreadsheet called "Capacity Analysis for Planning of Junctions (CAP-X) which was developed based on the procedures and worksheets in accordance to Highway Capacity Manual (HCM). CAP-X was developed by Federal Highway Administration

(FHWA) and disseminated under the sponsorship of U.S. department of Transportation (US DOT).

CAP-X determines the CLV for various types of intersections and compare it to the maximum CLV which is normally 1600 vehicles per hour (veh/h). In our case, the intersections can be considered as a conventional shared right lane intersection. The ratio of Volume/Capacity (v/c) for each scenario is tabulated in Table 3. It is noted that the current geometry of the intersection is not sufficient to provide an acceptable Level of Service (LOS) for the current traffic flow. Obviously, any additional traffic from the proposed project would negatively impact the traffic congestion in the intersection. However, it is important to note that there is an improvements being planned for this intersection to mitigate the current unstable operation conditions. Improvements include widening the road right of way to accommodate additional lanes thereby increasing capacity of the intersection.



Figure 3 – Proposed Pedestrian Bridge and Crosswalk from Airport to Hotel.

Table 3 - Summary of Volume-Capacity Ratios

Intersection No. 1 – Weekday A.M. Peak						
Movement	From/To	Existing Traffic	Opening Traffic	V/C Ratio Existing	V/C Ratio Opening	V/C Mitigated
1	Z1-1	24	49	1.07	1.25	0.95
2	Z1-1	524	556			
3	Z1-1	3	3			
4	Z2-1	346	367			
5	Z2-1	907	963			
6	Z2-1	26	82			
7	Z3-1	283	300			
8	Z3-1	8	21			
9	Z3-1	166	176			
10	A1-1	9	56			
11	A1-1	73	90			
12	A1-1	44	66			
Intersection No. 1 – Weekday P.M. Peak						
Movement	From/To	Existing Traffic	Opening Traffic	V/C Ratio Existing	V/C Ratio Opening	
1	Z1-1	21	45	1.01	1.16	0.94
2	Z1-1	832	883			
3	Z1-1	2	2			
4	Z2-1	300	318			
5	Z2-1	564	599			
6	Z2-1	13	68			
7	Z3-1	397	421			
8	Z3-1	10	24			
9	Z3-1	338	359			
10	A1-1	9	56			
11	A1-1	42	57			
12	A1-1	46	68			

Notes:

1. *Existing condition denotes pre-development condition.*
2. *Opening condition denotes post-development condition.*
3. *Mitigated condition denotes post-development condition with additional southbound right-turn lane*

We acknowledge that these improvements will not be in place by the time that the proposed project opens. In this regard, we are looking for an interim solution to offset the negative impact of additional volume of traffic generated from the hotel with a goal of

providing a condition that matches or even better than the current condition as shown in the last column of Table 3.

It is anticipated that some of the hotel guest would walk directly from the airport to the hotel and vice versa. In this regard, a pedestrian bridge is proposed connecting the hotel to the airport near road from the Arrival Area. A safe pedestrian pathway will be provided which includes, a sidewalk, crosswalk and pedestrian traffic light, among others. Final design of these features will be done during the final design stage of the project. See Figure 3 for the proposed location of pedestrian bridge and crosswalk.

Refer to Appendix A for more details regarding traffic impact assessment calculations and summary tables

4. Domestic Water Utilities

ASC Engineers, Inc. gathered information regarding the existing water and sewer lines surrounding the project site. Barrigada is centrally located and contains a mixture of commercial, institutional, residential and other activities. Apparently, water and sewer infrastructures are mostly available within the vicinity of the proposed project. Based on the GIS data obtained from GWA, there exist a 10-inch line along E. Sunset Blvd. and a 20-inch line along Route 10A. As-Built drawings obtained from GIAA indicates that these two GWA waterlines are being connected by another line along Route 10A up to E. Sunset Blvd. herein referred to as "GIAA Water". A new waterline can be tapped from these existing lines towards the project.

According to *28 GAR § 2103, General Conditions and Service Limitations, paragraph (l),* GWA shall maintain a standard water delivery pressure range of a minimum 20 pounds per square inch (psi) to a maximum 90 psi at the customer's meter. Considering the height of the hotel, upper floors may experience low water pressure and GWA may not guarantee to be able to provide adequate water supply at upper floors for domestic and fire flow demand in the event of fire. An onsite water tank and pump will be provided, if necessary, to address the demands on the upper floors and fire flow. Timing and frequency of pumping operations will be coordinated with GWA to ensure that the pumping operation does not drastically affect the water pressures on the surrounding consumers.

It is important to note that GWA is continuously working on their end to enhance the overall island-wide water system in order to efficiently provide their customers enough

supply of water with sufficient residual pressures not only on the project vicinity but also for the entire island of Guam.

Refer to Appendix B for calculations of estimated domestic water demand for the project.

5. Wastewater Utilities

Wastewater demand from the proposed development is assumed to be 90% of the domestic water demand. Based on the GIS information obtained from a GWA, there exist 10-inch sewer line along Route 10. However, the project is situated on a relative lower ground elevation. A sewer collection system will be provided within the project which will be consist of new man holes and sewer lines where the laterals from the hotel may be connected. Then this new sewer system will be connected to a lift station that will pump the wastewater to a new terminating manhole prior to connection to the existing manhole.

Refer to Appendix B for calculations of estimated domestic water demand for the project.

6. Site Grading and Stormwater Management

Information obtained from GIS was used to generate existing ground elevation contour lines to have a better understanding of the existing terrain and stormwater patterns. It was noted that the existing topography on site slopes down from east to west.

Grading design was not carried as part of this study but when the final design will be done, the site grading will be designed in such a way that the volume of earthworks will be minimized as much as possible. Volumes of cut and fill shall be balanced to the maximum extent possible to avoid excessive importation of off-site fill materials or hauling of excess soil.

Grading design will also take into consideration the stormwater management. Low-Impact Development (LID) and Best Management Practices (BMP) will be considered so that the natural drainage pattern will be maintained as much as possible. Structural stormwater best practices management (BMPs) will be designed to remove 80% of the average annual post development total suspended solids (TSS) load and match the pre-development infiltration rates as possible.

The project will generate stormwater runoff because more than half of previously pervious ground surface will be replaced by impervious surfaces such asphalt pavement, parking pavement, roof, and other hardscapes. These stormwater run-off will be conveyed to a

number of percolation chambers to be built on the parking areas. Conveyance system will be a surface flow, catch basin and pipes, channels or a combination of these features whichever is more applicable to each area.

The percolation chamber would allow retention of water-quality and recharge volumes required by Guam EPA prior to being completely infiltrated back to the ground water. Refer to Appendix C for preliminary drainage calculations.

All BMPs will be designed to comply with the requirements of CNMI/Guam Stormwater Management Manual, 2006.

7. Power Utilities

GPA anticipates a growing need for electricity for the whole island of Guam. It is GPA's mission to provide reliable electric services efficiently and economically to all its existing and future customers. In this regard, GPA had been seeking and implementing alternative renewable sources of energy including a solar farm in Talofofo and a wind turbine at the cross-island road near the proposed project. Refer to Appendix D for estimated electrical loads.

8. Conclusion and Recommendations

In consideration of the findings, observations, and discussions above, ASC Engineers, Inc. hereby conclude that the existing infrastructures with minimal improvements will be able to support the requirements of the proposed project.

Considering that the intersection improvements planned by DPW to mitigate the current poor conditions won't be in place before the project opens, it is recommended to provide an interim solution to accommodate the negative impact of the proposed project by adding a southbound right-turn on Sunset Boulevard north of Route 10A (from hotel).

9. Limitations and Exclusions

This report is based on available data provided by the owners as well the information gathered from GPA, GEPA, GWA and DPW. The domestic water and wastewater design/analysis is conceptual in nature and may change during the final design. Neither the observation, evaluation, nor the recommendations are intended to cover mechanical, electrical, geotechnical, environmental, pest control, or architectural features.

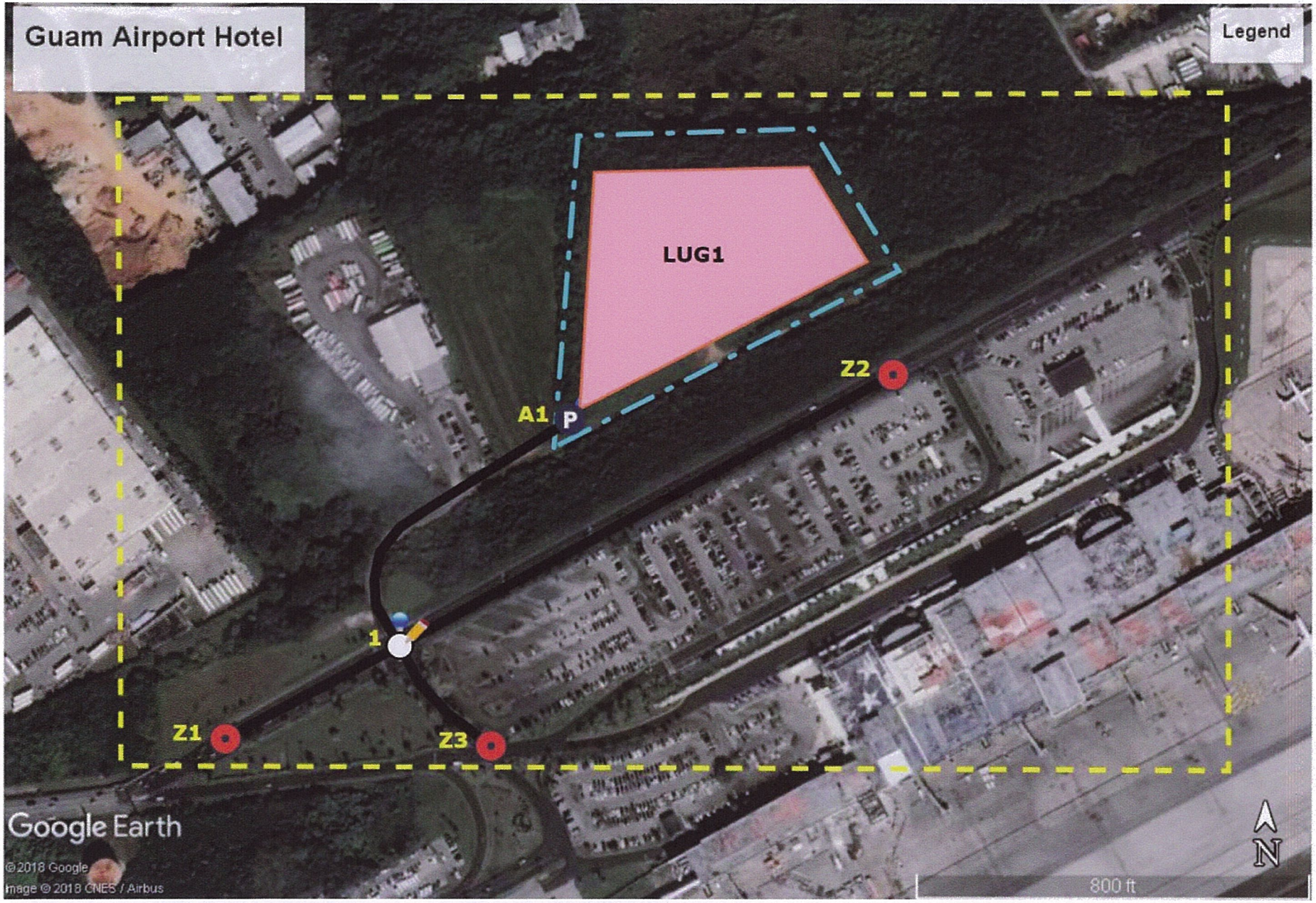
This report was prepared for the exclusive use of RNK Architecture. Services were performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

10. Appendix

Appendix A – Traffic Impact Assessment
Appendix B – Domestic Water and Wastewater Utilities Calculations
Appendix C – Stormwater Calculations
Appendix D – Estimated Electrical Loads

Appendix A

Traffic Impact Assessment



TRAFFIC STUDY AREA

PROJECT INFORMATION

Project Name:	Guam Airport Hotel
Project No:	
Date:	7/10/2018
Type of Project:	Hotel
Clients Name:	Reed & Kim, PLLC
Phase of Development:	1
Measurement:	Imperial
Analysis Region:	Guam
Built-up Area:	
User Groups:	
Country:	United States of America
Consulting Company:	ASC Engineers, Inc.
State/Province:	Guam
City:	
ZIP/Postal Code:	96929
Analyst Name:	Aquilino S. Cabrias, Jr., PE

SCENARIO INFORMATION

Scenario Name:	Scenario - 1 Weekday AM Peak
Development Phase:	1
Horizon Year:	2023
User Group:	General
Time Period:	Weekday, AM Peak Hour of Generator
Notes:	

GENERATED TRIPS

BASELINE SITE MODAL TRIPS

LandUse	Mode	Entry	Exit	Total
310 - Hotel	Vehicle	74	63	138
Total		74	63	138

BASELINE SITE PERSON TRIPS

LandUse	Entry	Exit	Total
310 - Hotel	157	133	290
Total	157	133	290

STUDY SITE MODAL TRIPS

LandUse	Mode	Entry	Exit	Total
310 - Hotel	Walk	8	7	14
	Car	74	63	138
Total		82	70	152

STUDY SITE PERSON TRIPS

LandUse	Entry	Exit	Total
310 - Hotel	157	133	290
Total	157	133	290

EXTERNAL MODAL TRIPS

LandUse	Mode	Entry	Exit	Total
310 - Hotel	Walk	8	7	14
	Car	74	63	138
Total		82	70	152

EXTERNAL PERSON TRIPS

LandUse	Entry	Exit	Total
310 - Hotel	157	133	290
Total	157	133	290

INTERNAL MODAL TRIPS

LandUse	Mode	Entry	Exit	Total
310 - Hotel	Walk	0	0	0
	Car	0	0	0
Total		0	0	0

INTERNAL PERSON TRIPS

LandUse	Entry	Exit	Total
310 - Hotel	0	0	0
Total	0	0	0

ON-ROAD PASS-BY PCE TRIPS

LandUse	Entry	Exit	Total
310 - Hotel	0	0	0
Total	0	0	0

ON-ROAD NON-PASS-BY PCE TRIPS

LandUse	Entry	Exit	Total
310 - Hotel	89	76	165
Total	89	76	165

TURNING VOLUMES

AIRPORT INTERSECTION (1)

CONDITIONS	from Hotel - SB (A1-1)				from Tamuning - EB (Z1-1)			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Condition	0	9	73	44	0	24	524	3
Background Traffic (No-build)	0	10	78	47	0	26	556	3
Opening Condition (Build)	0	56	90	66	0	49	556	3
Development Traffic	0	46	12	19	0	23	0	0
Pass-by Trips	0	0	3	2	0	1	22	0

CONDITIONS	from Barrigada - WB (Z2-1)				from Maite - NB (Z3-1)			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Condition	0	346	907	26	0	283	8	166
Background Traffic (No-build)	0	367	963	28	0	300	8	176
Opening Condition (Build)	0	367	963	82	0	300	21	176
Development Traffic	0	0	0	54	0	0	13	0
Pass-by Trips	0	14	38	1	0	12	0	7

Capacity Analysis for Planning of Junctions

Input Worksheet

Project Name:	*Guam Airport Hotel*
Project Number:	*2018-43*
Location	*Intersection No. 1, AM Peak (Pre Development)*
Date	July 10, 2018

Traffic Volume Demand

	Volume (Veh/hr)				Percent (%)	
	U-Turn	Left	Thru	Right	Truck	Volume Growth
Eastbound	0	24	524	3	10.00%	0.00%
Westbound	0	346	907	26	10.00%	0.00%
Southbound	0	9	73	44	10.00%	0.00%
Northbound	0	283	8	166	10.00%	0.00%
Adjustment Factor	0.80	0.95		0.85		
Suggested	**0.80**	**0.95**		**0.85**		
Truck to PCE Factor				**Suggested = 2.00**	2.00	
Critical Lane Volume				1600		

Equivalent Pasenger Car Volume

	Volume (Veh/hr)			
	U-Turn	Left	Thru	Right
Eastbound	0	26	576	3
Westbound	0	381	998	29
Southbound	0	10	80	48
Northbound	0	311	9	183

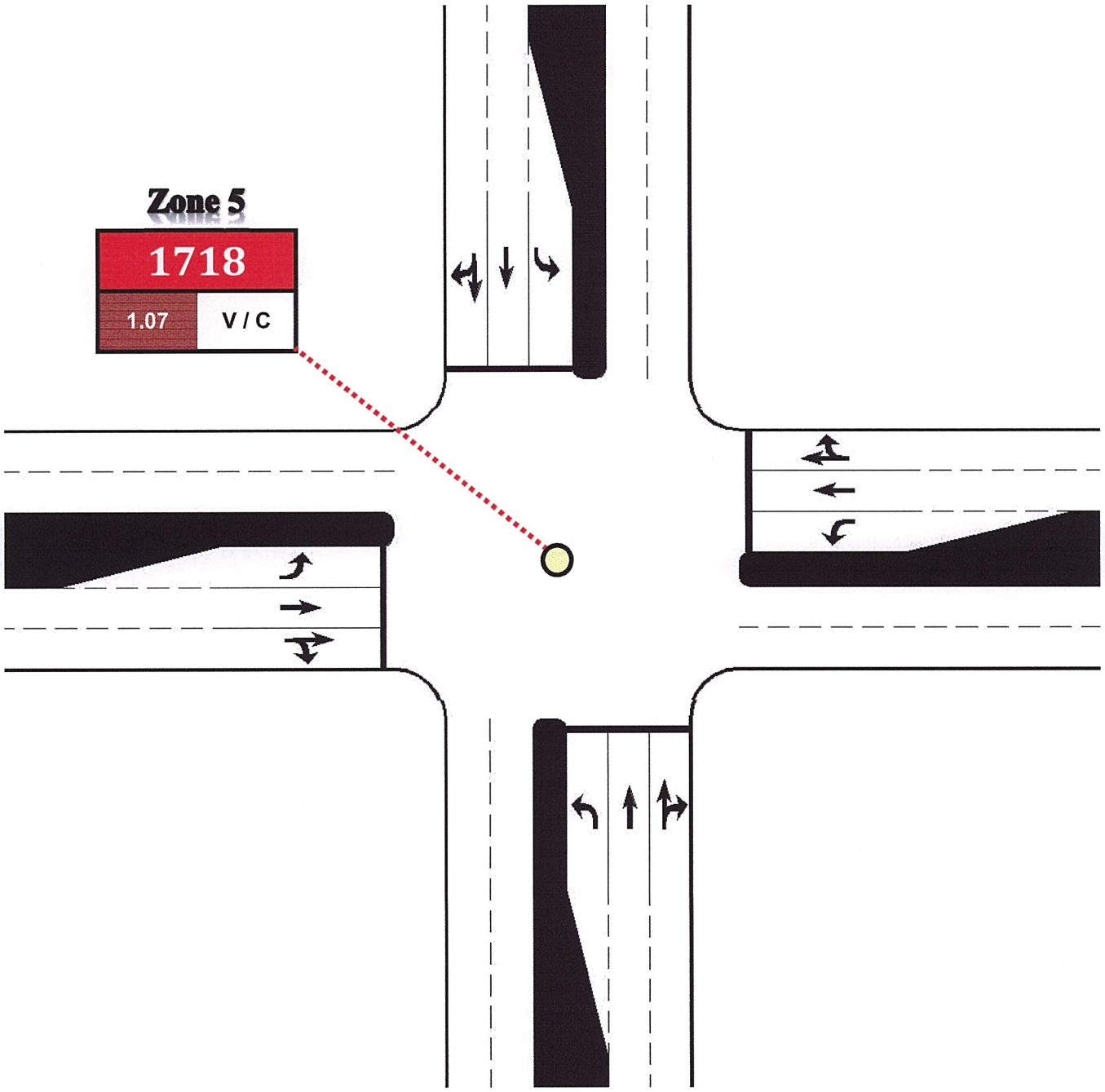
Notes:	
Left-Turn Adjustment Factor	*Conversion of left-turning vehicles to equivalent through vehicles*
Right-turn Adjustment Factor	*Conversion of right-turning vehicles to equivalent through vehicles*
U-turn Adjustment Factor	*Conversion of U-turning vehicles to equivalent through vehicles*
Truck to PCE Factor	*1 truck = X Passenger Car Equivalents*
Critical Lane Volume Sum Limit	*Saturation Value for Critical Lane Volume Sum at an intersection*

Conventional Shared RT LN

Design and Results

Project Name:	*Guam Airport Hotel*
Project Number:	*2018-43*
Location	*Intersection No. 1, AM Peak (Pre Development)*
Date	July 10, 2018

Critical Lane Volume Sum			
< 1200	1200 - 1399	1400 - 1599	≥ 1600
VOLUME / CAPACITY RATIO:		**1.07**	



Note: This diagram does not reflect the actual lane configuration of the Intersection

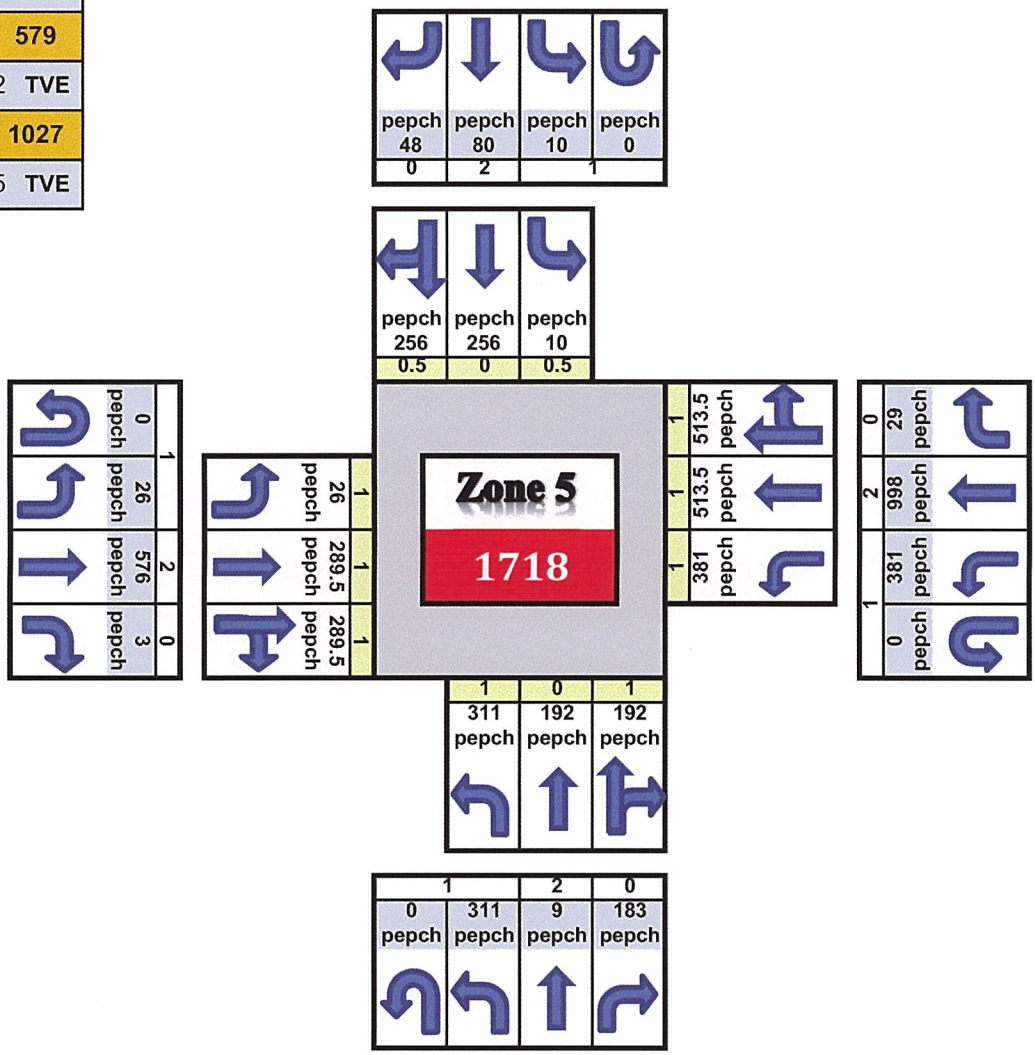
Capacity Analysis for Planning of Junctions

Conventional Shared RT LN

Data Input and Configuration

LT EQ		
SB	Opposing Traffic	192
	1 LT =	1 TVE
NB	Opposing Traffic	128
	1 LT =	1 TVE
WB	Opposing Traffic	579
	1 LT =	2 TVE
EB	Opposing Traffic	1027
	1 LT =	5 TVE

4-Phase with protected left turn



Back to Results

Capacity Analysis for Planning of Junctions

Input Worksheet

Project Name:	*Guam Airport Hotel*
Project Number:	*2018-43*
Location	*Intersection No. 1, AM Peak (Post Development)*
Date	July 10, 2018

Traffic Volume Demand

	Volume (Veh/hr)				Percent (%)	
	U-Turn	Left	Thru	Right	Truck	Volume Growth
Eastbound	0	49	556	3	10.00%	0.00%
Westbound	0	367	963	82	10.00%	0.00%
Southbound	0	56	90	66	10.00%	0.00%
Northbound	0	300	21	176	10.00%	0.00%
Adjustment Factor	0.80	0.95		0.85		
Suggested	**0.80**	**0.95**		**0.85**		
Truck to PCE Factor				**Suggested = 2.00**	2.00	
Critical Lane Volume				1600		

Equivalent Pasenger Car Volume

	Volume (Veh/hr)			
	U-Turn	Left	Thru	Right
Eastbound	0	54	612	3
Westbound	0	404	1059	90
Southbound	0	62	99	73
Northbound	0	330	23	194

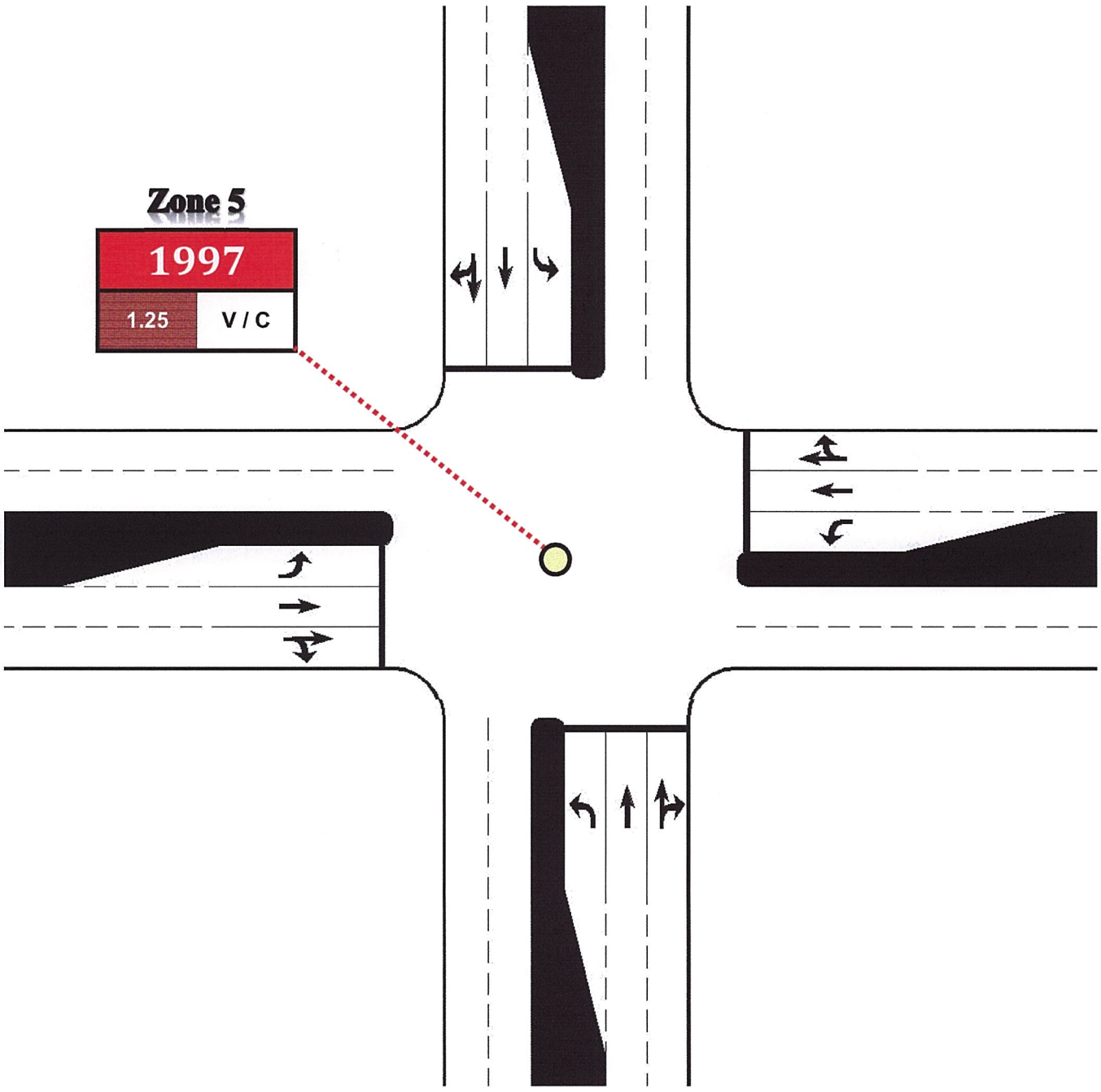
Notes:	
Left-Turn Adjustment Factor	*Conversion of left-turning vehicles to equivalent through vehicles*
Right-turn Adjustment Factor	*Conversion of right-turning vehicles to equivalent through vehicles*
U-turn Adjustment Factor	*Conversion of U-turning vehicles to equivalent through vehicles*
Truck to PCE Factor	*1 truck = X Passenger Car Equivalents*
Critical Lane Volume Sum Limit	*Saturation Value for Critical Lane Volume Sum at an intersection*

Conventional Shared RT LN

Design and Results

Project Name:	*Guam Airport Hotel*
Project Number:	*2018-43*
Location	*Intersection No. 1, AM Peak (Post Development)*
Date	July 10, 2018

Critical Lane Volume Sum			
< 1200	1200 - 1399	1400 - 1599	≥ 1600
VOLUME / CAPACITY RATIO:		1.25	



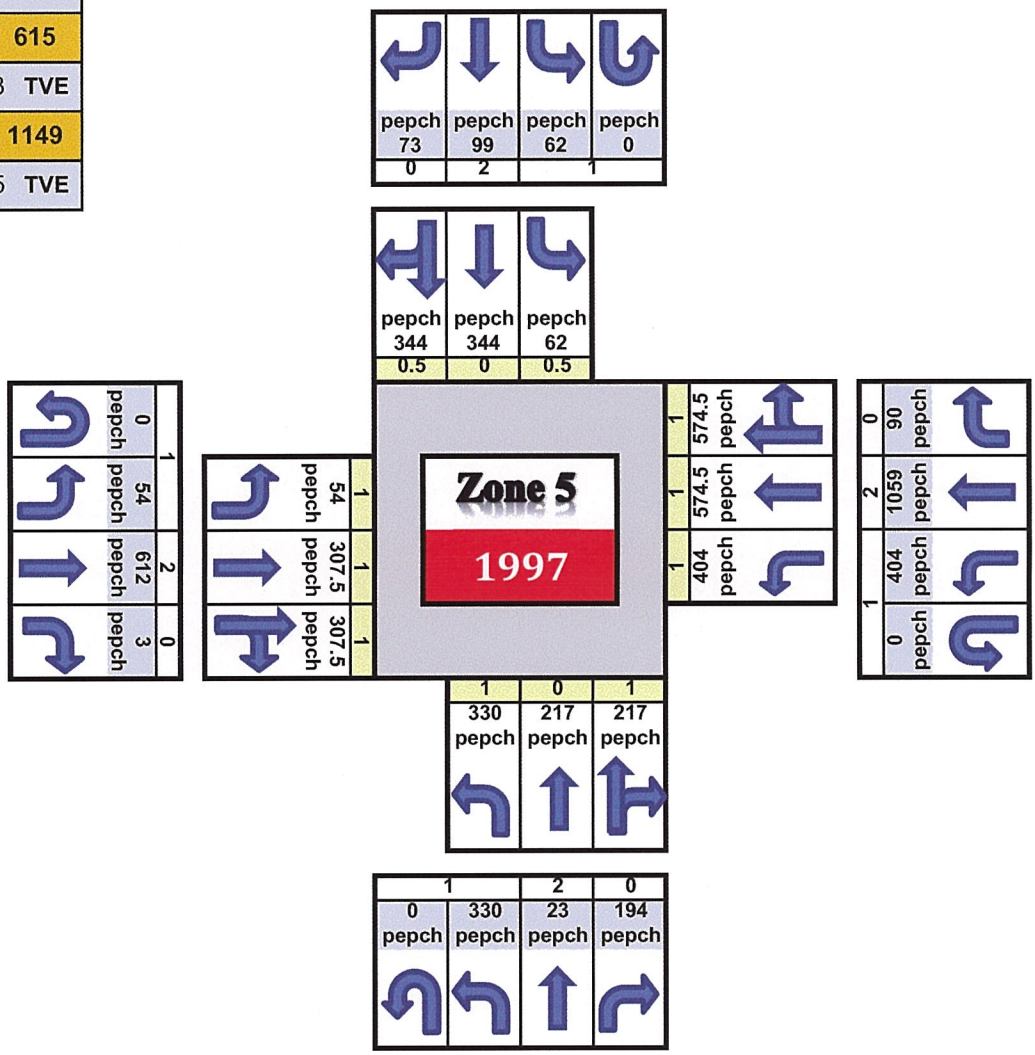
Note: This diagram does not reflect the actual lane configuration of the Intersection

Conventional Shared RT LN

Data Input and Configuration

LT EQ		
SB	Opposing Traffic	217
	1 LT =	2 TVE
NB	Opposing Traffic	172
	1 LT =	1 TVE
WB	Opposing Traffic	615
	1 LT =	3 TVE
EB	Opposing Traffic	1149
	1 LT =	5 TVE

4-Phase with protected left turn



Back to Results

Capacity Analysis for Planning of Junctions

Input Worksheet

Project Name:	*Guam Airport Hotel*
Project Number:	*2018-43*
Location	*Intersection No. 1, AM Peak (Post Development Mitigation)*
Date	July 10, 2018

Traffic Volume Demand

	Volume (Veh/hr)				Percent (%)	
	U-Turn	**Left**	**Thru**	**Right**	Truck	Volume Growth
Eastbound	0	49	556	3	10.00%	0.00%
Westbound	0	367	963	82	10.00%	0.00%
Southbound	0	56	90	66	10.00%	0.00%
Northbound	0	300	21	176	10.00%	0.00%
Adjustment Factor	0.80	0.95		0.85		
Suggested	**0.80**	**0.95**		**0.85**		
Truck to PCE Factor				**Suggested = 2.00**	2.00	
Critical Lane Volume				1600		

Equivalent Pasenger Car Volume

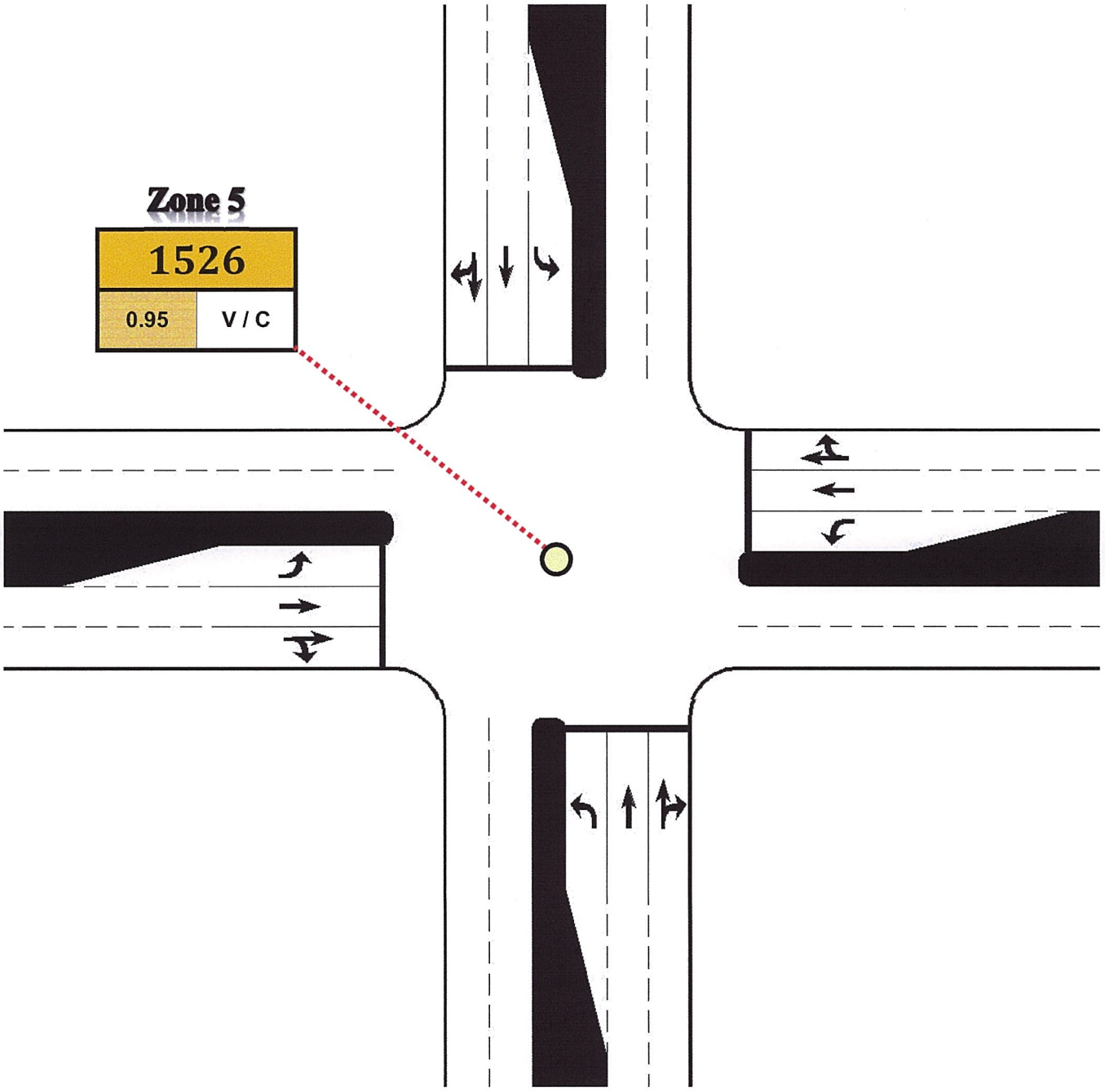
	Volume (Veh/hr)			
	U-Turn	**Left**	**Thru**	**Right**
Eastbound	0	54	612	3
Westbound	0	404	1059	90
Southbound	0	62	99	73
Northbound	0	330	23	194

Notes:	
Left-Turn Adjustment Factor	*Conversion of left-turning vehicles to equivalent through vehicles*
Right-turn Adjustment Factor	*Conversion of right-turning vehicles to equivalent through vehicles*
U-turn Adjustment Factor	*Conversion of U-turning vehicles to equivalent through vehicles*
Truck to PCE Factor	*1 truck = X Passenger Car Equivalents*
Critical Lane Volume Sum Limit	*Saturation Value for Critical Lane Volume Sum at an intersection*

Conventional Shared RT LN

Design and Results

		Critical Lane Volume Sum			
Project Name:	*Guam Airport Hotel*	< 1200	1200 - 1399	1400 - 1599	≥ 1600
Project Number:	*2018-43*	VOLUME / CAPACITY RATIO:		0.95	
Location	*Intersection No. 1, AM Peak (Post Development Mitigation)*				
Date	July 10, 2018				



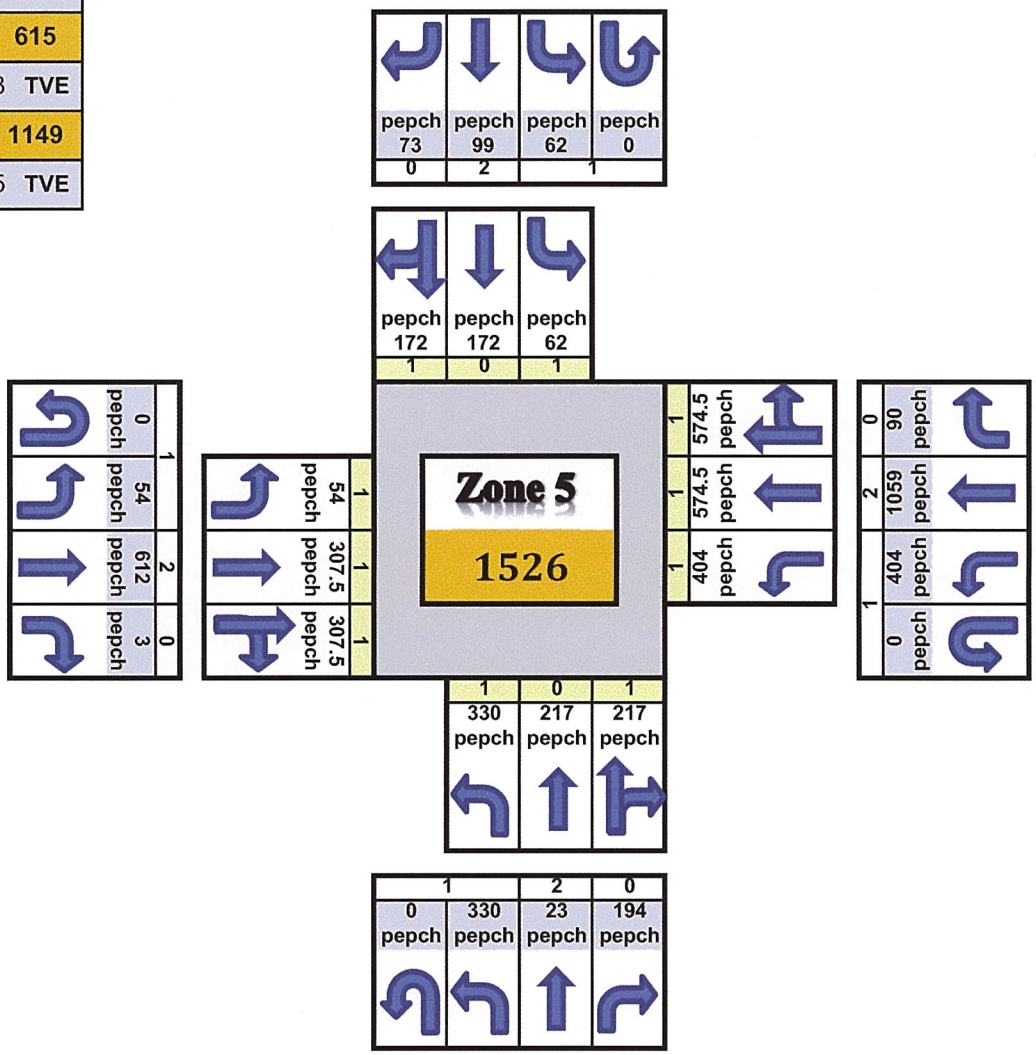
Note: This diagram does not reflect the actual lane configuration of the Intersection

Conventional Shared RT LN

Data Input and Configuration

LT EQ		
SB	Opposing Traffic	217
	1 LT =	2 TVE
NB	Opposing Traffic	172
	1 LT =	1 TVE
WB	Opposing Traffic	615
	1 LT =	3 TVE
EB	Opposing Traffic	1149
	1 LT =	5 TVE

4-Phase with protected left turn



Back to Results

PROJECT INFORMATION

Project Name:	Guam Airport Hotel
Project No:	
Date:	10-Jul
Type of Project:	Hotel
Clients Name:	Reed & Kim, PLLC
Phase of Development:	1
Measurement:	Imperial
Analysis Region:	Guam
Built-up Area:	
User Groups:	
Country:	United States of America
Consulting Company:	ASC Engineers, Inc.
State/Province:	Guam
City:	
ZIP/Postal Code:	96929
Analyst Name:	Aquilino S. Cabrias, Jr., PE

SCENARIO INFORMATION

Scenario Name:	Scenario - 1 Weekday PM Peak
Development Phase:	1
Horizon Year:	2023
User Group:	General
Time Period:	Weekday, PM Peak Hour of Generator
Notes:	

GENERATED TRIPS

BASELINE SITE MODAL TRIPS

LandUse	Mode	Entry	Exit	Total
310 - Hotel	Vehicle	87	63	150
Total		87	63	150

BASELINE SITE PERSON TRIPS

LandUse	Entry	Exit	Total
310 - Hotel	184	133	317
Total	184	133	317

STUDY SITE MODAL TRIPS

LandUse	Mode	Entry	Exit	Total
310 - Hotel	Walk	9	7	16
	Car	87	63	150
Total		96	70	166

STUDY SITE PERSON TRIPS

LandUse	Entry	Exit	Total
310 - Hotel	184	133	317
Total	184	133	317

EXTERNAL MODAL TRIPS

LandUse	Mode	Entry	Exit	Total
310 - Hotel	Walk	9	7	16
	Car	87	63	150
Total		96	70	166

EXTERNAL PERSON TRIPS

LandUse	Entry	Exit	Total
310 - Hotel	184	133	317
Total	184	133	317

INTERNAL MODAL TRIPS

LandUse	Mode	Entry	Exit	Total
310 - Hotel	Walk	0	0	0
	Car	0	0	0
Total		0	0	0

INTERNAL PERSON TRIPS

LandUse	Entry	Exit	Total
310 - Hotel	0	0	0
Total	0	0	0

ON-ROAD PASS-BY PCE TRIPS

LandUse	Entry	Exit	Total
310 - Hotel	0	0	0
Total	0	0	0

ON-ROAD NON-PASS-BY PCE TRIPS

LandUse	Entry	Exit	Total
310 - Hotel	105	76	180
Total	105	76	180

TURNING VOLUMES

AIRPORT INTERSECTION (1)

CONDITIONS	from Hotel - SB (A1-1)				from Tamuning - EB (Z1-1)			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Condition	0	9	42	46	0	21	832	2
Background Traffic (No-build)	0	10	45	49	0	22	883	2
Opening Condition (Build)	0	56	57	68	0	45	883	2
Development Traffic	0	46	12	19	0	23	0	0
Pass-by Trips	0	0	2	2	0	1	32	0

CONDITIONS	from Barrigada - WB (Z2-1)				from Maite - NB (Z3-1)			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Condition	0	300	564	13	0	397	10	338
Background Traffic (No-build)	0	318	599	14	0	421	11	359
Opening Condition (Build)	0	318	599	68	0	421	24	359
Development Traffic	0	0	0	54	0	0	13	0
Pass-by Trips	0	12	22	1	0	15	0	13

Capacity Analysis for Planning of Junctions

Input Worksheet

Project Name:	*Guam Airport Hotel*
Project Number:	*2018-43*
Location	*Intersection No. 1, PM Peak (Pre Development)*
Date	July 10, 2018

Traffic Volume Demand

	Volume (Veh/hr)				Percent (%)	
	U-Turn	Left	Thru	Right	Truck	Volume Growth
Eastbound	0	21	832	2	10.00%	0.00%
Westbound	0	300	564	13	10.00%	0.00%
Southbound	0	9	42	46	10.00%	0.00%
Northbound	0	397	10	338	10.00%	0.00%
Adjustment Factor	0.80	0.95		0.85		
Suggested	**0.80**	**0.95**		**0.85**		
Truck to PCE Factor				**Suggested = 2.00**	2.00	
Critical Lane Volume				1600		

Equivalent Pasenger Car Volume

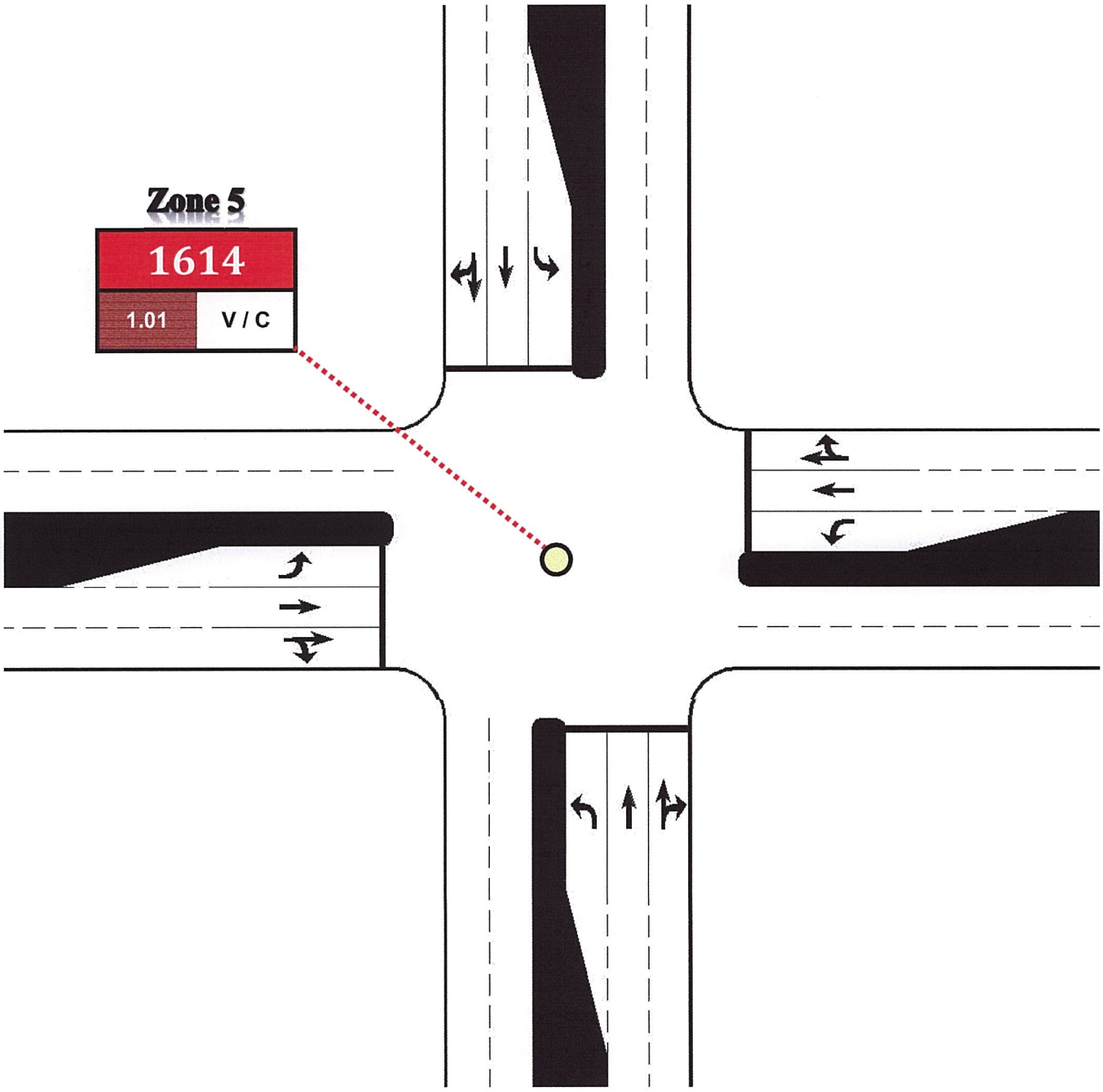
	Volume (Veh/hr)			
	U-Turn	Left	Thru	Right
Eastbound	0	23	915	2
Westbound	0	330	620	14
Southbound	0	10	46	51
Northbound	0	437	11	372

Notes:	
Left-Turn Adjustment Factor	*Conversion of left-turning vehicles to equivalent through vehicles*
Right-turn Adjustment Factor	*Conversion of right-turning vehicles to equivalent through vehicles*
U-turn Adjustment Factor	*Conversion of U-turning vehicles to equivalent through vehicles*
Truck to PCE Factor	*1 truck = X Passenger Car Equivalents*
Critical Lane Volume Sum Limit	*Saturation Value for Critical Lane Volume Sum at an intersection*

Conventional Shared RT LN

Design and Results

		Critical Lane Volume Sum			
Project Name:	*Guam Airport Hotel*	< 1200	1200 - 1399	1400 - 1599	≥ 1600
Project Number:	*2018-43*	VOLUME / CAPACITY RATIO:		1.01	
Location	*Intersection No. 1, PM Peak (Pre Development)*				
Date	July 10, 2018				



Note: This diagram does not reflect the actual lane configuration of the Intersection

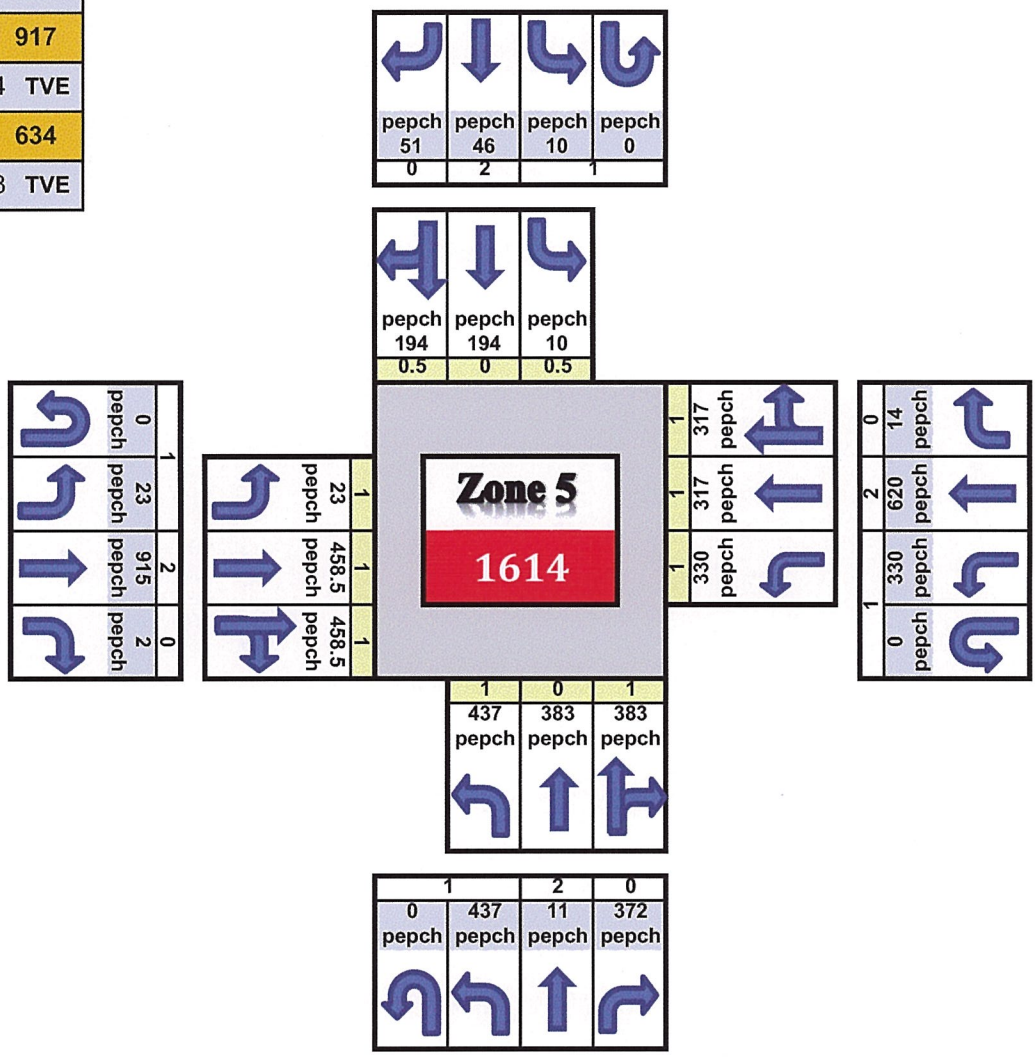
Capacity Analysis for Planning of Junctions

Conventional Shared RT LN

Data Input and Configuration

LT EQ		
SB	Opposing Traffic	383
	1 LT =	2 TVE
NB	Opposing Traffic	97
	1 LT =	1 TVE
WB	Opposing Traffic	917
	1 LT =	4 TVE
EB	Opposing Traffic	634
	1 LT =	3 TVE

4-Phase with protected left turn



Back to Results

Capacity Analysis for Planning of Junctions

Input Worksheet

Project Name:	*Guam Airport Hotel*
Project Number:	*2018-43*
Location	*Intersection No. 1, PM Peak (Post Development)*
Date	July 10, 2018

Traffic Volume Demand

	Volume (Veh/hr)				Percent (%)	
	U-Turn	Left	Thru	Right	Truck	Volume Growth
Eastbound	0	45	883	2	10.00%	0.00%
Westbound	0	318	599	68	10.00%	0.00%
Southbound	0	56	57	68	10.00%	0.00%
Northbound	0	421	24	359	10.00%	0.00%
Adjustment Factor	0.80	0.95		0.85		
Suggested	**0.80**	**0.95**		**0.85**		
Truck to PCE Factor				**Suggested = 2.00**	2.00	
Critical Lane Volume				1600		

Equivalent Pasenger Car Volume

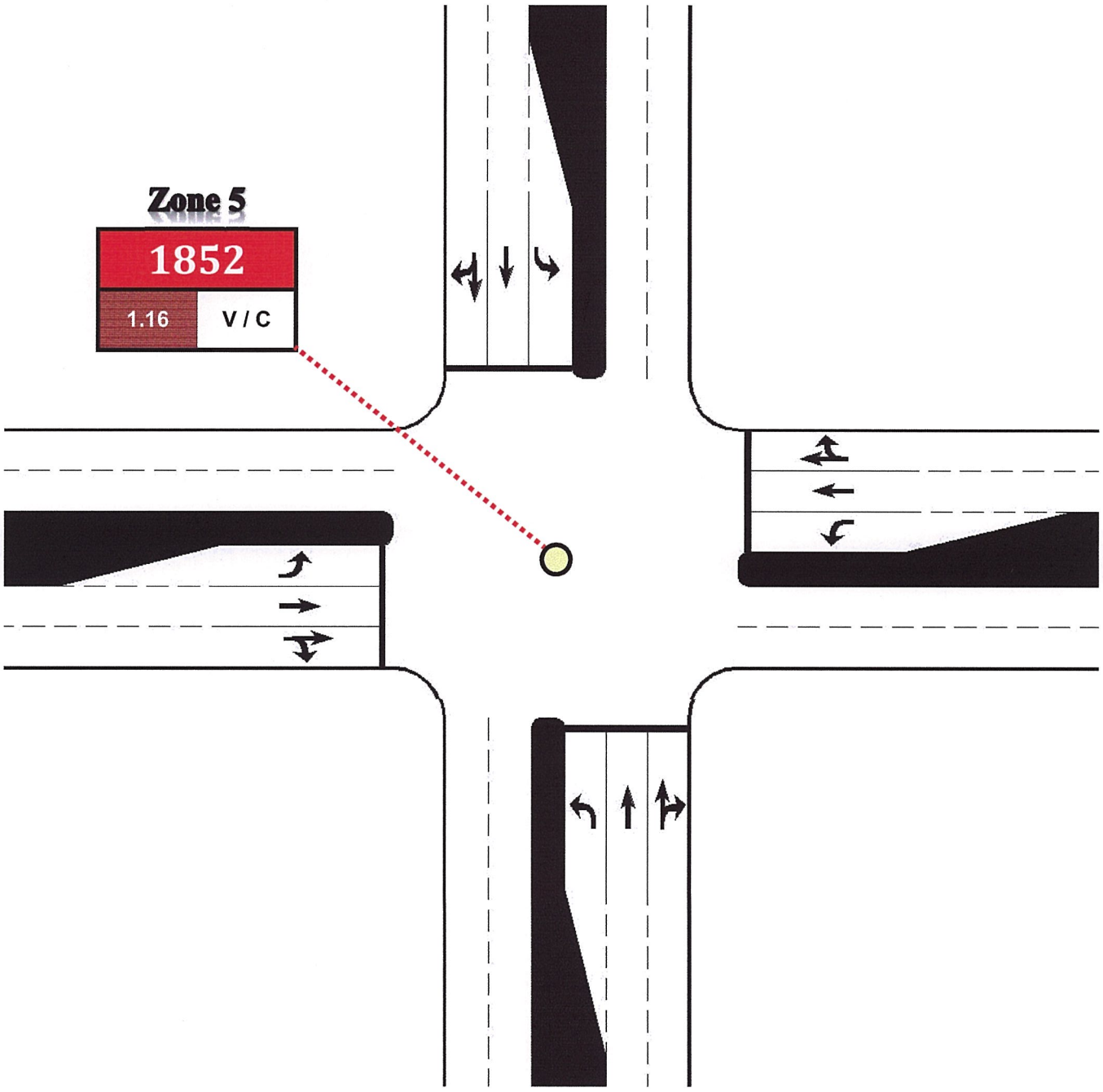
	Volume (Veh/hr)			
	U-Turn	Left	Thru	Right
Eastbound	0	50	971	2
Westbound	0	350	659	75
Southbound	0	62	63	75
Northbound	0	463	26	395

Notes:	
Left-Turn Adjustment Factor	*Conversion of left-turning vehicles to equivalent through vehicles*
Right-turn Adjustment Factor	*Conversion of right-turning vehicles to equivalent through vehicles*
U-turn Adjustment Factor	*Conversion of U-turning vehicles to equivalent through vehicles*
Truck to PCE Factor	*1 truck = X Passenger Car Equivalents*
Critical Lane Volume Sum Limit	*Saturation Value for Critical Lane Volume Sum at an intersection*

Conventional Shared RT LN

Design and Results

		Critical Lane Volume Sum			
Project Name:	*Guam Airport Hotel*	< 1200	1200 - 1399	1400 - 1599	≥ 1600
Project Number:	*2018-43*	VOLUME / CAPACITY RATIO:		1.16	
Location	*Intersection No. 1, PM Peak (Post Development)*				
Date	July 10, 2018				



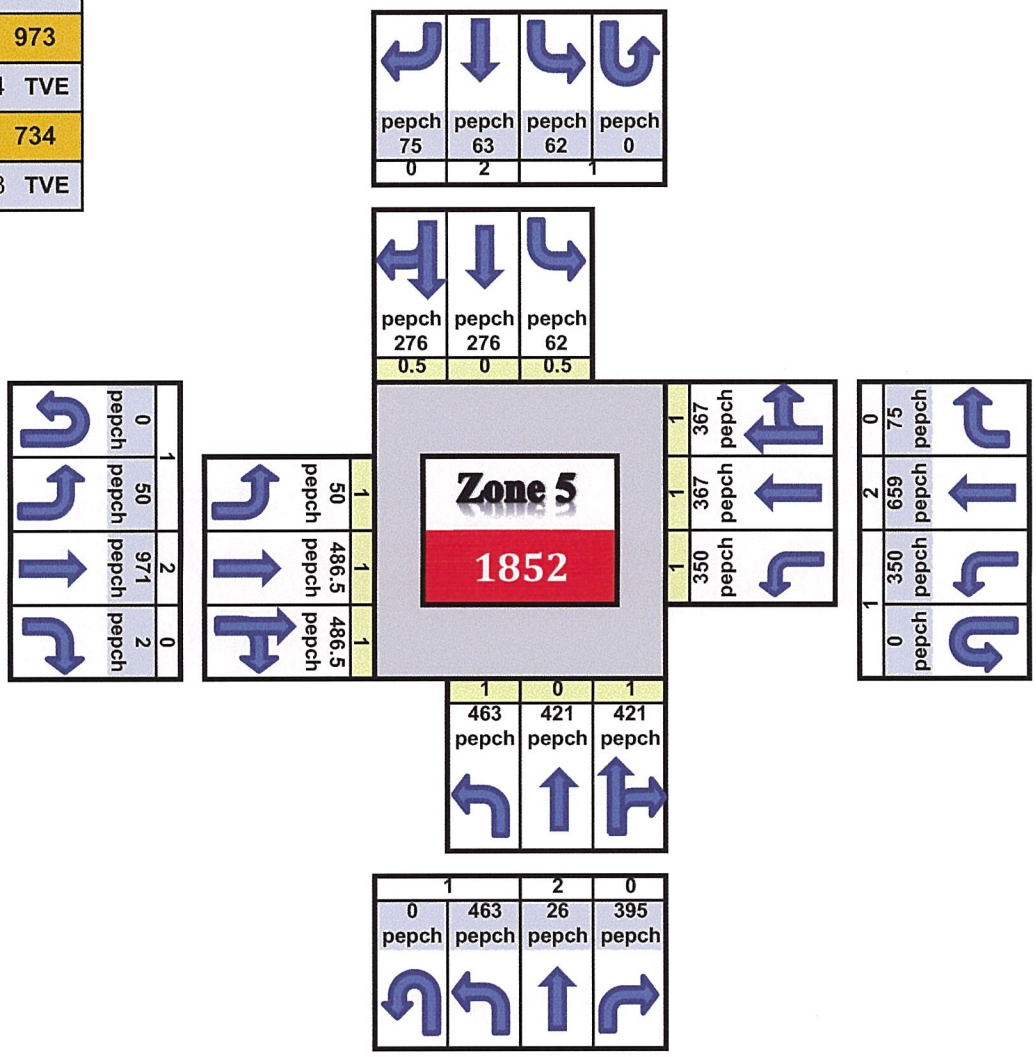
Note: This diagram does not reflect the actual lane configuration of the Intersection

Conventional Shared RT LN

Data Input and Configuration

LT EQ		
SB	Opposing Traffic	421
	1 LT =	2 TVE
NB	Opposing Traffic	138
	1 LT =	1 TVE
WB	Opposing Traffic	973
	1 LT =	4 TVE
EB	Opposing Traffic	734
	1 LT =	3 TVE

4-Phase with protected left turn



Back to Results

Capacity Analysis for Planning of Junctions

Input Worksheet

Project Name:	*Guam Airport Hotel*
Project Number:	*2018-43*
Location	*Intersection No. 1, PM Peak (Post Development-Mitigation)*
Date	July 10, 2018

Traffic Volume Demand

	Volume (Veh/hr)				Percent (%)	
	U-Turn	Left	Thru	Right	Truck	Volume Growth
Eastbound	0	45	883	2	10.00%	0.00%
Westbound	0	318	599	68	10.00%	0.00%
Southbound	0	56	57	68	10.00%	0.00%
Northbound	0	421	24	359	10.00%	0.00%
Adjustment Factor	0.80	0.95		0.85		
Suggested	**0.80**	**0.95**		**0.85**		
Truck to PCE Factor				**Suggested = 2.00**	2.00	
Critical Lane Volume				1600		

Equivalent Pasenger Car Volume

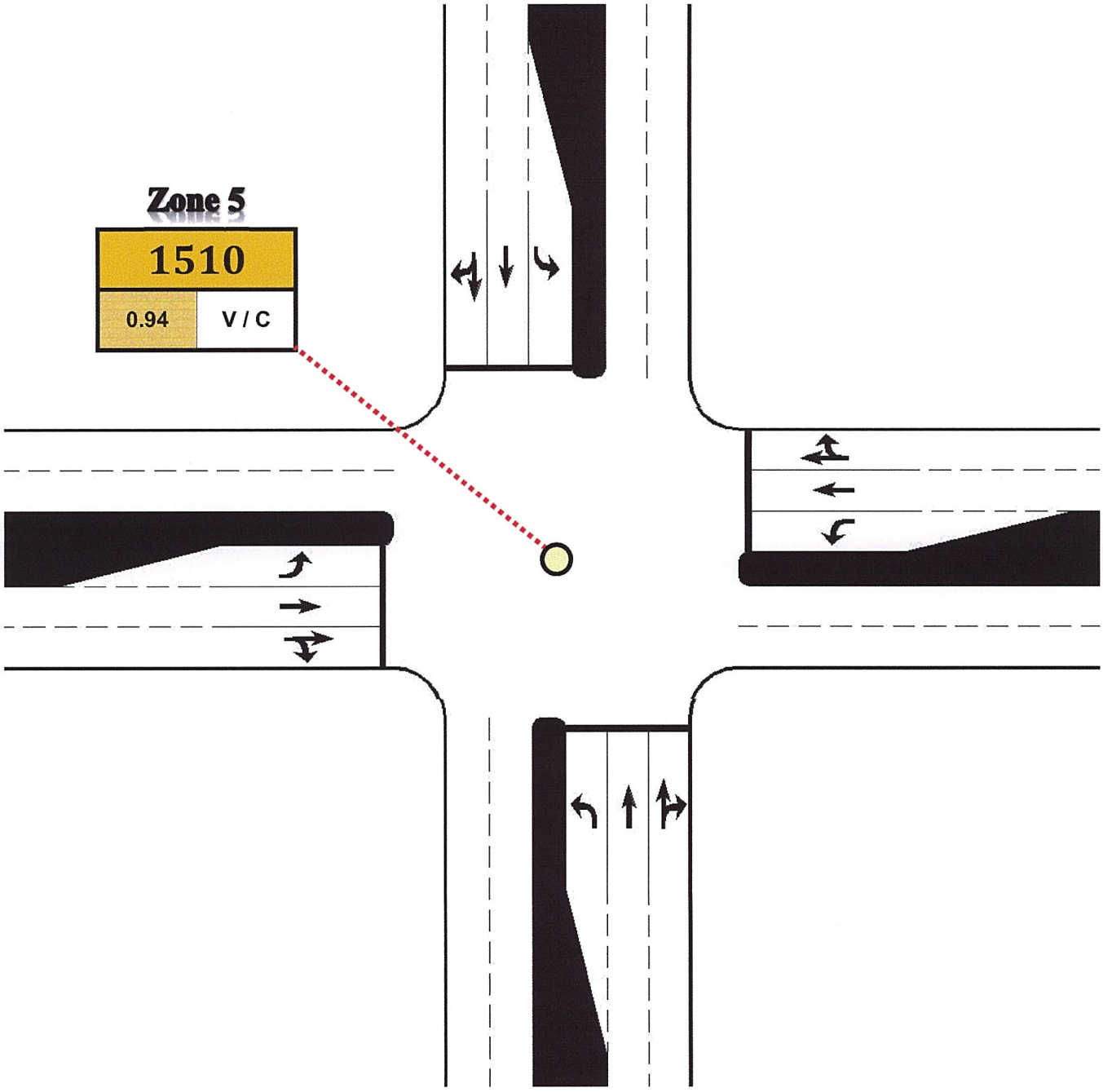
	Volume (Veh/hr)			
	U-Turn	Left	Thru	Right
Eastbound	0	50	971	2
Westbound	0	350	659	75
Southbound	0	62	63	75
Northbound	0	463	26	395

Notes:	
Left-Turn Adjustment Factor	*Conversion of left-turning vehicles to equivalent through vehicles*
Right-turn Adjustment Factor	*Conversion of right-turning vehicles to equivalent through vehicles*
U-turn Adjustment Factor	*Conversion of U-turning vehicles to equivalent through vehicles*
Truck to PCE Factor	*1 truck = X Passenger Car Equivalents*
Critical Lane Volume Sum Limit	*Saturation Value for Critical Lane Volume Sum at an intersection*

Conventional Shared RT LN

Design and Results

		Critical Lane Volume Sum			
Project Name:	*Guam Airport Hotel*	< 1200	1200 - 1399	1400 - 1599	≥ 1600
Project Number:	*2018-43*	VOLUME / CAPACITY RATIO:		0.94	
Location	*Intersection No. 1, PM Peak (Post Development-Mitigation)*				
Date	July 10, 2018				



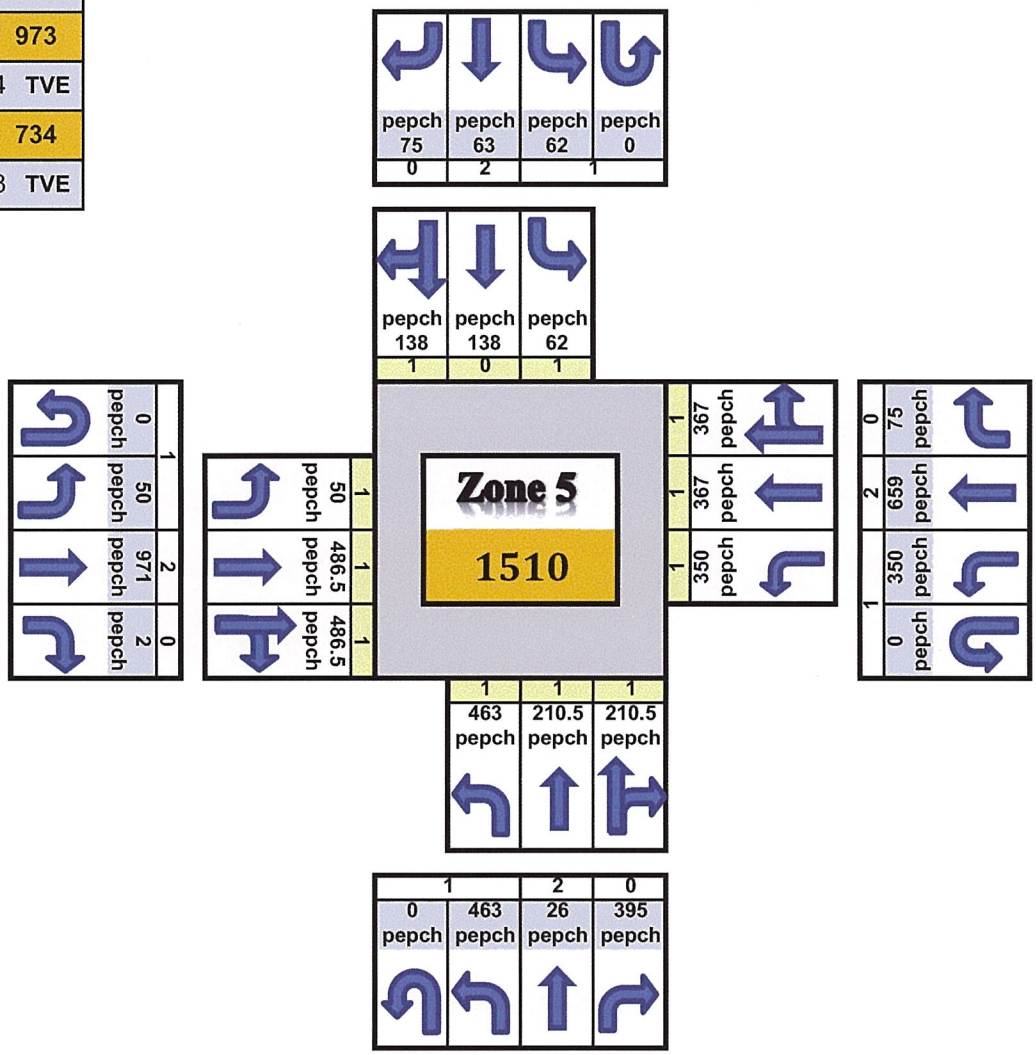
Note: This diagram does not reflect the actual lane configuration of the Intersection

Conventional Shared RT LN

Data Input and Configuration

LT EQ		
SB	Opposing Traffic	421
	1 LT =	2 TVE
NB	Opposing Traffic	138
	1 LT =	1 TVE
WB	Opposing Traffic	973
	1 LT =	4 TVE
EB	Opposing Traffic	734
	1 LT =	3 TVE

4-Phase with protected left turn



Back to Results

Appendix B

Domestic Water and Wastewater Utilities Calculations

Project: Airport Hotel
Location: Barrigada, Guam
Subject: Water and Sewer System Demand Calculation
Date: July 10, 2018

Hours per Day	24.00	hr/day
Avarage Daily Demand (ADD) Factor	1.00	
Maximum Day Demand (MDD) Factor	1.50	
Peak Hour Demand (PHD) Factor	2.50	
Sanitary Waste Estimate	90%	of Water Demand per GWA recent Information

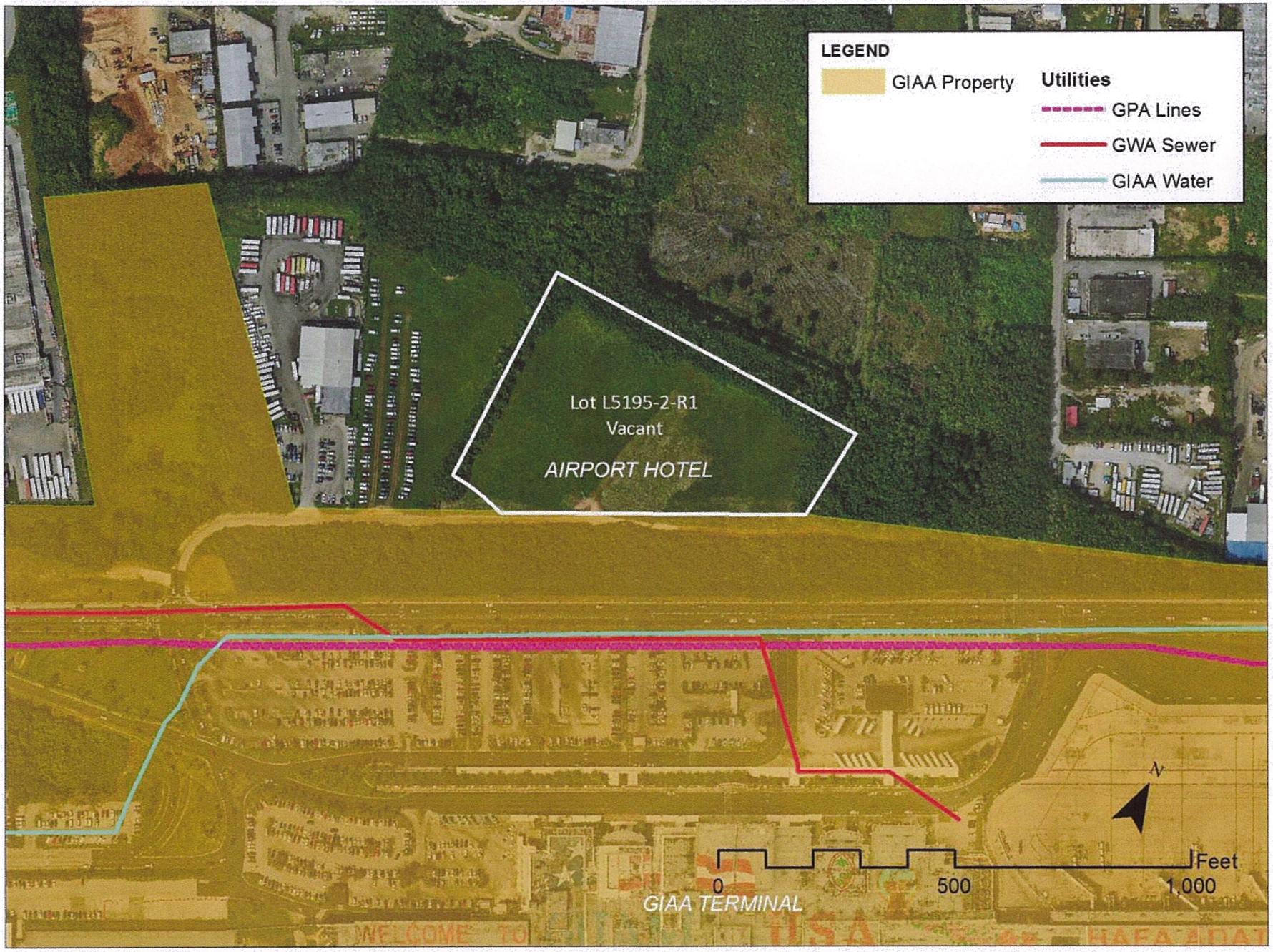
Node No.	Units	Service Area	Unit Occupant	Total Occupants	Demand gcpd	Water ADD gpm	Sewer ADD gpm	Remarks
	246	Hotel/Guest Rooms	2.00	492.00	75.00	25.63	23.06	
	246	Swimming Pool	2.00	492.00	16.00	5.47	4.92	
					Subtotal =	**31.09**	**27.98**	

Node No.	Quantity	Service Area	Area (sq. ft.)	Total Area (acres)	Demand gpd/acre	Water ADD gpm	Sewer ADD gpm	Remarks
	1	Retail/Commercial	26,060.00	0.59826	2,040.00	0.85	0.76	
	1	Back of House	12,179.00	0.27959	2,030.00	0.39	0.35	
	1	Lounge	9,032.00	0.20735	2,040.00	0.29	0.26	
					Subtotal =	**1.54**	**1.38**	
					GRAND TOTAL =	**32.63**	**29.36**	

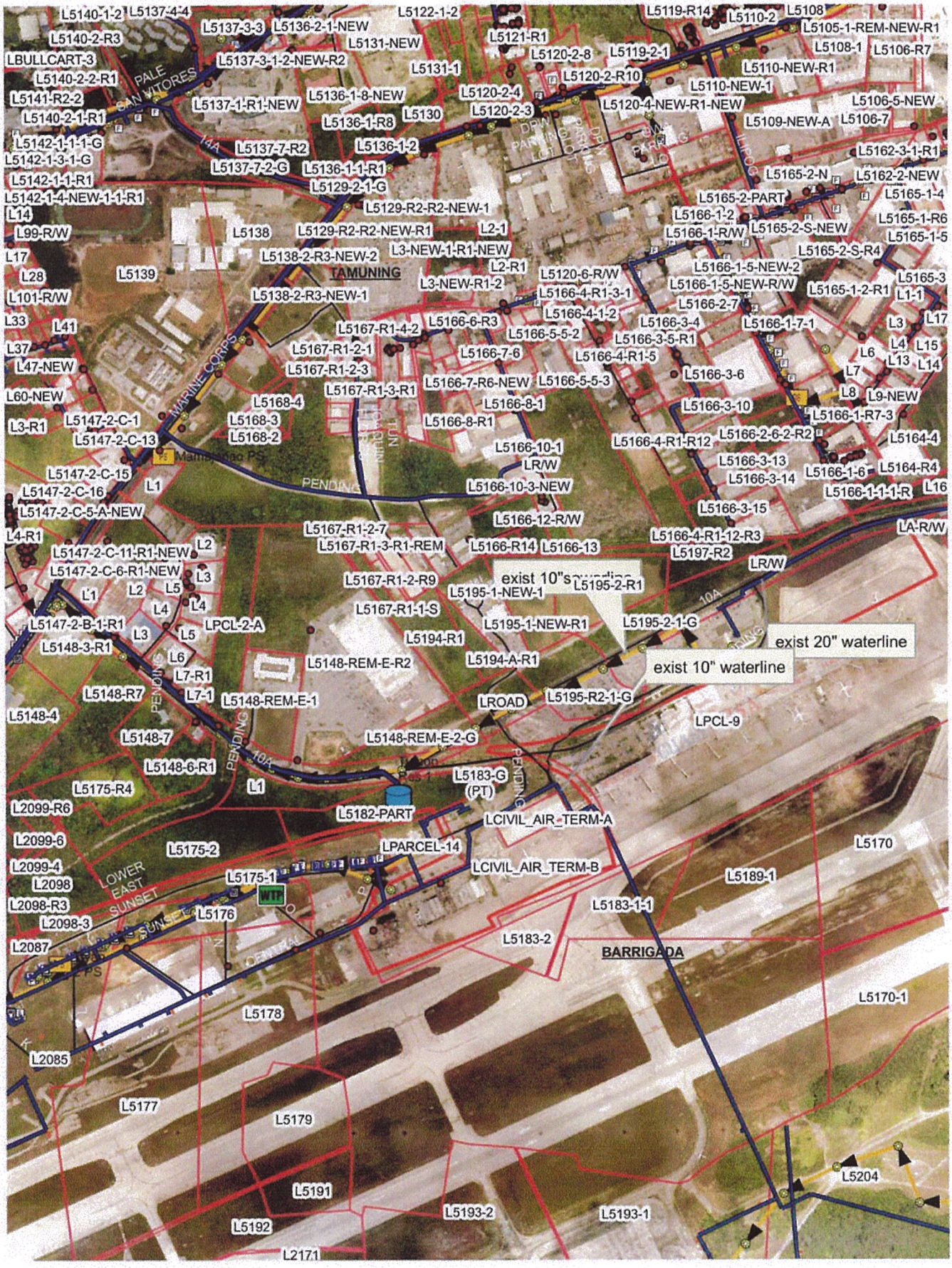
Estimated Water Demand Flow:	46,983.00	gpd
Estimated Sewage Flow:	42,284.70	gpd

Abbreviations:

gpm	gallons per minute
gpd	gallons per day
gcpd	gallons per capita per day
hr	hour(s)



Doc. No. 34GL-18-2632.


exist 10"s
exist 20" waterline
exist 10" waterline
TAMUNING
BARRIGADA
MARINE CORPS
PALE SAN VITORES
LOWER EAST SUNSET
PENDING
LROAD
LCIVIL_AIR_TERM-A
LCIVIL_AIR_TERM-B
LPARCEL-14
LPCL-2-A
LPCL-9
L5122-1-2
L5119-R14
L5110-2
L5108
L5105-1-REM-NEW-R1
L5108-1
L5106-R7
L5137-4-4
L5140-1-2
L5137-3-3
L5136-2-1-NEW
L5131-NEW
L5121-R1
L5140-2-R3
LBULLCART-3
L5137-3-1-2-NEW-R2
L5131-1
L5120-2-8
L5119-2-1
L5140-2-2-R1
L5120-2-R10
L5110-NEW-R1
L5141-R2-2
L5136-1-8-NEW
L5120-2-4
L5110-NEW-1
L5106-5-NEW
L5140-2-1-R1
L5137-1-R1-NEW
L5130
L5120-2-3
L5120-4-NEW-R1-NEW
L5109-NEW-A
L5106-7
L5142-1-1-1-G
L5136-1-R8
L5137-7-R2
L5136-1-2
L5162-3-1-R1
L5142-1-3-1-G
L5137-7-2-G
L5136-1-1-R1
L5165-2-N
L5162-2-NEW
L5142-1-1-R1
L5129-2-1-G
L5165-2-PART
L5165-1-4
L5142-1-4-NEW-1-1-R1
L5129-R2-R2-NEW-1
L5166-1-2
L5165-1-R6
L14
L5138
L5129-R2-R2-NEW-R1
L2-1
L5166-1-R/W
L5165-2-S-NEW
L5165-1-5
L99-R/W
L3-NEW-1-R1-NEW
L5165-2-S-R4
L17
L5138-2-R3-NEW-2
L2-R1
L5166-1-5-NEW-2
L28
L5139
L3-NEW-R1-2
L5120-6-R/W
L5165-3
L5166-1-5-NEW-R/W
L101-R/W
L5138-2-R3-NEW-1
L5166-4-R1-3-1
L5165-1-2-R1
L1-1
L5166-2-7
L33
L41
L5166-4-1-2
L5166-6-R3
L5166-3-4
L5166-1-7-1
L3
L17
L5167-R1-4-2
L5166-5-5-2
L5166-3-5-R1
L37
L5167-R1-2-1
L5166-7-6
L5166-4-R1-5
L4
L15
L6
L13
L47-NEW
L5167-R1-2-3
L5166-3-6
L7
L14
L5167-R1-3-R1
L5166-7-R6-NEW
L5166-5-5-3
L60-NEW
L5168-4
L5166-8-1
L8
L9-NEW
L5147-2-C-1
L5168-3
L5166-3-10
L3-R1
L5166-8-R1
L5166-1-R7-3
L5168-2
L5166-2-6-2-R2
L5164-4
L5147-2-C-13
L5166-4-R1-R12
L5166-10-1
L5166-3-13
L5147-2-C-15
LR/W
L5166-1-6
L5164-R4
L1
L5166-10-3-NEW
L5166-3-14
L5147-2-C-16
L5166-1-1-1-R
L16
L5147-2-C-5-A-NEW
L5166-3-15
L5166-12-R/W
L5167-R1-2-7
LA-R/W
L4-R1
L5166-4-R1-12-R3
L5147-2-C-11-R1-NEW
L2
L5167-R1-3-R1-REM
L5166-R14
L5166-13
L5197-R2
L5147-2-C-6-R1-NEW
L3
LR/W
L5167-R1-2-R9
L5195-2-R1
L1
L2
L5
L5195-1-NEW-1
L4
L5167-R1-1-S
10A
L5147-2-B-1-R1
L5195-1-NEW-R1
L5195-2-1-G
L3
L5
L5194-R1
L5148-3-R1
L6
L5148-REM-E-R2
L5194-A-R1
L7-R1
L5148-R7
L7-1
L5148-REM-E-1
L5195-R2-1-G
L5148-4
L5148-REM-E-2-G
L5148-7
L5148-6-R1
10A
L5183-G (PT)
L5175-R4
L1
L5182-PART
L2099-R6
L2099-6
L5175-2
L5170
L2099-4
L5189-1
L2098
L5175-1
L2098-R3
L5183-1-1
L5176
L2098-3
L5183-2
L2087
L5178
L5170-1
L2085
L5177
L5179
L5204
L5191
L5193-2
L5193-1
L5192
L2171

Appendix C

Stormwater Calculations

INFILTRATION BASIN SIZING: GUAM AIRPORT HOTEL

SITE DATA:

25year - 24-Hour Rainfall Data: $P_{25} := 20$ inches

Adjustment Factor per Guam/CNMI Manual Fig. 2.6, p 2-18 $P_{factor} := 1.0$

Design Rainfall, $P := P_{factor} \cdot P_{25} = 20$

Catchment Area Information:

$$Description := \begin{pmatrix} Impervious \\ Pervious \end{pmatrix} \qquad Area_{acre} := \begin{pmatrix} 3.944 \\ 2.123 \end{pmatrix} \qquad CN := \begin{pmatrix} 98 \\ 39 \end{pmatrix}$$

$$A := \sum Area_{acre} = 6.067$$

$$CN_{ave} := \frac{(Area_{acre}) \cdot (CN)}{A} = 77.354$$

$$CN := round(CN_{ave}) = 77$$

PEAK RUNOFF:

WinTR-Output:

Drainage Area, $A = 6.067$ acre

Swamp or Basin Area, $A_{swamp} := 0$ acre

Pond and Swamp Adjustment Factor, $F_p := linterp\left(Swamp, FP, \frac{A_{swamp}}{A}\right) = 1$

Average/Composite Curve Number, $CN = 77$

Peak Runoff:

$$S := \frac{1000}{CN} - 10 = 2.987$$

$$Q := \frac{(P - 0.2S)^2}{P + 0.8S} = 16.814 \text{ inches}$$

Design Runoff Volume,

$$V_r := A \cdot (43560) \cdot \frac{Q}{12} \cdot F_p = 370300.099 \text{ cu. ft}$$

PEAK DISCHARGE:

Time of Concentration, (use minimum value for max. discharge)

$T_c := 0.2$ hours

Initial Abstraction,

$I_a := 0.2S = 0.597$

$IaP := \frac{I_a}{P} = 0.03$

Runoff Distribution Coefficients from TR-55 Table F-1: Type IA

$C_0 := linterp(IP, C0, IaP) = 2.033$

$C_1 := linterp(IP, C1, IaP) = -0.316$

$C_2 := linterp(IP, C2, IaP) = -0.137$

$q_u := 10^{\left[C_0 + C_1 \cdot \log(T_c) + C_2 \cdot (\log(T_c))^2\right]} = 153.493$ csm/in

$q_p := \frac{\overrightarrow{q_u \cdot A \cdot (43560) \cdot Q}}{(5280)^2} = 24.466$ cfs

DETERMINE REQUIRED STORAGE VOLUME:

Infiltration Rate (Assumed Sand), $f_c := 0.17$ in/hour

Assume Bottom Surface Area, $Ab_{trial} := 30720$ sq. ft.

Exfiltration Rate (peak outflow discharge),

$q_o := \frac{f_c}{12 \cdot (3600)} \cdot Ab_{trial} = 0.121$ cfs

Discharge Rate (peak inflow discharge),

$q_i := q_p = 24.466$ cfs

Ratio of Storage to Runoff Volume: TR-55 Appendix F, Type IA Rainfall Distribution

$\frac{q_o}{q_i} = 4.941 \times 10^{-3}$

$VsVr := 0.660 - 1.76\left(\frac{q_o}{q_i}\right) + 1.96 \cdot \left(\frac{q_o}{q_i}\right)^2 - 0.73 \cdot \left(\frac{q_o}{q_i}\right)^3 = 0.651$

Required Storage Volume, $V_s := V_r \cdot (VsVr) = 241195.448$ cu. ft.

INFILTRATION BASIN DATA:

Approximatete Length,	$L := 160$	ft
Approximate Width,	$W := 24$	ft
No. of Percolation Chambers,	$N := 8$	
Area at top of Basin (Top Surface Area),	$A_t := N \cdot L \cdot W = 30720$	sq . ft.
Side Slope (Horizonrtal to 1 Vertical),	$z := 0$	
Depth of Basin,	$d_b := 9$	ft

Supplied Bottom Area:

$$Ab_{supplied} := \left(L - 2 \cdot z \cdot d_b\right) \cdot \left(W - 2 \cdot z \cdot d_b\right) \cdot N = 30720 \quad \text{sq . ft.}$$

$$\frac{Ab_{trial}}{Ab_{supplied}} = 1$$

STORAGE CAPACITY OF BASIN:

$$Vs_{supplied} := \frac{d_b}{2} \cdot \left(A_t + Ab_{supplied}\right) = 276480$$

$$\frac{V_s}{Vs_{supplied}} = 0.872$$

Remarks = "Satisfactory"

UNIFIED SIZING CRITERIA FOR STORMWATER

SITE INFORMATION:

Total Drainage Area, $A = 6.067$ ac

Measured Impervious Area: $A_{imp} := Area_{acre_0} = 3.944$ ac

COMPUTE RECHARGE VOLUME:

Impervious Area, $I := \frac{A_{imp}}{(A)} = 0.65$

Recharge Factor, $F := 1.5$ "limestone dominated, CNMI Manual Fig. 2.1"

Recharge Volume, $Re_v := \frac{(F)\cdot(A)\cdot(I)}{12} = 0.493$ ac-ft

$Re_v := Re_v\cdot(43560) = 21475.08$ cu. ft.

COMPUTE WATER QUALITY VOLUME:

Impervious Area, $I := \frac{A_{imp}}{(A)} = 0.65$

Precipitation (80% Rule for S2), $P := 0.80$ inches

Water Quality Volume, $WQ_v := \frac{(P)\cdot(A)\cdot(I)}{12} = 0.263$

Minimum Quality Volume, $WQv_{min} := 0.0167\cdot A = 0.101$ ac. ft.

Required Quality Volume, $WQ_v := \max(WQ_v, WQv_{min}) = 0.263$ ac. ft

$WQ_v := WQ_v\cdot(43560) = 11453.376$ cu. ft.



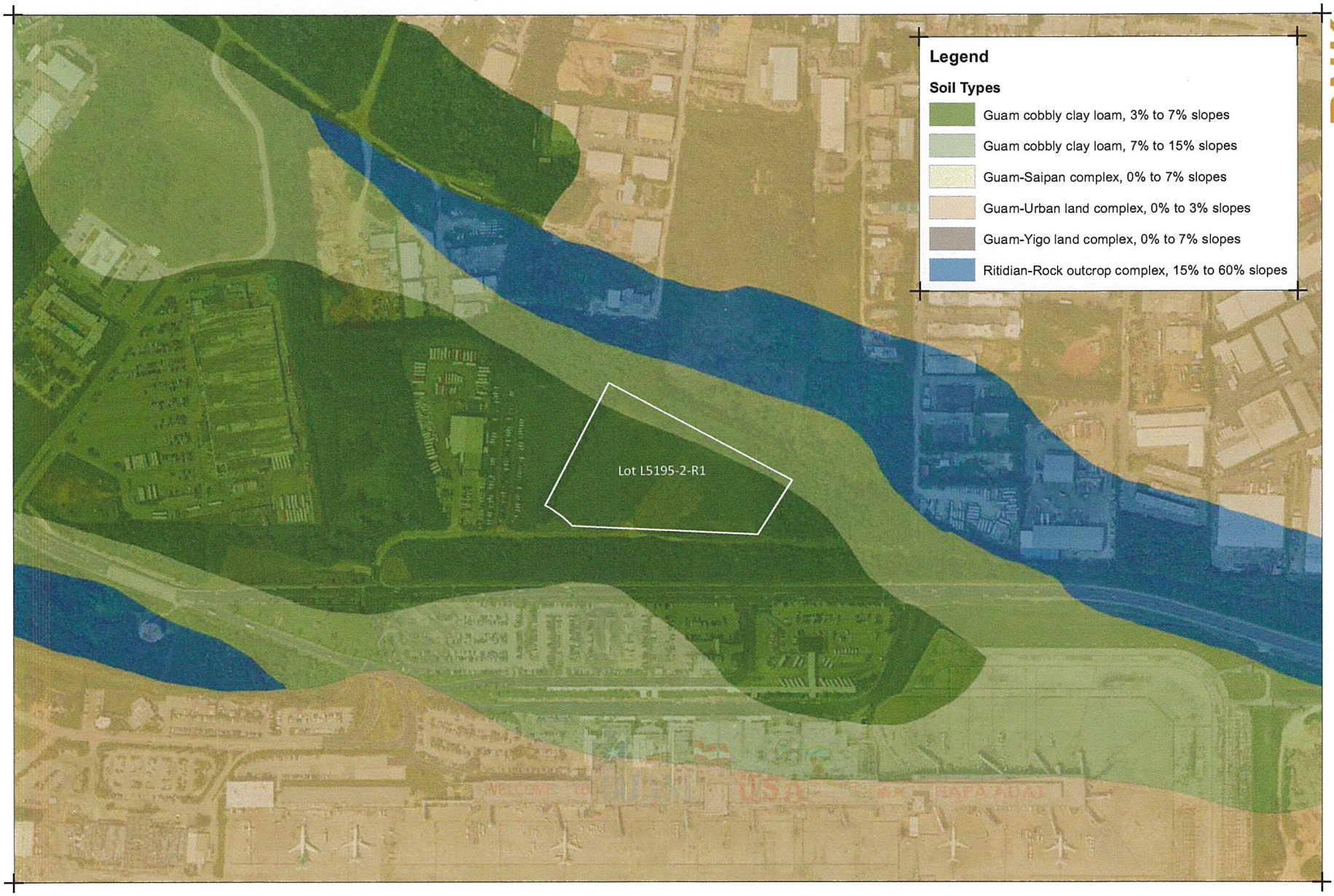
AIRPORT HOTEL

PROJECT VICINITY - 2ft CONTOUR LINES

A R C H I T E C T U R E RNK

ALUPANG COVE, SUITE 527, 241 CONDO LANE, TAMUNING, GU. 96913
T. 1. 671. 649. 5270 F. 1. 671. 649.5271 E. admin@rnkarchitects.com

Doc. No. 34GL-18-2632.



RNK ARCHITECTURE

ALUPANG COVE, SUITE 527, 241 CONDO LANE, TAMUNING, GU. 96913
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AIRPORT HOTEL

PROJECT VICINITY - SOIL TYPE

Appendix D

Estimated Electrical Loads

Engineering Partners, Inc.

Project: Proposed 250-Room Airport Hotel 21-May-18

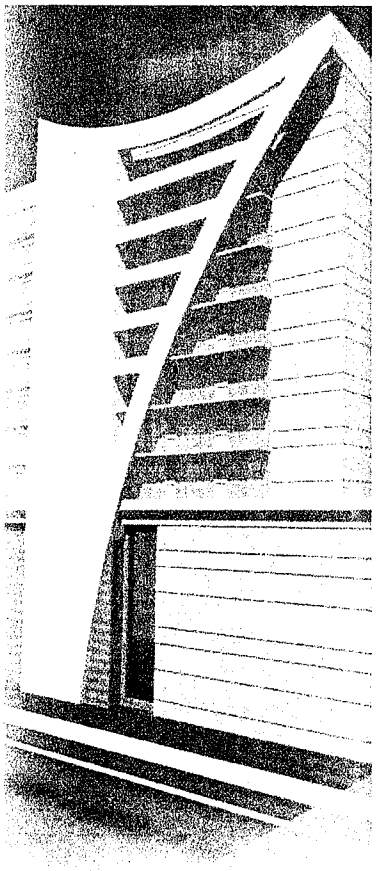
Estimated Electrical Loads:

Room Type	U SF	QTY	SF	KVA
Guestrooms				
Standard	352	252	88704	1064.448
Service Area			52482	524.82
Commercial Floors			49786	995.72
Annex Bldg			8000	96
Parking Bldg	21625	2	43250	216.25
Bridge			5630	28.15
PorteCohere			2200	17.6
Covered Walk			4170	20.85
Gen Bldg			1670	16.7
Other Loads				
Elevators, say	50HP	6		300
EWH, say	150			150
Pumps, say	250HP			250
Misc, say				100
Totals			255892	3780.538 KVA
Diversity, say				125%
Estimated Demand Load				3024.4304 KVA

PO Box 10029 Tamuning Guam 96931 T: (671) 646-5941 F: (671) 646-2279 Email: epi@guam.net

6

PROJECT DESIGN



GUAM INTERNATIONAL AIRPORT HOTEL, TAMUNING

PROJECT DESCRIPTION

NAME	GUAM INTERNATIONAL AIRPORT HOTEL
LOCATION	TAMUNING, GUAM
LOT NUMBER	LOT L5195-2-R1
LOT SIZE	264,307 SF | 24,555 SM | 6.07 ACRE | 7,427.9 PYUNG
ZONING	M1, LIGHT INDUSTRIAL
USE	HOTEL
	USE ALLOWED UNDER M1 ZONING
DENSITY	246 GUEST ROOMS
	MAX. ALLOWED, 615 UNITS (246,307sf / 400sf)
HEIGHT	ELEVEN STORIES (121'-0")
	ZONE VARIANCE FOR STORY & HEIGHT APPLICATION
TOTAL PARKING	307 PARKING STALLS PROVIDED (292 STALLS REQUIRED)
	(132 STANDARD SIZE INCLUDING 8 ADA STALLS)
	(175 SUB-COMPACT STALLS)
	16 BICYCLE PARKING STALLS

PARKING CALCULATION

	UNIT	MULTIPLIER	EFFICIENCY	PARKING
GUESTROOM	246	.25	1	62
HOTEL ADMIN.	2,376 SF	400 SF	1	6
RESTAURANT	12,569 SF	100 SF	0.66	83
RETAIL	3,138 SF	100 SF	0.66	21
BUSINESS OFFICE	5,613 SF	400 SF	1	15
BACK OF HOUSE	6,715 SF	400 SF	0.66	12
LOUNGE	5,393 SF	100 SF	0.66	36
STAFF	35	.75	1	27
EMPLOYEE	40	.75	1	30
			PARKING REQUIRED	292

TOTAL DEV'T GROSS	177,989 SF	16,536 SM	4.09 ACRE	5,002 PYUNG
BLDG. FOOTPRINT	28,516 SF	2,649 SM	.65 ACRE	801 PYUNG
COVERAGE RATIO	10.8%			
FLOOR AREA RATIO	67.3%			
PEDESTRIAN BRIDGE	7,766 SF	721 SM	.18 ACRE	218 PYUNG

PROGRAM SUMMARY

FLOOR	FLOOR TOTAL GROSS AREA		HOTEL		BACK OF HOUSE		LOUNGE		GUESTROOM		CIRC./WALL/TOILET/ MISC.	
			GROSS AREA									
	SF	(SM)	SF	(SM)	SF	(SM)	SF	(SM)	SF	(SM)	SF	(SM)
11FL	13,320	(1,237)	0	(0)	0	(0)	0	(0)	9,541	(886)	3,779	(351)
10FL	13,320	(1,237)	0	(0)	0	(0)	0	(0)	9,527	(885)	3,793	(352)
9FL	13,320	(1,237)	0	(0)	0	(0)	0	(0)	9,527	(885)	3,793	(352)
8FL	13,320	(1,237)	0	(0)	0	(0)	0	(0)	9,527	(885)	3,793	(352)
7FL	13,320	(1,237)	0	(0)	0	(0)	0	(0)	9,527	(885)	3,793	(352)
6FL	13,320	(1,237)	0	(0)	0	(0)	0	(0)	9,527	(885)	3,793	(352)
5FL	13,320	(1,237)	0	(0)	0	(0)	0	(0)	9,527	(885)	3,793	(352)
4FL	13,320	(1,237)	0	(0)	0	(0)	0	(0)	9,527	(885)	3,793	(352)
3FL	17,006	(1,580)	0	(0)	0	(0)	8,851	(822)	0	(0)	8,155	(758)
2FL	25,907	(2,407)	10,769	(1,000)	5,897	(548)	0	(0)	0	(0)	9,241	(859)
1FL	27,232	(2,530)	11,435	(1,062)	6,715	(624)	0	(0)	0	(0)	9,082	(844)
OUTDOOR	1,284	(119)	1,284	(1,119)	0	(0)	0	(0)	0	(0)	INCLUDED	
TOTAL	**177,989**	**(16,536)**	**23,488**	**(2,182)**	**12,612**	**(1,172)**	**8,851**	**(822)**	**76,230**	**(7,082)**	**56,808**	**(5,278)**
PEDESTRIAN BRIDGE	7,766	(721)										
GRAND TOTAL	**185,755**	**(17,257)**										

HOTEL / BACK OF HOUSE

	LOCATION	GROSS AREA, SF (SM)	
HOTEL CHECK-IN, ADMIN.	1FL, 2FL	2,376	(221)
F&B	1FL, 2FL, OUTDOOR	12,569	(1,168)
RETAIL	1FL	3,138	(292)
BUSINESS OFFICE, MEETING ROOM	2FL	5,613	(521)
BACK OF HOUSE	1FL	6,715	(624)
MECH. ELECT. EQUIPMENT	2FL	5,897	(548)

LOUNGE

	GROSS AREA, SF (SM)	
LOUNGE AREA	5,393	(501)
SHOWER / LOCKER / STORAGE	3,458	(321)

GUESTROOMS

GUSTROOM TYPES	QUANTITY	UNIT AREA, SF (SM) NET		UNIT AREA, SF (SM) GROSS		TOTAL AREA, SF (SM) NET		TOTAL AREA, SF (SM) GROSS	
TYPE A	222	281	(26.1)	305	(28.3)	62,382	(5,795)	67,710	(6,290)
TYPE B	2	575	(53.4)	617	(57.3)	1,150	(107)	1,234	(115)
TYPE C	14	281	(26.1)	305	(28.3)	3,934	(365)	4,270	(397)
TYPE D (ADA)	8	353	(32.8)	377	(35.0)	2,824	(262)	3,016	(280)
SUB - TOTAL	**246**					**70,290**	**(6,530)**	**76,230**	**(7,082)**

RNK ARCHITECTURE

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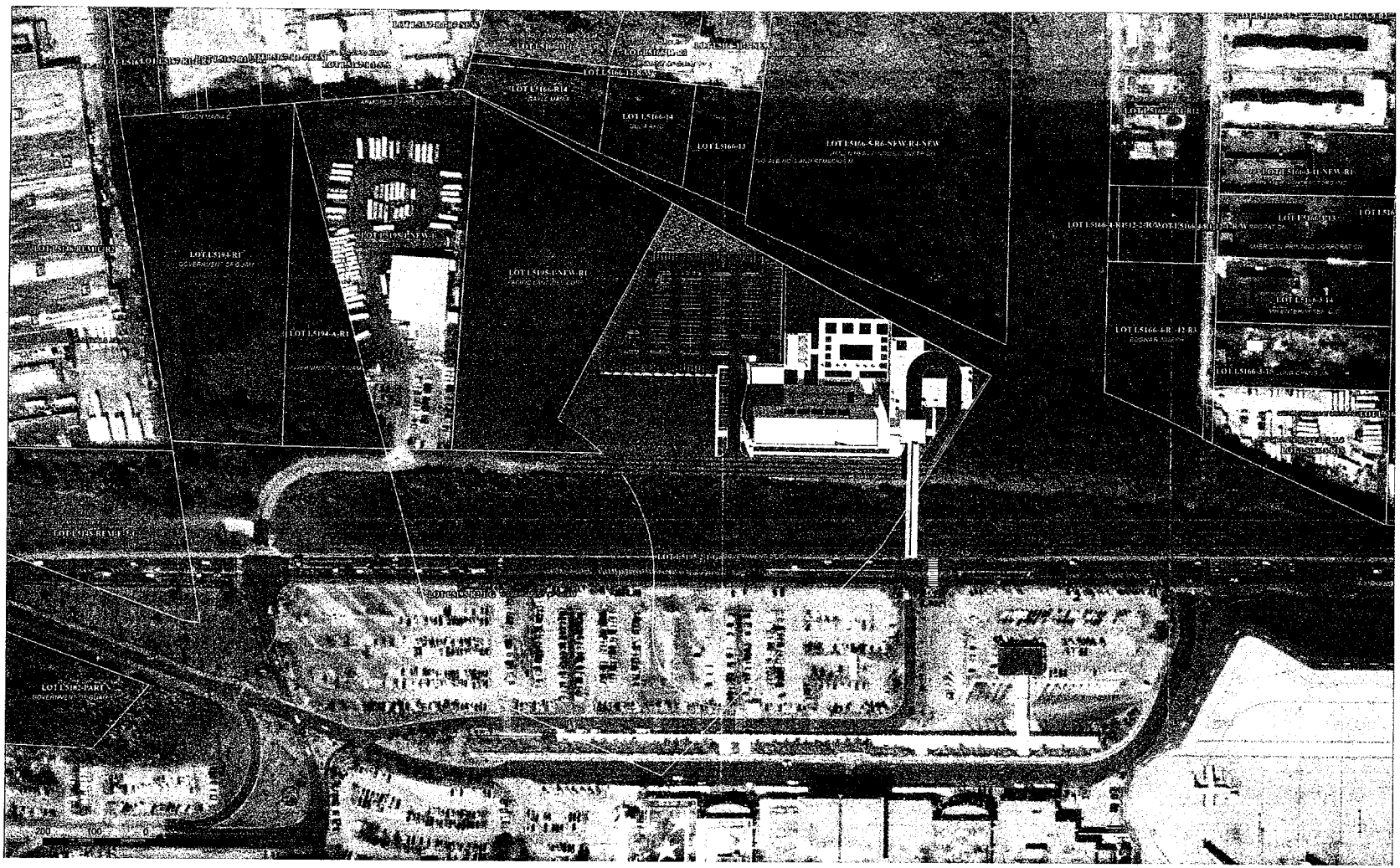
PROJECT TITLE: GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE: PROJECT DESCRIPTION AND SUMMARY

DATE
ISSUE / REVISIONS

DATE
ISSUE / REVISIONS

FILE NAME:
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DESIGNED BY:
CHECK BY:
DATE: AUGUST 23, 2018
DRAWING NUMBER: A 0. 1.
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DEVELOPMENT PLAN : AERIAL VICINITY

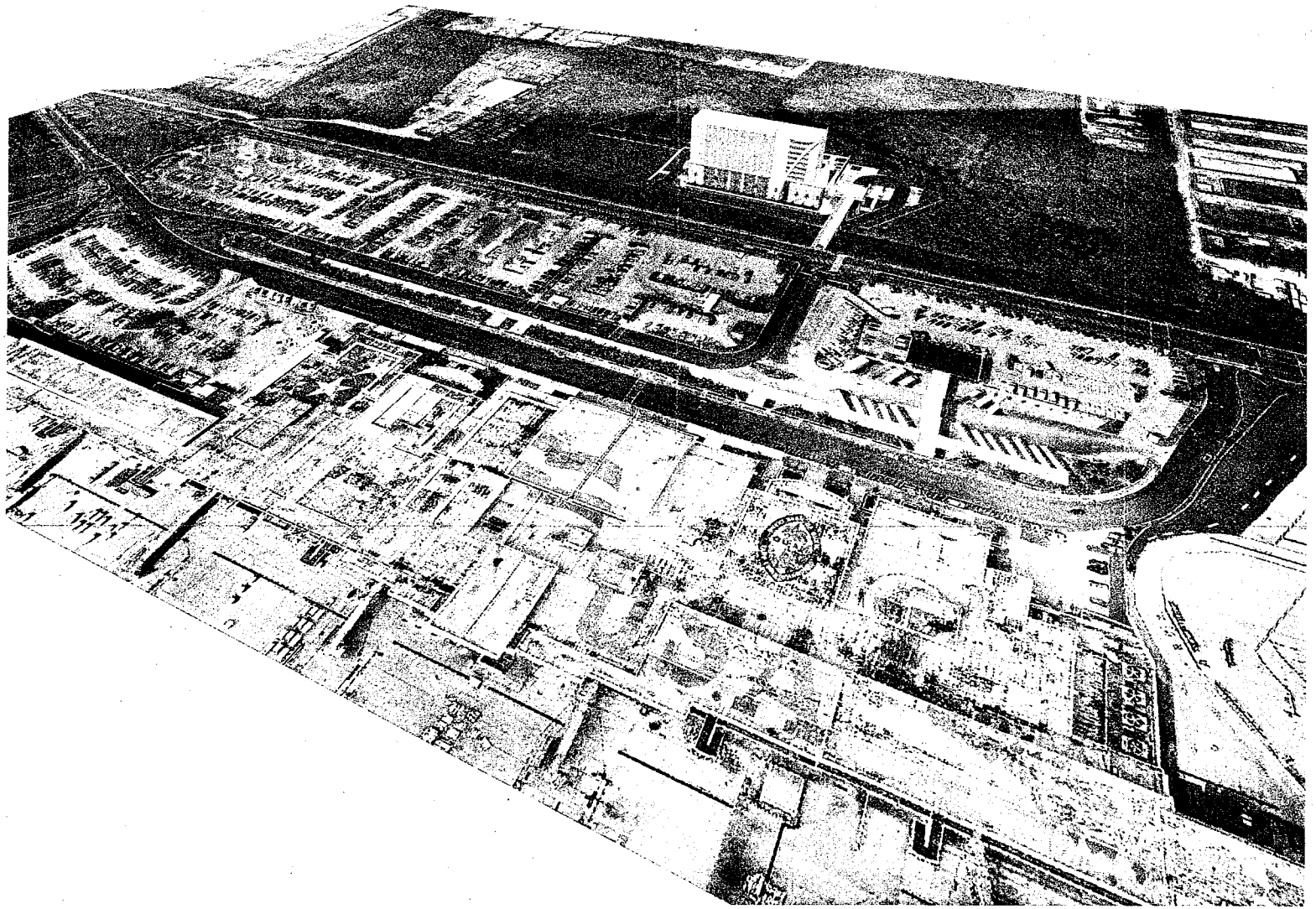
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ARCHITECTURE

PROJECT TITLE
GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE
DEVELOPMENT PLAN : AERIAL VICINITY

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DEVELOPMENT PLAN : AERIAL VICINITY

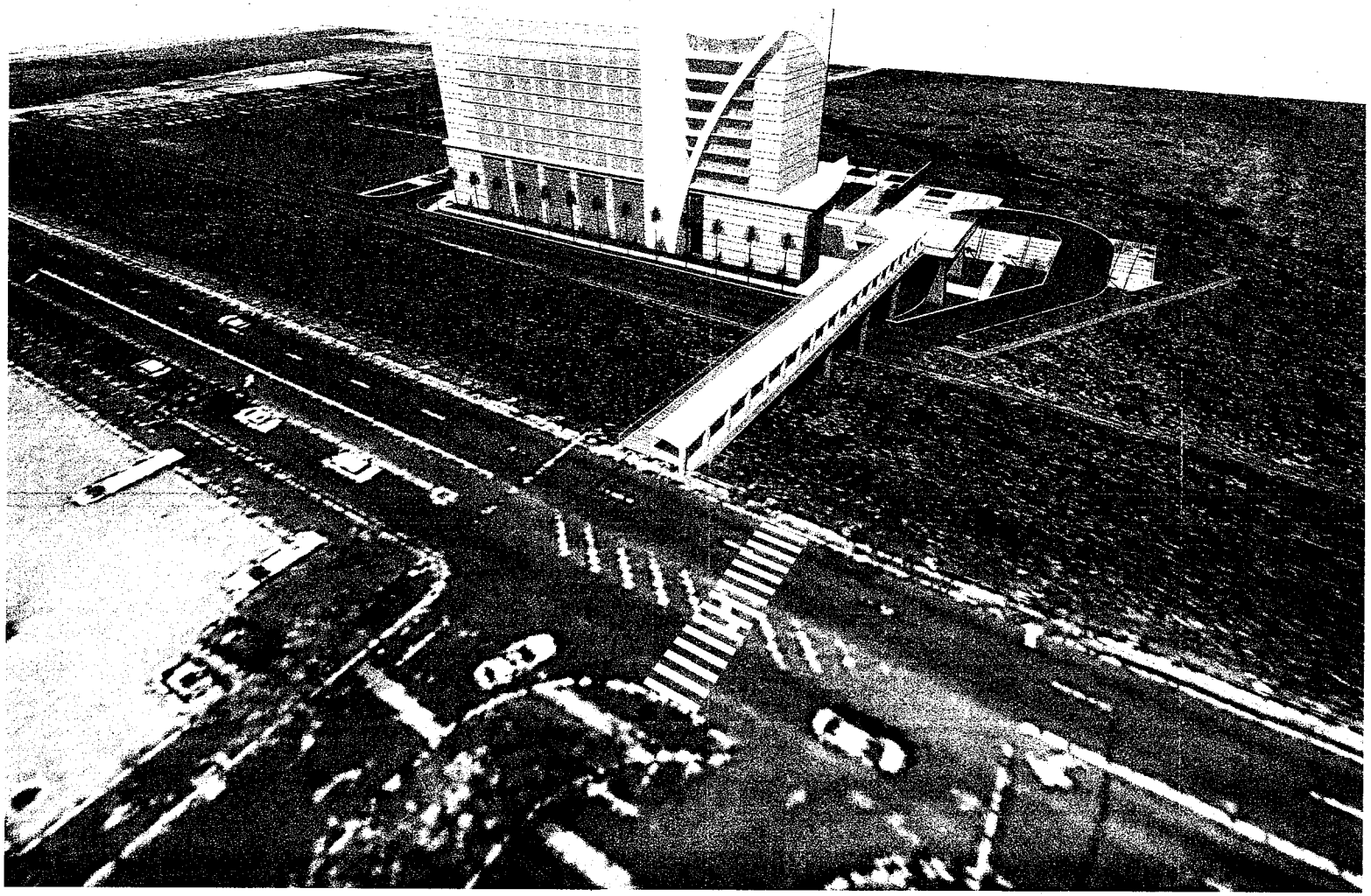
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ARCHITECTURE

AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DEVELOPMENT PLAN : AERIAL VICINITY

DATE: AUGUST 23, 2018

A 0. 3.



PERSPECTIVE : SOUTH EAST AERIAL

RNK
ARCHITECTURE

[illegible]

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PROJECT TITLE
GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE:
PERSPECTIVE : AERIAL

ISSUE / REVISIONS	DATE

ISSUE / REVISIONS	DATE

FILE NAME:

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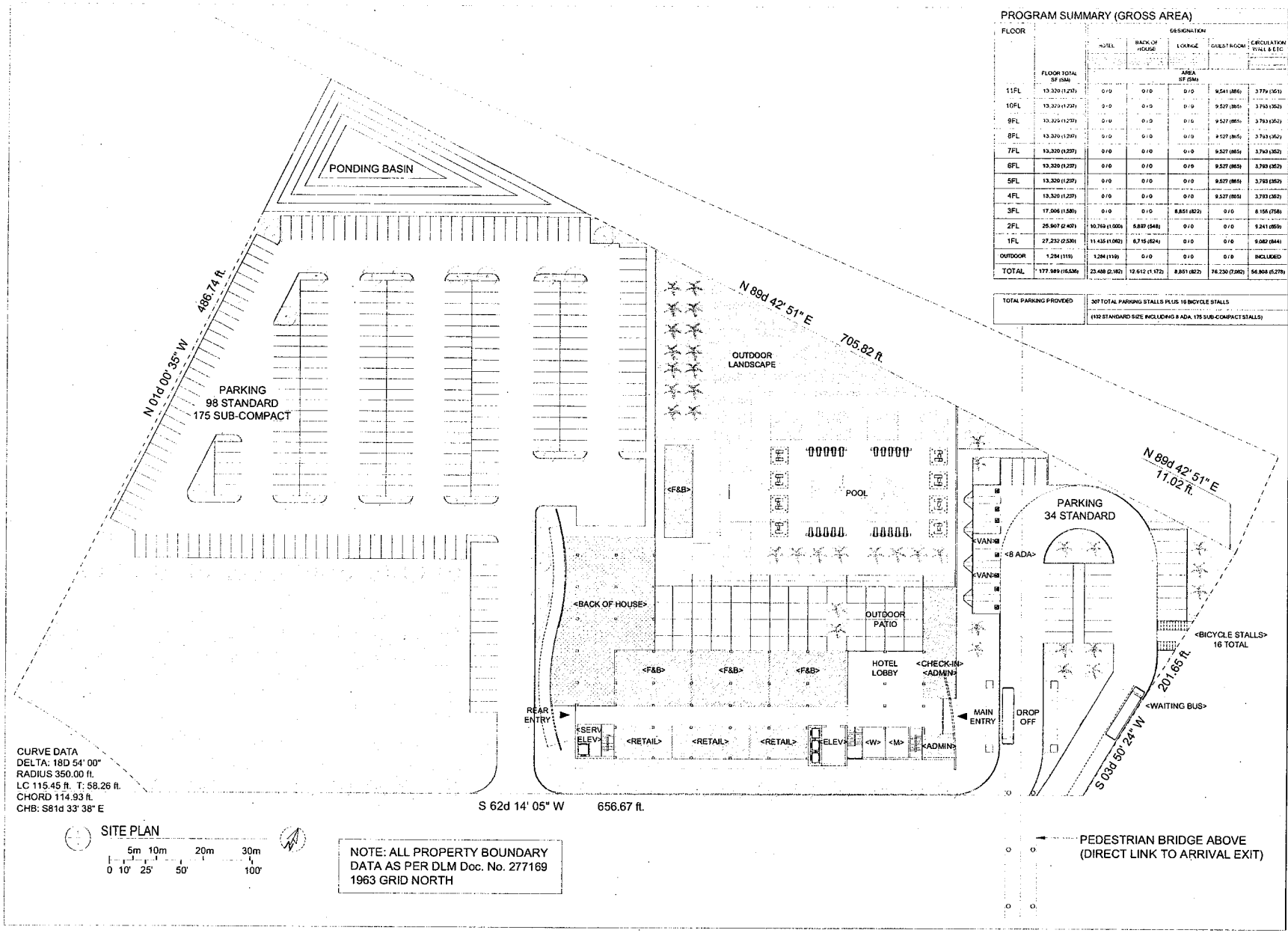
DESIGNED BY:

CHECK BY:

DATE: AUGUST 23, 2018

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PROGRAM SUMMARY (GROSS AREA)

FLOOR	FLOOR TOTAL SF (SM)	DESIGNATION: HOTEL	BACK OF HOUSE	LOUNGE	GUEST ROOM	CIRCULATION WALL & ETC.
		AREA SF (SM)				
11FL	13,320 (1,237)	0 / 0	0 / 0	0 / 0	9,541 (886)	3,779 (351)
10FL	13,320 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
9FL	13,320 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
8FL	13,320 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
7FL	13,320 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
6FL	13,320 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
5FL	13,320 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
4FL	13,320 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
3FL	17,006 (1,580)	0 / 0	0 / 0	8,851 (822)	0 / 0	8,155 (758)
2FL	25,907 (2,407)	10,769 (1,000)	5,897 (548)	0 / 0	0 / 0	9,241 (859)
1FL	27,232 (2,530)	11,435 (1,062)	6,715 (624)	0 / 0	0 / 0	9,082 (844)
OUTDOOR	1,284 (119)	1,284 (119)	0 / 0	0 / 0	0 / 0	INCLUDED
TOTAL	177,989 (16,536)	23,488 (2,182)	12,612 (1,172)	8,851 (822)	76,230 (7,082)	56,808 (5,278)

TOTAL PARKING PROVIDED	307 TOTAL PARKING STALLS PLUS 16 BICYCLE STALLS
	(132 STANDARD SIZE INCLUDING 8 ADA, 175 SUB-COMPACT STALLS)

RNK ARCHITECTURE

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PROJECT TITLE: GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

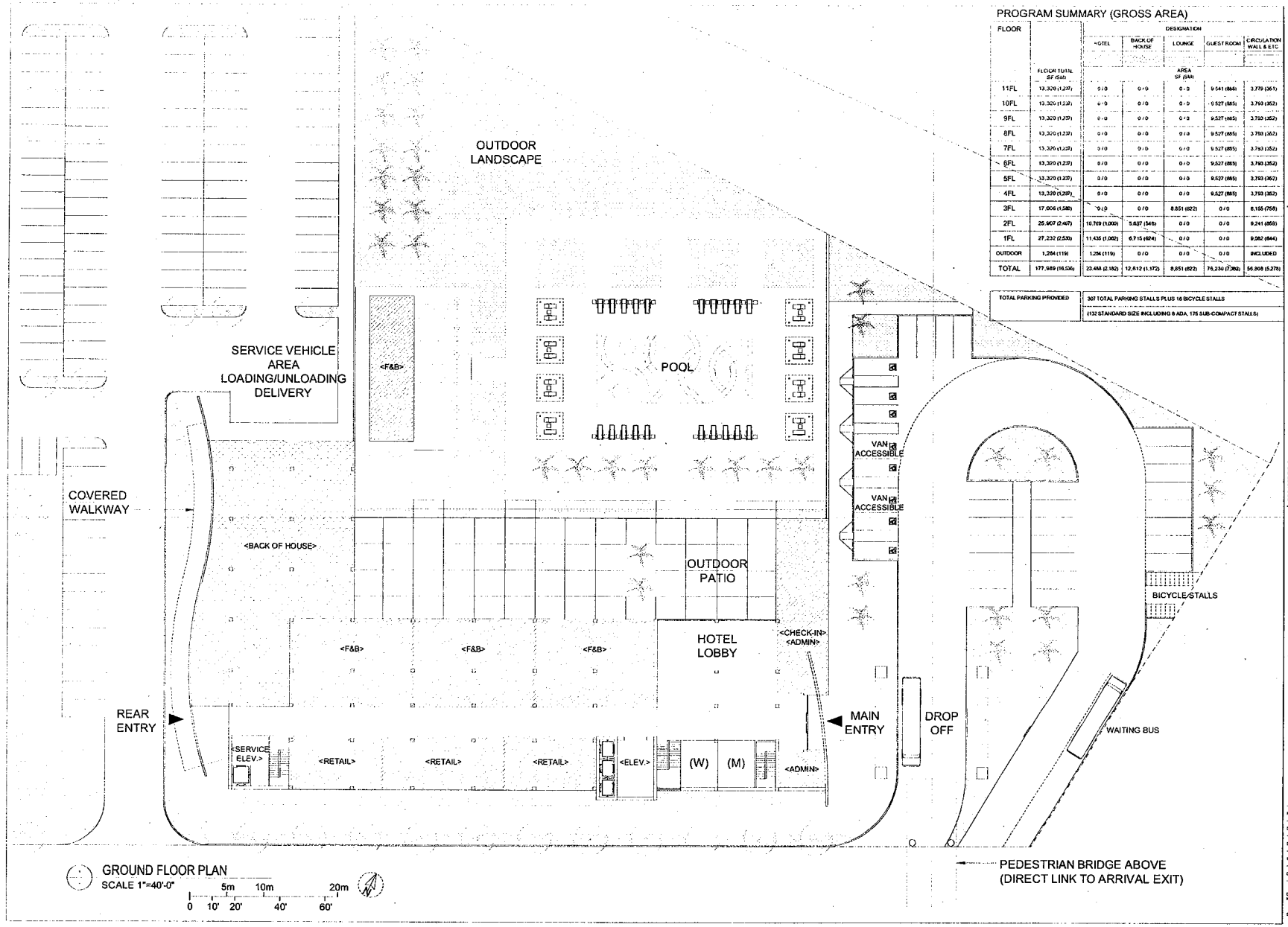
DRAWING TITLE: SITE PLAN

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DESIGNED BY:
CHECK BY:
DATE: AUGUST 23, 2018

DRAWING NUMBER: A 1. 0.

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GROUND FLOOR PLAN
SCALE 1"=40'-0"
0 10' 20' 40' 60'
5m 10m 20m

PROGRAM SUMMARY (GROSS AREA)

FLOOR		DESIGNATION				
		HOTEL	BACK OF HOUSE	LOUNGE	GUEST ROOM	CIRCULATION WALL & ETC
	FLOOR TOTAL SF (GA)	AREA SF (GA)				
11FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,541 (886)	3,779 (351)
10FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
9FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
8FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
7FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
6FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
5FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
4FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
3FL	17,006 (1,580)	0 / 0	0 / 0	8,851 (822)	0 / 0	8,155 (758)
2FL	25,907 (2,407)	10,769 (1,000)	5,827 (541)	0 / 0	0 / 0	9,241 (859)
1FL	27,232 (2,530)	11,435 (1,062)	6,715 (624)	0 / 0	0 / 0	9,082 (844)
OUTDOOR	1,264 (119)	1,264 (119)	0 / 0	0 / 0	0 / 0	INCLUDED
TOTAL	177,989 (16,536)	23,468 (2,182)	12,612 (1,172)	8,851 (822)	76,230 (7,082)	56,808 (5,278)

TOTAL PARKING PROVIDED	307 TOTAL PARKING STALLS PLUS 16 BICYCLE STALLS
	(132 STANDARD SIZE INCLUDING 8 ADA, 175 SUB-COMPACT STALLS)

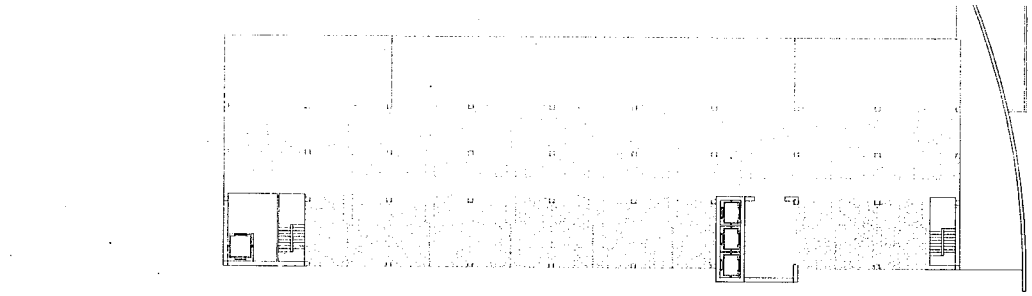
RNK ARCHITECTURE

PROJECT TITLE: GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

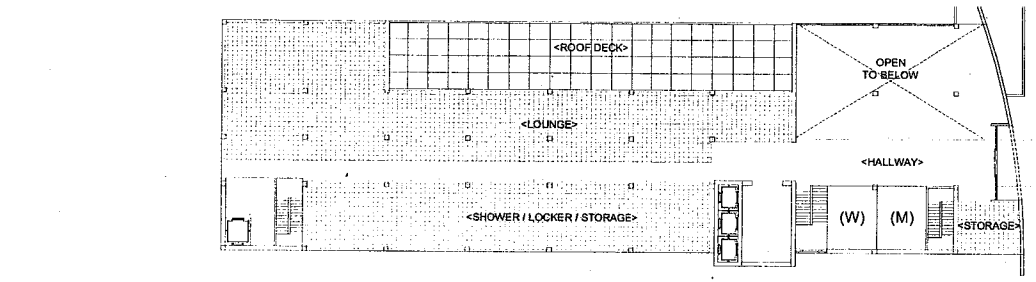
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DATE
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DATE
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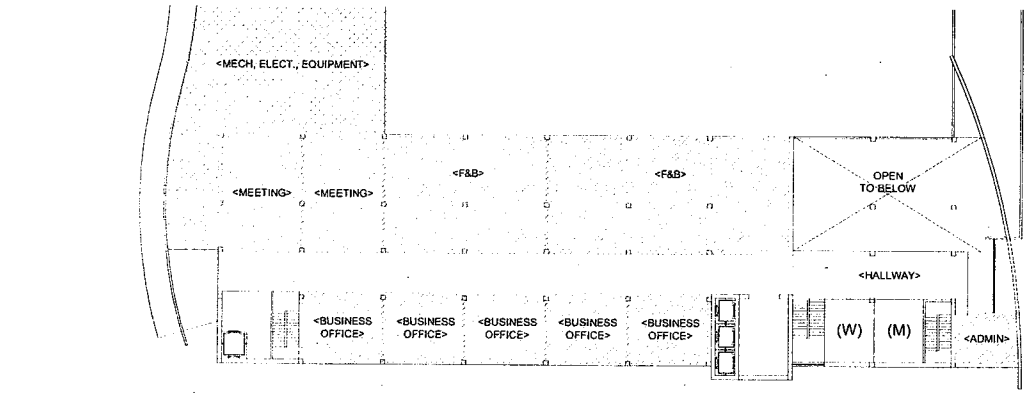
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FOURTH FLOOR PLAN
SCALE 1"=40'-0"



THIRD FLOOR PLAN
SCALE 1"=40'-0"



SECOND FLOOR PLAN
SCALE 1"=40'-0"

0 10' 20' 40' 60'
5m 10m 20m

◀ 3FL ENTRY

PEDESTRIAN BRIDGE
(DIRECT LINK TO ARRIVAL EXIT)

PORTE COCHERE

PEDESTRIAN BRIDGE ABOVE
(DIRECT LINK TO ARRIVAL EXIT)

PROGRAM SUMMARY (GROSS AREA)

FLOOR	FLOOR TOTAL SF (SM)	DESIGNATION				
		HOTEL	BACK OF HOUSE	LOUNGE	GUEST ROOM	CIRCULATION WALL & ETC
		AREA SF (SM)				
11FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,541 (886)	3,775 (351)
10FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
9FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
8FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
7FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
6FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
5FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
4FL	13,329 (1,237)	0 / 0	0 / 0	0 / 0	9,527 (885)	3,793 (352)
3FL	17,006 (1,580)	0 / 0	0 / 0	8,851 (822)	0 / 0	8,155 (758)
2FL	25,907 (2,407)	10,769 (1,000)	5,897 (548)	0 / 0	0 / 0	9,241 (859)
1FL	27,232 (2,530)	11,435 (1,062)	6,715 (624)	0 / 0	0 / 0	9,082 (844)
OUTDOOR	1,284 (119)	1,284 (119)	0 / 0	0 / 0	0 / 0	INCLUDED
TOTAL	177,969 (16,536)	23,488 (2,182)	12,612 (1,172)	8,851 (822)	76,230 (7,082)	56,808 (5,278)

TOTAL PARKING PROVIDED	307 TOTAL PARKING STALLS PLUS 16 BICYCLE STALLS
	(132 STANDARD SIZE INCLUDING 8 ADA, 175 SUB-COMPACT STALLS)

RNK
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E: [illegible]

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

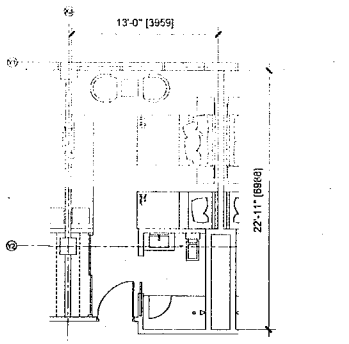
PROJECT TITLE
GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE:
FLOOR PLANS
SECOND, THIRD, FOURTH

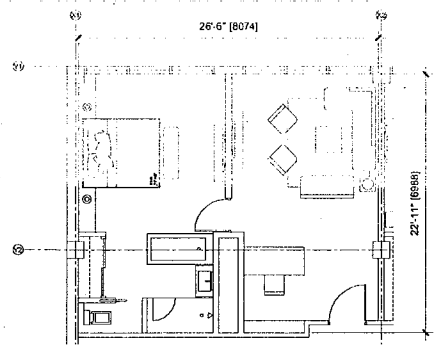
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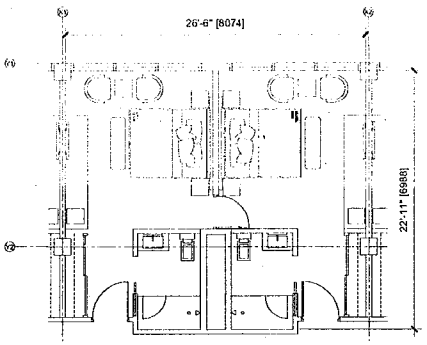
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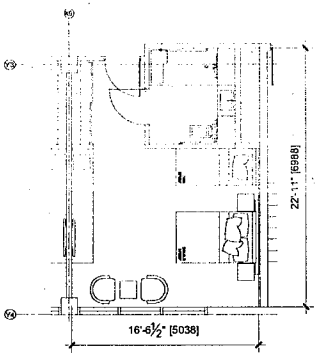
GUESTROOM TYPE A
3/32" = 1'-0"



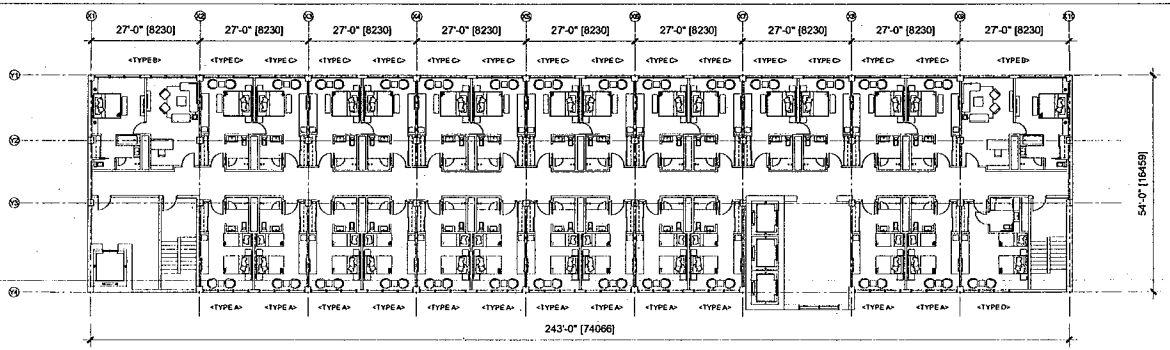
GUESTROOM TYPE B



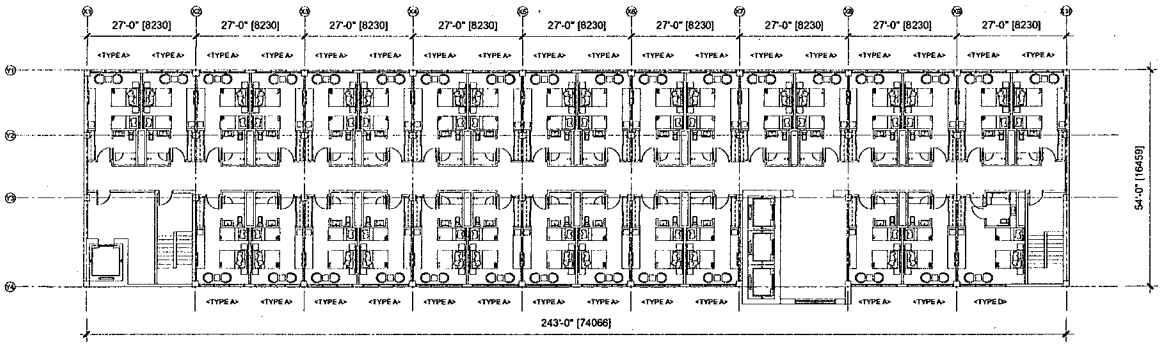
GUESTROOM TYPE C



GUESTROOM TYPE D



GUESTROOM PLAN (11FL)
1" = 30'-0"



GUESTROOM PLAN (4FL-10FL)
1" = 30'-0"



PROGRAM SUMMARY (GUESTROOM)

GUESTROOM TYPE	QUANTITY	UNIT AREA, SF (SM)		TOTAL AREA, SF (SM)	
		NET	GROSS	NET	GROSS
TYPE A	222	281 (26.1)	305 (28.3)	62,382 (5,795)	67,710 (6,290)
TYPE B	2	575 (53.4)	617 (57.3)	1,150 (107)	1,234 (115)
TYPE C	14	281 (26.1)	305 (28.3)	3,934 (365)	4,270 (397)
TYPE D	8	353 (32.8)	377 (35.0)	2,824 (262)	3,016 (280)
TOTAL	246			70,290 (6,530)	76,230 (7,082)

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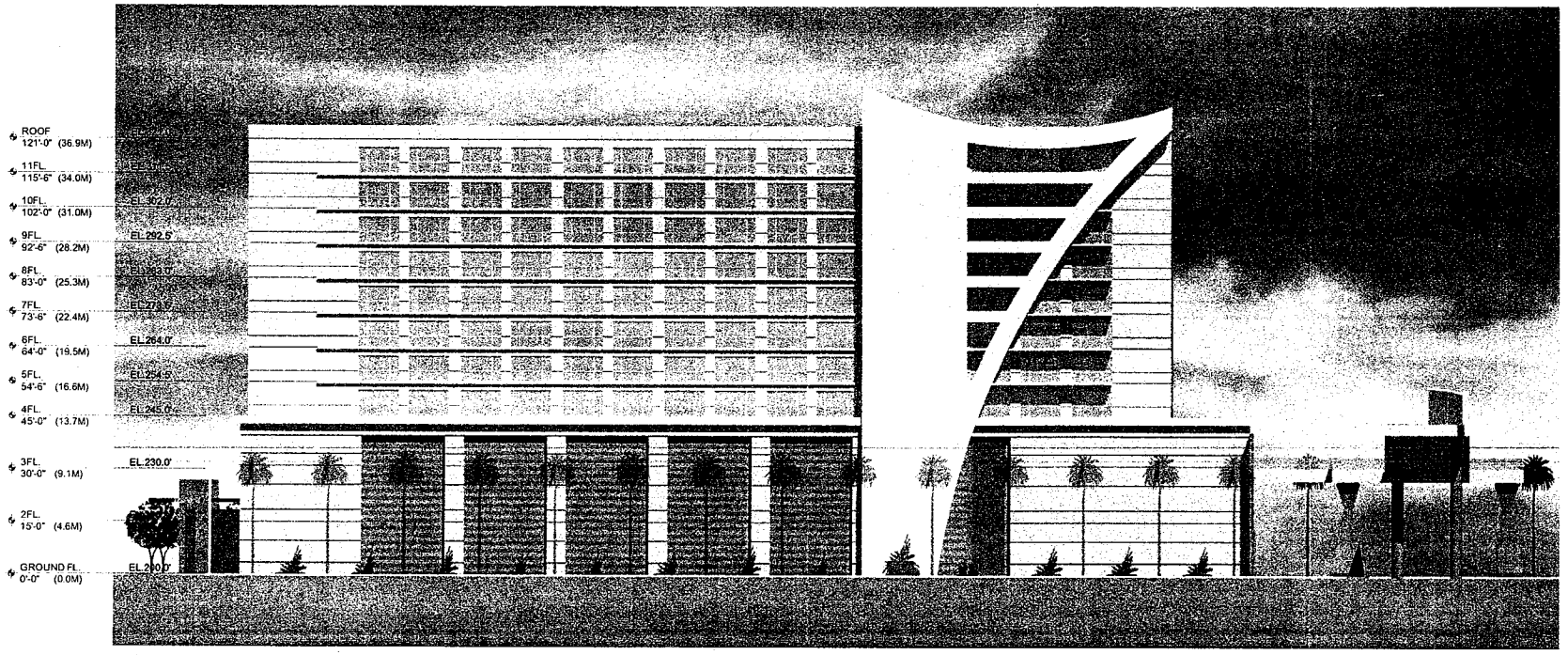
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TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE: GUESTROOM PLANS

DATE / ISSUE / REVISIONS

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SOUTH ELEVATION
NTS

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PROJECT TITLE: GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE: SOUTH ELEVATION

ISSUE / REVISIONS | DATE

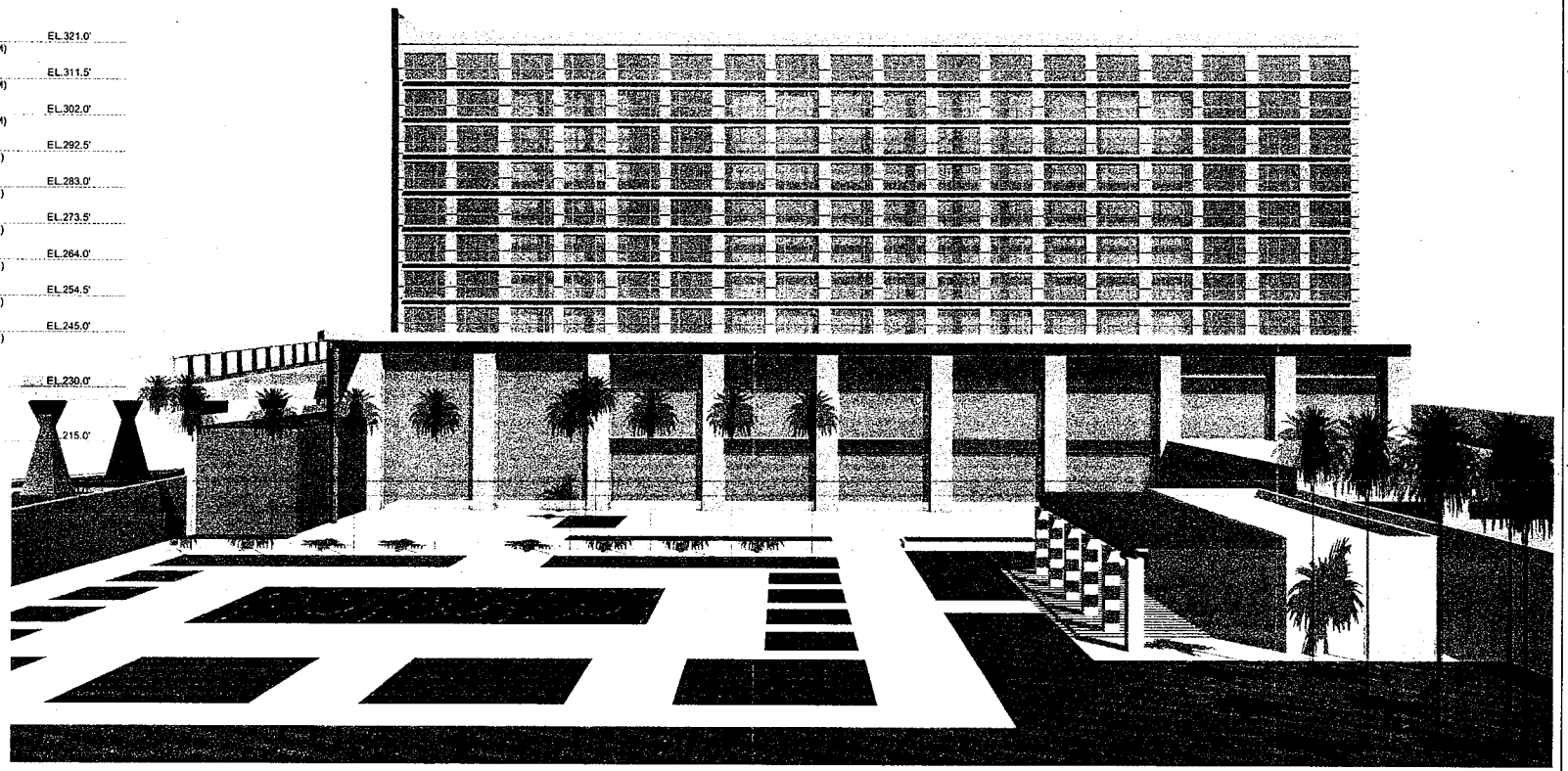
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NORTH ELEVATION PERSPECTIVE
N/S

RNK
ARCHITECTURE

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T: 1 671 649 4672
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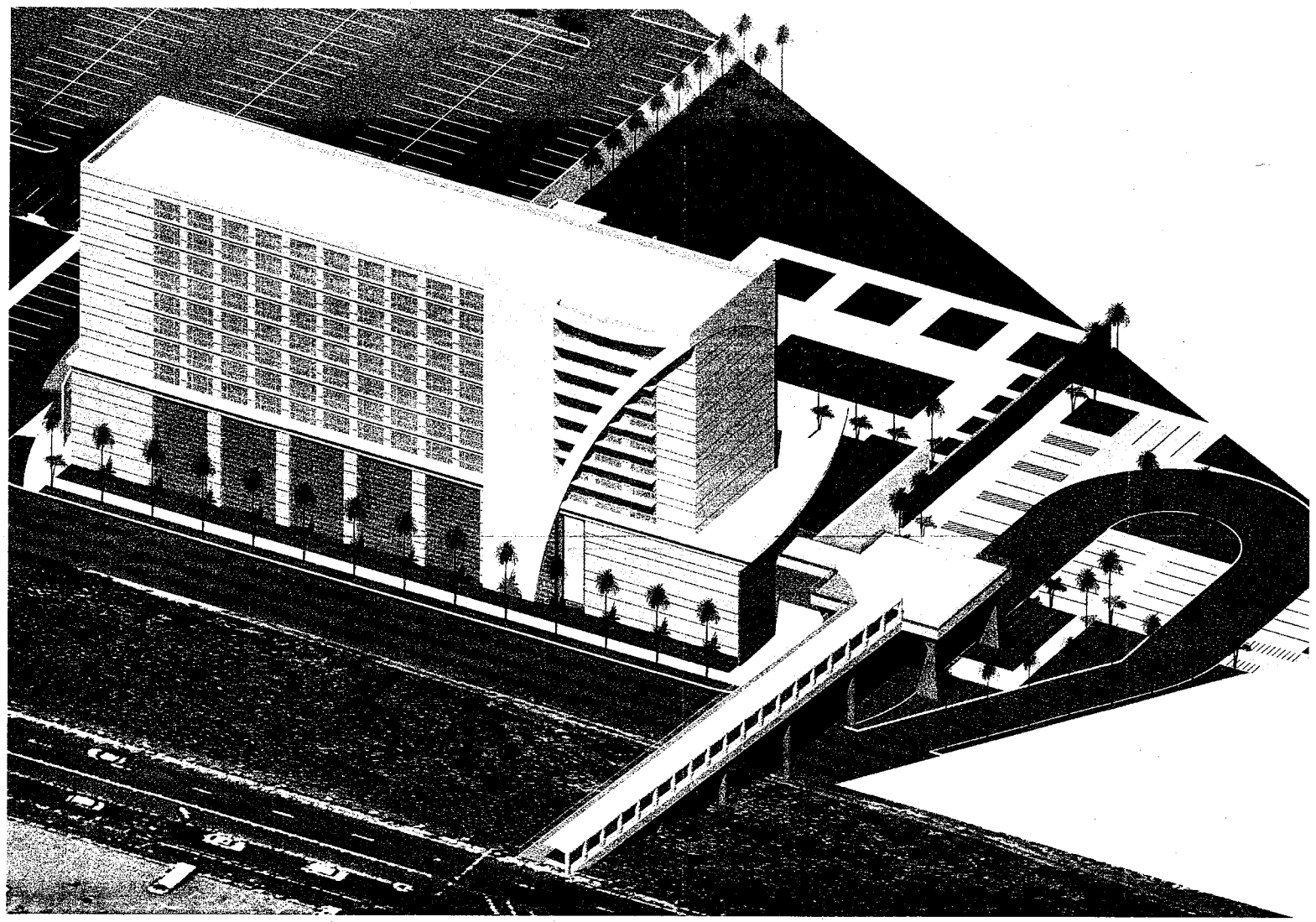
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GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

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NORTH ELEVATION PERSPECTIVE

ISSUE / REVISIONS	DATE

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AXONOMETRIC VIEW : SOUTH EAST

RNK
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E rnk@rnkarchitecture.com

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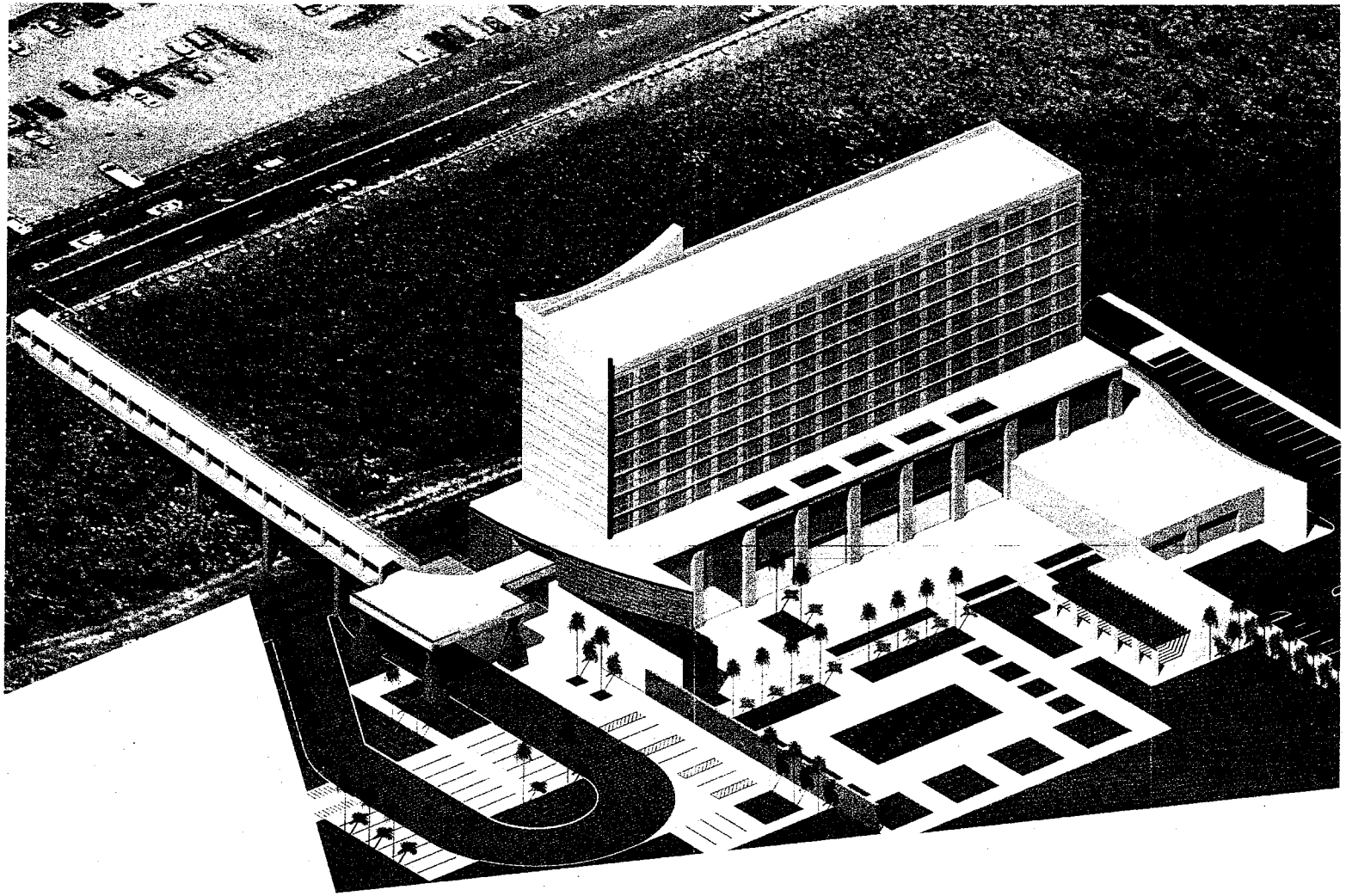
PROJECT TITLE
GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE
AXONOMETRIC VIEW : SOUTH EAST

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AXONOMETRIC VIEW : NORTH EAST

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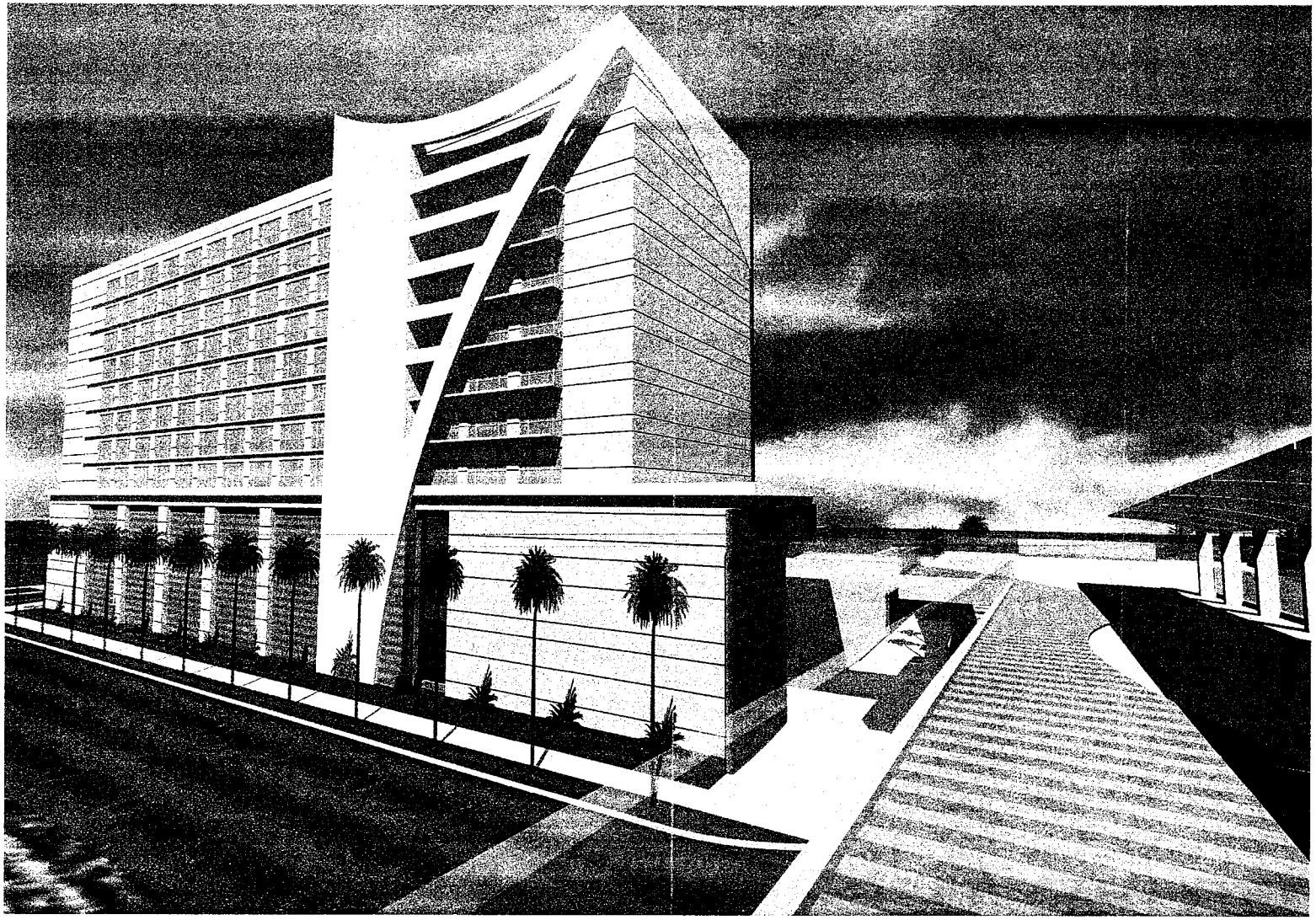
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GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE
AXONOMETRIC VIEW : NORTH EAST

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PERSPECTIVE : PEDESTRIAN BRIDGE

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ARCHITECTURE

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PROJECT TITLE
GUAM INTERNATIONAL AIRPORT HOTEL
TENTATIVE DEVELOPMENT PLAN

DRAWING TITLE
PERSPECTIVE : PEDESTRIAN BRIDGE

ISSUE / REVISIONS	DATE

ISSUE / REVISIONS	DATE

FILE NAME:
DRAWN BY:
DESIGNED BY:
CHECK BY:
DATE: AUGUST 23, 2018
DRAWING NUMBER: A 2. 3.
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Hagåtña, GU 96932

Website:
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E-mail Address:
lmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

DEPARTMENT OF LAND MANAGEMENT

MICHAEL JB BORJA
Director

DAVID V. CAMACHO
Deputy Director

December 3, 2018

MEMORANDUM

To: Chairman, Guam Land Use Commission

From: Guam Chief Planner

Subject: Status Report - Application No. 2015-26D
(Request for Final Subdivision)

Applicants Deepak and Kiran Sadhwani represented by FC Benavente Planners, has secured approval of a Tentative Subdivision in an "M-1 zone" to create an industrial park consisting of fifty-one (51) lots on Lot 5315, in the Municipality of Dededo.

Legal authority to consider and approve the applicants' request is provided under Title 21, GCA, Chapter 62, Article 2, Section 62201 thru 62204; Article 4, Section 62401; Article 5, Section 62501 thru 62504, Subdivision Law. Title 18 GAR, Chapter 3, Article 2, Section 3219.

The subject lot is located in the Ukudu area of Dededo west of Rt. 3 roughly across from the Ukudu High School and less than a quarter of a mile north of the New Guam Regional Medical Center. The entrance of the proposed development is to be located at the northeast corner of the pentagon-shaped lot via a proposed 40-ft right-of-way connecting to the existing 100ft wide easement, roughly a quarter of a mile northwest of Rt.3. Encircling this lot are properties having various zoning designations ranging from "R-2","C","M-1" and M-2 as per the "Dos Amantes" Official Zoning Map F3-67S52.

Other characteristics of this project include:

a. **Lot Area:** 36.7 +/- Acres or 148,810+/- Square meters
(minimum lot size with public sewer = 5,000 sqft)

b. **Present Zoning:** "M-1" (Light Industrial) Zone per Public Law 30-211

c. **Master plan:** Referenced "Dos Amantes Master Plan".

d. Community Design Plan: Rezoned to "M-1" Light Industrial via P.L. 30-211[1].

e. Previous Commission Action: Attached for the Commission's perusal are following previous actions for this development project:

1. Issuance of a Tentative Subdivision Plan – Doc. No. 884231
2. Issuance of first extension - Doc. No. 900212
3. Issuance of second extension- Doc. No. 922275

On September 25, 2015 the applicant secured a Tentative Subdivision Plan (TSP) to establish an industrial park subdivision on Lot 5315 in the municipality of Dededo. By statute, all infrastructure improvements must be completed within one (1) year of issuance of the TSP, to which time the applicant would apply for a Final Subdivision Plan (FSP) approval. An FSP approval would allow the applicant full benefit of the subdivision to include the sale of lots.

The applicant presented on two occasions reasons for not completing improvements within the prescribed one-year physical development phase. The second extension, which is to expire on April 2019, requires a status report as a condition of approval. However, since then the applicant has been able to secure an acceptance of bonding letter from the Department of Public Works, and therefore, has since elected to submit a request for a Final Subdivision Plan Approval[2]. If approved, the proposed subdivision map may be recorded upon final review by the Department of Land Management.

f. Analysis: A recent site inspection of the project revealed extensive sub-ground infrastructure work were completed and/or are in the initial stage of completion. The applicants have been advised that although secured bonding warrants a final subdivision approval, remaining infrastructure work must be completed at the satisfaction of the Department of Public Works for the release of the bond. That is, the bond serves as the guarantee that, prior to its release, all improvements to include paved easements with curb and gutter, final installation of water, power, and sewer infrastructure must all be completed, connected, and in operational order.

g. Recommendation: No material changes have occurred to proposed subdivision and the request for a Final Subdivision Plan remains at fifty-one (51) lots ranging in size from 937 square meters (ponding basin) to sellable lots ranging from 1,858 square meters to 5,574 square meters and 7,433 square meters. Upon completion the subdivision shall incorporate full improvements containing public easements with curbs & gutters, water, power, and public sewer connection as directed by utilities

---

[1] Public Law 30-211 – An Act to approve Official Zoning Map F3 67S 52, the Dos Amantes Planning Area and all related zoning amendment. Signed into law and promulgated on December 2010.

[2] Title 21 GCA, Ch. 62, §62504 (b) where the applicant may request for a Final Subdivision Plan, provided he "furnish bond acceptable to the Commission for the completion of improvements, the bond to be in penal sum of one hundred fifteen percent (115%) of total work costs as verified by the Director of Public Works.

agencies and Guam Environmental Protection Agency (for on-site surface water containment).

Based on persistent progress of development and the applicants' ability to secure proper bonding as insurance for project completion, we **recommend approval with the following conditions:**

1. Applicants may initiate release of bond report upon securing final occupancy of all improvements to include, but not limited to, the completion of public easements with curbs & gutters, water, power, and public sewer connection as directed by associated utilities agencies and Guam Environmental Protection Agency (for on-site surface water containment). A request for bond release to the Department of Public Works must be concurred in writing by the Guam Chief Planner and Executive Secretary of the Guam Land Use Commission.

2. Applicants may execute a dedication of easement and infrastructure for public use upon concurrence, in writing, by appropriate utilities. Concurrence shall be based on agencies' certification that infrastructure, be it public easements with curbs & gutters, water, power, and public sewer connection as directed by associated utilities agencies and Guam Environmental Protection Agency (for on-site surface water containment), that such improvements are fully functional and connected to public services.

MARVIN Q. AGUILAR

Application No:	2018– 26FSA
Applicant :	Deepak & Kiran Sadhwani
Type of Application:	Final Subdivision Approval
Accepted Date:	Nov 26, 2018
Case Planner:	Marvin Aguilar

APPLICATION FOR FINAL SUBDIVISION APPROVAL

PACIFIC INDUSTRIAL PARK
TRACT 11407, Formerly Lot 5315
Dededo, Guam

FC BENAVENTE, PLANNERS
August 2018

FC BENAVENTE, PLANNERS

Planning, Zoning, Land Development Consulting, Permitting

127 Bejong Street, Barrigada, Guam 96913
Tel: 671.988.7911 felouben@gmail.com

September 9, 2018

Guam Land Use Commission
Department of Land Management
PO Box 2950
Hagatna, Guam 96932

Attn: Michael Borja, Executive Secretary

Subject: Pacific Industrial Park Application For Final Subdivision Approval

Hafa Adai Mr. Borja,
On behalf of Pacific Industrial Park, we are pleased to submit this application for Final Subdivision Approval of the Pacific Industrial Park Subdivision on Lot No. 5315, Dededo, Guam. This submittal is in conformance with Title 21 GCA, Chapter 62, Section 62504 (b). Included is the Performance Bond for the completion of improvements, in the penal sum of one hundred fifteen percent (115%) of total work costs as verified by the Director of Public Works.
The final subdivision is in conformance with the tentative plans, submitted as Application No. 2015-26, and approved by the Guam Land Use Commission (GLUC) on September 24, 2015. Time extension beyond the 1-year requirement for subdivision completion was subsequently granted by the GLUC.
Included in this application package are:

* Final Subdivision Application Form;
* Performance Bond and DPW Satisfactory Certification Letter;
* Final Subdivision Survey Maps (4 sheets);
* Tentative Subdivision Improvement Plans (38 Sheets);
* Lot 5313-7 (Main access connector – 1 Sheet);
* Notice of Actions For Tentative Subdivision Approval;
* Covenants, Conditions, and Restrictions;
* Deed of Dedication.

We would like to express our appreciation to your staff and to all the GovGuam permitting agencies that have assisted us along the way.

Si Yu'os Ma'Ase

Felix C. Benavente, Principal

Attachments As Stated

FINAL SUBDIVISION APPROVAL

TO: Executive Secretary, Guam Land Use Commission
c/o Land Planning Division, Department of Land Management
Government of Guam, P.O. Box 2950, Hagatna, Guam 96932

The Undersigned owner(s)/lessee(s) of the following described property hereby request consideration for a *Final Subdivision Approval*.

1. Information on Applicant:

Name of Applicant: Deepak H. and Kiran D. Sadhwani U.S. Citizen: [X] Yes [ ] No

Mailing Address: 788 S. Marine Drive, Suite 202, Tamuning, Guam 96913

Telephone No.: Business: (671) 649-7349 Home: _____

2. Location, Description and Ownership:

Subdivision Name: Pacific Industrial Park Subdivision

New Lot(s): _____ Block: _____ Tract: 11407

Name of Registered Surveyor: Frank L.G. Castro

Village: Dededo Municipality: Dededo

Certificate of Title Number: _____

Recorded Document Number: _____

Existing Zoning: M-1 Existing Use: Vacant and Undeveloped

Average Lot Size: _____ Total Number of Lots: _____

Proposed Use(s) on Property: lindustrial Park

3. Supporting Information: *Per Guam Code Annotated 21 GCA, Chapter 62, Section 62402.*

a. Final Map Form:

(1) The final 22" X 29" map shall be clearly and legibly drawn in opaque black ink or good quality tracing paper or cloth acceptable by the Planner. Signatures shall be in opaque black ink. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch (1").

(2) If ink is used on polyester base film, the ink surface shall be coated with a suitable substance to assure permanent legibility.

(3) The number of the sheet and the total number of sheets comprising the map shall be stated on each sheet to include its pictorial relation to each adjoining sheet.

ATTACHMENT: Sections 62401 & 62402, Article 4 (Requirements for Plans & Maps), Chapter 62, Title 21, GCA is attached for your information and guidance in the preparation of your application. For additional requirements, visit the Subdivision Section, Land Planning Division.

FINAL SUBDIVISION APPROVAL

3. (Continuation):

(4) The exterior boundary of the land included within the subdivision shall be indicated by a blue-colored border. The map shall show the definite location of the subdivision and particularly its relation to surrounding surveys.

(5) The boundaries of any areas within the proposed subdivision which are subject to usual inundation by water shall be shown.

(6) The map shall contain the tract number in letters no less than one-half inch (1/2") in height, north directional point, map scale and date of final survey.

(7) The map shall show all survey and mathematical information and data necessary to relocate and retrace any and all interior and exterior boundary lines appearing thereon including bearings and distances of straight lines, radii, arc and tangent lengths of all cures. The final map shall particularly define, designate and delineate all roads and alley rights of way and easements and other parcels offered for dedication for public use.

b. Required Information and Accompanying Data:

(1) The Tentative Subdivision Approval;
(2) Original tracing and two (2) prints of Final Subdivision Map;
(3) One (1) print of the Tentative Map approval by the Guam Land Use Commission;
(4) One (1) set of all improvement plans for the subdivision.
- Provide Copy of the Final Inspection and Acceptance of Improvement Form (DPW Form)
- If map includes any areas to be dedicated to the Government for "parks" or "open space", letter from the Director of the Department of Parks and Recreation must be included stating that agency's willingness to accept maintenance responsibility for all such area.

(5) Subdivision improvements;
-If a bond has been posted to cover the costs of improvements; A verified Statement from the Director of Public Works stating the bond meets the 115% total work cost must be included as part of the application.

(6) The original and two copies of the following documents for recording with the map;
- Deed restrictions or covenant;
- Homeowner's Association By-Laws;
- Appropriate instruments for the dedication of any and all lands and improvements within the subdivision to the Government of Guam.
- Appropriate instruments for the designation of any and all easement, utilities or other purposes, within the subdivision.

(7) In addition to providing the required number of hard copies of the Application; provide 9-copies of the Application File in Electronic Format (example: in CD format, etc.)

No application for Guam Land Use Commission approval of a Final Subdivision Map will be accepted by the Department of Land Management unless it includes all the applicable maps, documents, bonds and fees listed above.

4. Filing Fee: Ten Dollars ($10.00) filing fee, in accordance with ***Guam Code Annotated, 21 GCA, Chapter 62, Section 62202.***

FINAL SUBDIVISION APPROVAL

5. **Required Signatures:** All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

"I hereby certify that all information contained in this application and its supplements is true and correct. I also understand that any misrepresentation in this application shall void the entire submission."

Deepak H. and Kiran D. Sadhwani

(Owner(s) and Date)

Not Applicable

(Lessee(s) and Date)

FC Benavente, Planners (See Affidavit of Authorization)

(Representative, if any, and Date)

6. In an effort to provide a more effective means why which the municipality's concerns are heard and accommodated according to the land and regulations of real property uses, this land use application must be assessed for the need of the empanelment of a Hybrid Commission pursuant to **P.L. 33-219**. A Hybrid Commission will be empaneled if this application represents a development cost of **more than three million dollars ($3,000,000.00)**, exclusive of the cost of the real property as described in this application.

WILL THIS PROJECT COST MORE THAN $3,000,000.00? YES ○ NO ⊗

Please sign attesting to your answer ⇨ _____

(Please see attachment for more information on Public Laws 33-209 and 33-219, as they affect the process of assessment of this application.)

THIS FORM SHALL NOT BE MAILED.
APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY TO THE LAND PLANNING DIVISION DEPARTMENT OF LAND MANAGEMENT.

FOR OFFICIAL USE ONLY

Date Accepted: _____ Accepted By: _____

Date of Notice to Adjacent Property Owners: _____

Date of Publication Notice: _____

Application Number: _____ Date of GLUC Action: _____

GLUC Resolution No.: _____

DEEPAK H. & KIRAN D. SADHWANI
788 S. Marine Corps. Dr. Ste. 202, Tamuning, Guam 96913
Tel: (671) 649-7349 Fax: (671) 649-3308

August 09, 2018



Mr. Glenn Leon Guerrero
Department of Public Works
Government of Guam
542 N. Marine Corps Dr.
Tamuning, Guam 96913

Re: Land Developer's Bond for Pacific Industrial Park Subdivision

Dear Mr. Leon Guerrero,

Attached is the Land Developer's Bond (BOND NO. 08072018) from the Surety, Aioi Nissay Dowa Insurance Company Limited, on behalf of the developer, Deepak H. Sadhwani, its general contractor, International Consolidated Contracting, for the infrastructure of Pacific Industrial Park Subdivision, located in Dededo, Guam, Lot No. 5315.

The lots will be subdivided and the infrastructure will proceed as Pacific Industrial Park Subdivision, a Fifty (50) lot subdivision.

Section 62004 of the Subdivision law requires that we furnish a bond to be in the penal sum of 115% of the cost of the infrastructure improvements for Pacific Industrial Park. We have determined that the cost will be Eight Hundred Eight-Nine Thousand, Six Hundred and no/100 ($889,600.00) with 48.33 % already completed as of July 24, 2018. Please see attached letter dated July 31, 2018 from International Consolidated Contracting, the general contractor. Because this bond meets the 115% requirement, we request that you issue a letter to the Department of Land Management informing them of the receipt and adequacy of the bond. Upon your notification, we can then proceed with the filing and recordation of the Final Subdivision map and the sale of the lots.

Sincerely,

Deepak H. Sadhwani
Principal/Owner

BOND NO. 08072018

SUBDIVISION/SITE IMPROVEMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that we, Deepak H. Sadhwani _____, as Principal, and Aioi Nissay Dowa Insurance Company Limited, of _____, as Surety, are held and firmly bound unto the County/Village of Dededo _____ as Obligee, in the sum of One Million Twenty Two Thousand and no/100 ******* ($ 1,022,000.00) Dollars for the payment of which, well and truly to be made, we jointly and severally bind ourselves, our executors, administrators, successors, and assigns, firmly by these presents.

WHEREAS, the Principal has agreed to perform the following improvements,
To Subdivide a certain tract of land owned by it and situate within Lot No. 5315, Municipality of Dededo, Guam
in the Subdivision known as: Pacific Industrial Park, Route 3 NCS, Dededo

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that, if said Principal shall perform and complete said improvements to said development in accordance with either the plan (s)/specification(s)/agreement, then this obligation shall be void, otherwise to be and remain in full force and effect.
THIS BOND WILL TERMINATE upon written acceptance of the improvements by the Obligee to the Principal and/or Surety.

RECEIVED
AUG 14 2018
DPW
Director's Office

Sealed with our seals and dated this 8th day of August, 2018.

PRINCIPAL Deepak H. Sadhwani

By: _____

SURETY Aioi Nissay Dowa Insurance Company Limited

By: _____
Jo Takagi, Attorney-in-Fact

Countersigned by: _____
Takagi & Associates, Inc.
Resident General Agent

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

That AIOI NISSAY DOWA INSURANCE COMPANY LTD., a corporation of the State of Japan, having its principal office in the city of Tokyo, Japan, does hereby appoint, HIDENOBU TAKAGI, JO TAKAGI, PAMELA A.CRUZ, ALL OF THE CITY OF TUMON,GUAM, its true and lawful attorney, with full authority to execute on its behalf as surety, bonds, undertakings and contracts of suretyship thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed $***1 0,000,000Dollars***.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company on the 21st day of September 1990.

RESOLVED, that the President, an Executive Vice President or a Senior Managing Director or a Managing Director or an Associate Director of the Company, shall have the power and authority to appoint Attorney and to authorize them to execute on behalf of the Company and attach the seal of the Company hereto to surety, bonds, undertakings and contracts of suretyship.

RESOLVED FURTHER, that the signatures of such Directors and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company in the future with respect to any surety, bonds, undertakings and contracts of suretyship."

I, Hideshi Matsui , being duly sworn, depose and say that I am the Executive Officer of Aioi Nissay Dowa Insurance Company Limited and that this Power of Attorney set forth herein is true and correct to the best of my information, knowledge and belief.

H. Matsui

Hideshi Matsui
Executive Officer

Subscribed and sworn before me this 13th day of July, 2017

NOTARIAL CERTIFICATE

This is to certify that Kei Nemoto, an agent of Hideshi Matsui, Executive Officer of Aioi Nissay Dowa Insurance Co., Ltd., and Hiroyuki Muto, General Manager of International Department of Aioi Nissay Dowa Insurance Co., Ltd., have stated in my presence that the said Hideshi Matsui and Hiroyuki Muto acknowledged themselves to have signed on the attached document.

JUL 24 2017

Kazuhiro Ishida

NOTARY

TOKYO

JAPAN

GOVERNMENT OF GUAM
DEPARTMENT OF REVENUE AND TAXATION
OFFICE OF THE BANKING AND INSURANCE COMMISSIONER

CERTIFICATE OF AUTHORITY

RENEWAL 272

Know All Men By These Presents That:

Name **AIOI NISSAY DOWA INSURANCE COMPANY LIMITED**

Address 1-28-1,EBISU 1-CHROME, SHIBUYA-KU
TOKYO,150-8488 JAPAN

Classes of Insurance Authorized

ACCIDENT & HEALTH
FIDELITY & SURETY
FIRE
MARINE
MISCELLANEOUS
MOTOR VEHICLE
PROP. DAMAGE & LIABILITY
WORKMENS COMP

Having complied with the Insurance Law of Guam, is hereby authorized to transact as an insurer, the above named Classes of Insurance in Guam from the 01 ***day of*** July , ***20*** 18 , ***to the*** 01 ***day of*** July , ***20*** 19 , ***unless authority is revoked for failure to comply with the law.***

General Agent(s):

TAKAGI & ASSOCIATES INC

In Witness Whereof, I have hereunto subscribed my name officially and have hereon impressed my Seal of Office at the City of Hagatña, Guam on this 05 ***day of*** June ***A.D. 20*** 18.

JOHN P. CAMACHO
Acting Banking and Insurance Commissioner

Doc. No. 34GL-18-2032

International Consolidated Contracting

P.O. Box 20908 Barrigada, Guam 96921 Phone 671-734-4245 Fax 671-734-4246

July 31, 2018

Mr. Glenn Leon Guerrero, Director
Department of Public Works
Government of Guam
542 N. Marine Corps Dr.
Tamuning, Guam 96913

Re: Construction Contract for Infrastructure on L5315

Dear Mr. Leon Guerrero,

International Consolidated Contracting has contracted with Deepak H. Sadhwani to construct the development known as Pacific Industrial Park Subdivision.

We hereby certify that we have been contracted to do the infrastructure (civil work including roads, curbs, gutter, underground utilities for water, power, sewer storm drains, and any other work in compliance with local subdivision laws and regulations) of Pacific Industrial Park for the amount of Seven Hundred Thirty Thousand Two Hundred Forty-Seven & 13/100 ($730,247.13). Attached you will find the current percentage of work completed as of July 24, 2018.

We submit this certification in support of Deepak H. Sadhwani's application for a Final Subdivision approval before the Guam Land Use Commission.

Sincerely,

Donald J. Harper
Owner
International Consolidated Contracting LLC
727-4244

Item No.	Project Code	Description	U/M	Total Contract Price	Percentage Previously Billed	Amount Previous Billed to Date	Percentage Completed this Billing	Amount Billed This Period	Percentage Completed to Date	Total Billed to Date
1	MOB001	Mobilization	LS	$66,960.60	100.00%	$66,960.60	0.00%	$0.00	100.00%	$66,960.60
2	B01420	12" Gravity Sewer Main, Manholes, Laterals	LS	$149,850.00	75.00%	$112,387.50	0.00%	$0.00	75.00%	$112,387.50
3	B01421	6" Forced Main Sewer	LS	$42,120.00	10.00%	$4,212.00	0.00%	$0.00	10.00%	$4,212.00
4	B00803	24" Storm Drain and Catch Basin	LS	$75,600.00	10.00%	$7,560.00	0.00%	$0.00	10.00%	$7,560.00
5	B01405	8" Water Main, Laterals, Fire Hydrants and accessories	LS	$73,620.00	10.00%	$7,362.00	55.00%	$40,491.00	65.00%	$47,853.00
6	B01430	Electrical Conduit, Transformer Pads, Manholes, Handholes	LF	$58,500.00	10.00%	$5,850.00	0.00%	$0.00	10.00%	$5,850.00
7	B01440	Communications Conduit, Handholes	LF	$54,000.00	10.00%	$5,400.00	0.00%	$0.00	10.00%	$5,400.00
8	B00211	Cutting, Filling, Compacting Grade for Curb and Gutter	EA	$20,250.00	40.00%	$8,100.00	0.00%	$0.00	40.00%	$8,100.00
9	B00601	Installation of Curb and Gutter	EA	$35,555.40	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00
10	B00209	Backfilling to Grade and Compacting for Asphalt Roads ± 2%	LF	$34,650.00	0.00%	$0.00	15.00%	$5,197.50	15.00%	$5,197.50
11	B00214	Ponding Basin and Headwalls	LF	$58,500.00	75.00%	$43,875.00	0.00%	$0.00	75.00%	$43,875.00
12	CO-001	Work on Raised Roads		$31,429.01	100.00%	$31,429.01	0.00%	$0.00	100.00%	$31,429.01
		TOTAL CONTACT PRICE		**$701,035.01**	**41.81%**	**$293,136.11**	**6.52%**	$45,688.50	**48.33%**	**$338,824.61**
		Gross Receipts Tax (4.167%)		**$29,212.13**	**41.81%**	**$12,214.98**	**6.52%**	$1,903.84	**48.33%**	**$14,118.82**
		TOTAL DUE		**$730,247.13**	**41.81%**	**$305,351.09**	**6.52%**	$47,592.34	**48.33%**	**$352,943.43**

The Honorable
EDDIE BAZA CALVO
Governor

The Honorable
RAY S. TENORIO
Lieutenant Governor

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO
GLENN LEON GUERRERO
Director
ANDREW LEON GUERRERO
Deputy Director

Michael Borja
Director
Department of Land Management
590 S Marine Corps Drive
Tamuning, Guam 96913

Re: Pacific Industrial Park Subdivision

Buemas Yan Hafa Adai!

Section 62504(b) of Guam's Subdivision law provides that developers furnish a bond in the penal sum of one hundred fifteen percent (115%) of the total work costs as verified by the Director of Public Works. Enclosed is a copy of Land Developer's Bond (Bond No. 08072018) from the Surety, Aioi Nissay Dowa Insurance Company Limited, on behalf of developer, Deepak H. Sadhwani, its general contractor, International Consolidated Contracting, for the infrastructure of Pacific Industrial Park Subdivision, located on Lot No. 5315, Dededo, Guam. This serves to confirm that the bond issued on this project satisfies the one hundred fifteen percent (115%) requirement of the total work costs.

Please contact my office if you have any questions regarding this matter.

Sincerely,

GLENN LEON GUERRERO
Director

cc: Guam Land Use Commission
Mr. Deepak H. Sadhwani

542 North Marine Corps Drive, Tamuning, Guam 96913 • (671) 646-3121/3232• Fax (671)649-6178

Doc. No. 34GL-18-2632.

SUBDIVISION SURVEY MAP
OF
TRACT 11407, FORMERLY LOT No. 5315
(PACIFIC INDUSTRIAL PARK)

Municipality of Dededo

LAND SQUARE 29

SEC. 1

PREPARED BY:

FRANK L.G. CASTRO
PROFESSIONAL LAND SURVEYOR No. 19
P.O. BOX 1119
HAGATNA, GUAM 96932
TEL. (671) 687-2746

INDEX SHEET

1. COVER SHEET (SHEET 1 OF 8)
2. DEDICATION AND APPROVAL SHEET (SHEET 2 OF 8)
3. CERTIFICATION AND CONDITIONS OF TITLE 21 GCA, CHAPTER 62 (SHEET 3 OF 8)
4. VICINITY MAP (SHEET 4 OF 8)
5. INDEX MAP (SHEET 5 OF 8)
6. RETRACEMENT MAP (SHEET 6 OF 8)
7. TOPO MAP (SHEET 7 OF 8)
8. SUBDIVISION MAP (SHEET 8 OF 8)

PREPARED FOR:

DEPARTMENT OF LAND MANAGEMENT
P.O. BOX 2950, HAGATNA, GUAM 96932
TEL.: (671) 475-5233

Doc. No. 34GL-18-2632.

FINAL SUBDIVISION SURVEY MAP OF
TRACT 11407 (FORMERLY LOT No. 5315)
(PACIFIC INDUSTRIAL PARK)

Municipality of Dededo

LAND SQUARE 29

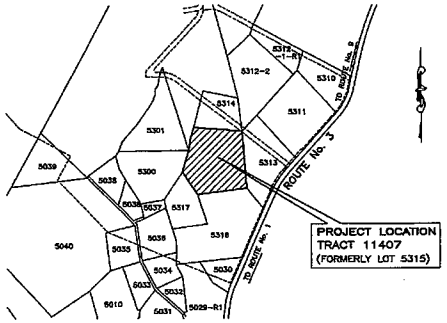
SEC. 1

OFFER OF DEDICATION:

The undersigned, being the duly authorized representative of the parties of record having title and interest in the land within this subdivision, hereby consent to the preparation and recordation of this map and offers dedication for public uses, the road and utilities right of-ways herein identified as LOT 1-R/W, TRACT 11407 and LOT 2-R/W, TRACT 11407, together with all infrastructures above, below and within these roads and utilities rights-of-ways as shown on this subdivision set of maps.

_____ _____
Deepak Sadhwani Date
Doc. No. 876047

_____ _____
Kiran Sadhwani Date
Doc. No. 876047



VICINITY MAP
(NOT TO SCALE)

ACCEPTANCE OF DEDICATION:

I, EDDIE CALVO, by virtue of the authority vested in me as Governor of Guam, hereby accept, on behalf of the people of Guam, the offer of dedication for public uses, the roads and utilities rights-of-ways identified as: LOT 1-R/W, TRACT 11407 and LOT 2-R/W, TRACT 11407, inclusive of all infrastructures above, below and within the said roads and utilities right-of-ways as shown on this subdivision set of maps.

_____ _____
Eddie Calvo Date
Governor of Guam

ATTESTED BY:

_____ _____
Ray Tenorio Date
Lieutenant Governor of Guam

ACKNOWLEDGMENT:

City of Hagatna)
)ss
Hagatna, Guam)

On this _____ day of _____, 2018, before me, a Notary Public in and for Guam, personally appeared Deepak Sadhwani and Kiran Sadhwani known to me to be the persons whose names are subscribed to within this dedication instrument and acknowledged that they executed the same of their own free will and act.

_____
Notary Public
In and For Guam

My commission expires _____

GUAM LAND USE COMMISSION APPROVAL

The GLUC at its regularly scheduled hearing of _____ granted final subdivision map approval for TRACT 11407 "PACIFIC INDUSTRIAL PARK" (Formerly Lot 5315) in the Municipality of Dededo

The GLUC issued a notice of action for said approval on _____, as recorded under Document no. _____. Said approval is further subject to conditions as provided in an earlier notice of action issued by the GLUC on _____, as recorded under Document no. _____.

_____ _____
Michael J.B. Borja Date
Executive Secretary
Guam Land Use Commission

_____ _____
Jay L. Lather Date
Chairman
Guam Land Use Commission

CERTIFICATE OF RECORDATION:

The undersigned, hereby certify that this subdivision survey map has been recorded with the Department of Land Management under Document No. _____, in accordance with the requirement mandated by Title 21, Guam Code Annotated 62402.

CERTIFICATE OF SURVEYOR:

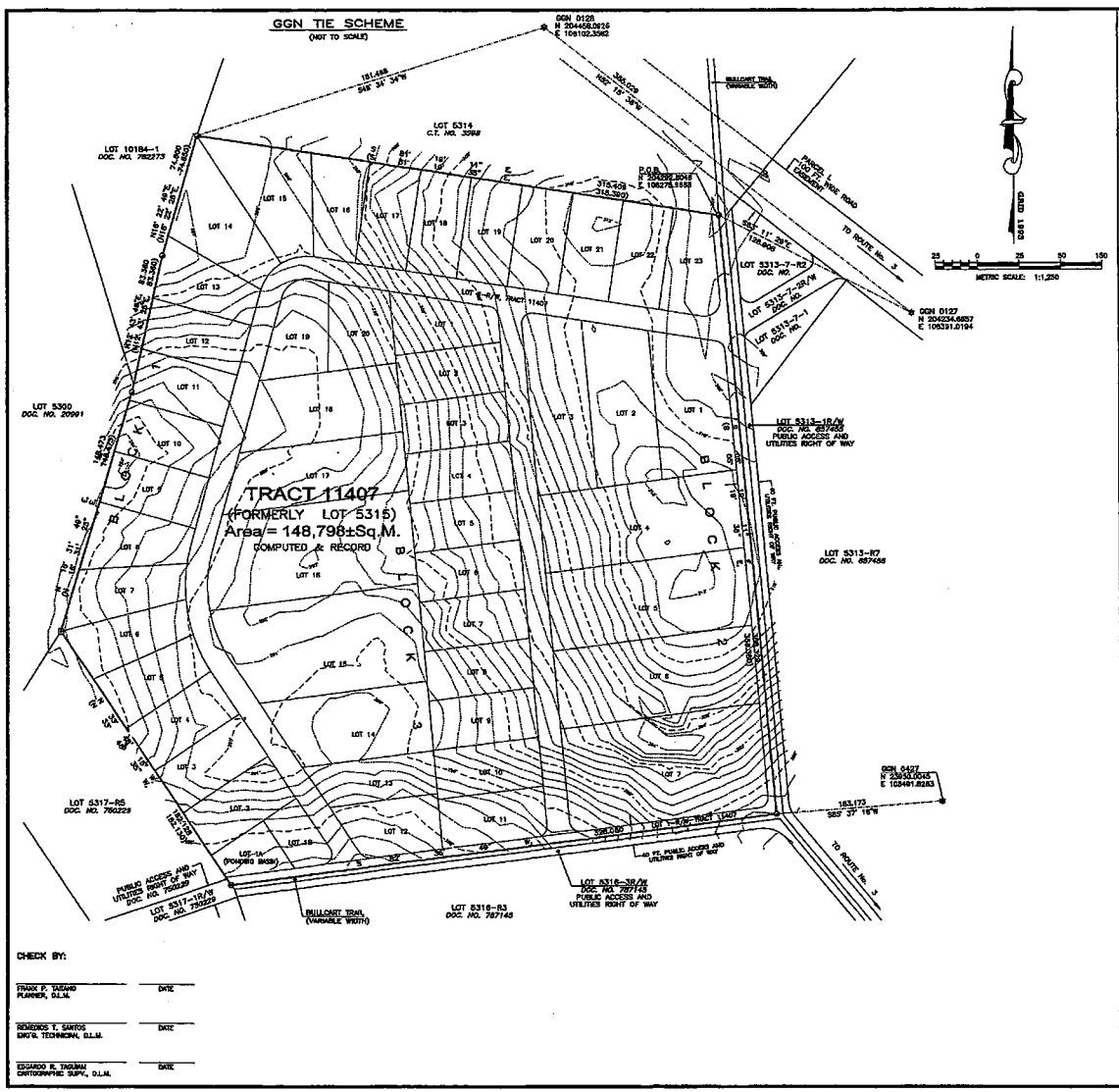
I, FRANK L.G. CASTRO, hereby certify that this map was prepared by me or under my direct supervision that it is based upon a field survey made in ____ in conformance with all applicable laws and regulations. that I am responsible for the accuracy of all data and information shown hereon, I also certify that all the monuments are of the character and occupy the the position indicated on this map.

_____ _____
FRANK L.G. CASTRO, PLS NO. 19 DATE

FRANK L.G. CASTRO
CERTIFICATE NO. 19
ISLAND OF GUAM
REGISTERED LAND SURVEYOR

EXP: APRIL 30, 2019

SHEET 2 OF 4



CHECK BY:

FRANK P. TAITANO PLANNER, D.L.M.	DATE
REMEDIOS T. SANTOS ENG'G. TECHNICIAN, D.L.M.	DATE
EDGARDO R. TAGUBA CARTOGRAPHIC SUPV., D.L.M.	DATE

NOTES :

1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
2. ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
3. BEARINGS AND DISTANCES WITHIN THE PARENTHESES ARE RECORD DATA. ALL OTHERS ARE 1993 GRID VALUE.
4. SUBJECT LOT IS WITHIN THE NORTHERN AQUIFER.
5. SUBJECT LOT IS ZONED "A" PER 1997 NORTH ISLAND OFFICIAL ZONE MAP, F367541.
6. NO AS-BUILT SURVEY AS OF APPROVAL OF THIS LMP.
7. VERTICAL CONTROL SURVEY WAS BASED FROM GGN 0127 WITH AN ELEVATION OF 314.96 FEET MEAN SEA LEVEL (MSL) DATUM. CONTOURS WERE DEVELOPED FROM SPOT ELEVATIONS USING A COMBINATION OF GPS AND CONVENTIONAL TOPOGRAPHIC GROUND METHOD.

REFERENCE :

1. DWG NO. DOA-S-08-48, RETRACEMENT SURVEY MAP OF LOT 5315, PREPARED BY PLS No. 55, L.M. No. 027-FY2010, Doc. No. 603785.
2. DWG No. FC11-0706, LOT PARCELING SURVEY MAP, PREPARED BY PLS No. 19, L.M. No. 232-FY2013, Doc. No. 857455.

SYMBOLS :

- GGN STATION
- FOUND NO. 4 REBAR WITH NO CAP, SET BY UNKNOWN, REF NO. 1
- FOUND NO. 4 REBAR WITH CAP MARKED PLS 55, DOC. NO. 603785
- FOUND 4x4 CONCRETE MONUMENT SET BY PLS 54, REF. NO. 1

CERTIFICATION

I FRANK L.G. CASTRO hereby certify that this map was prepared by me or under my direct supervision that it is based upon a field survey made in DECEMBER 14, 2014 in conformance with all applicable laws and regulations. That I am responsible for the accuracy of all data and information shown hereon, I also certify that all the monuments are of the character and occupy the the position indicated on this map.

FRANK L.G. CASTRO, PLS NO. 19 — DATE

CERTIFICATE NO. 19 — ISLAND OF GUAM — REGISTERED LAND SURVEYOR

EXP: APRIL 30, 2019

Approved Pursuant to Title 21, Guam Code Annotated, Chapter 61, Zoning Law and Chapter 62, Subdivision Law

MARVIN Q. AGUILAR
GUAM CHIEF PLANNER — DATE

This map has been examined for conformance with Title 21, Guam Code Annotated, Chapter 60, Article 2, Uniform Triangulation System and Registerina Surveyor on this ____ day of ____

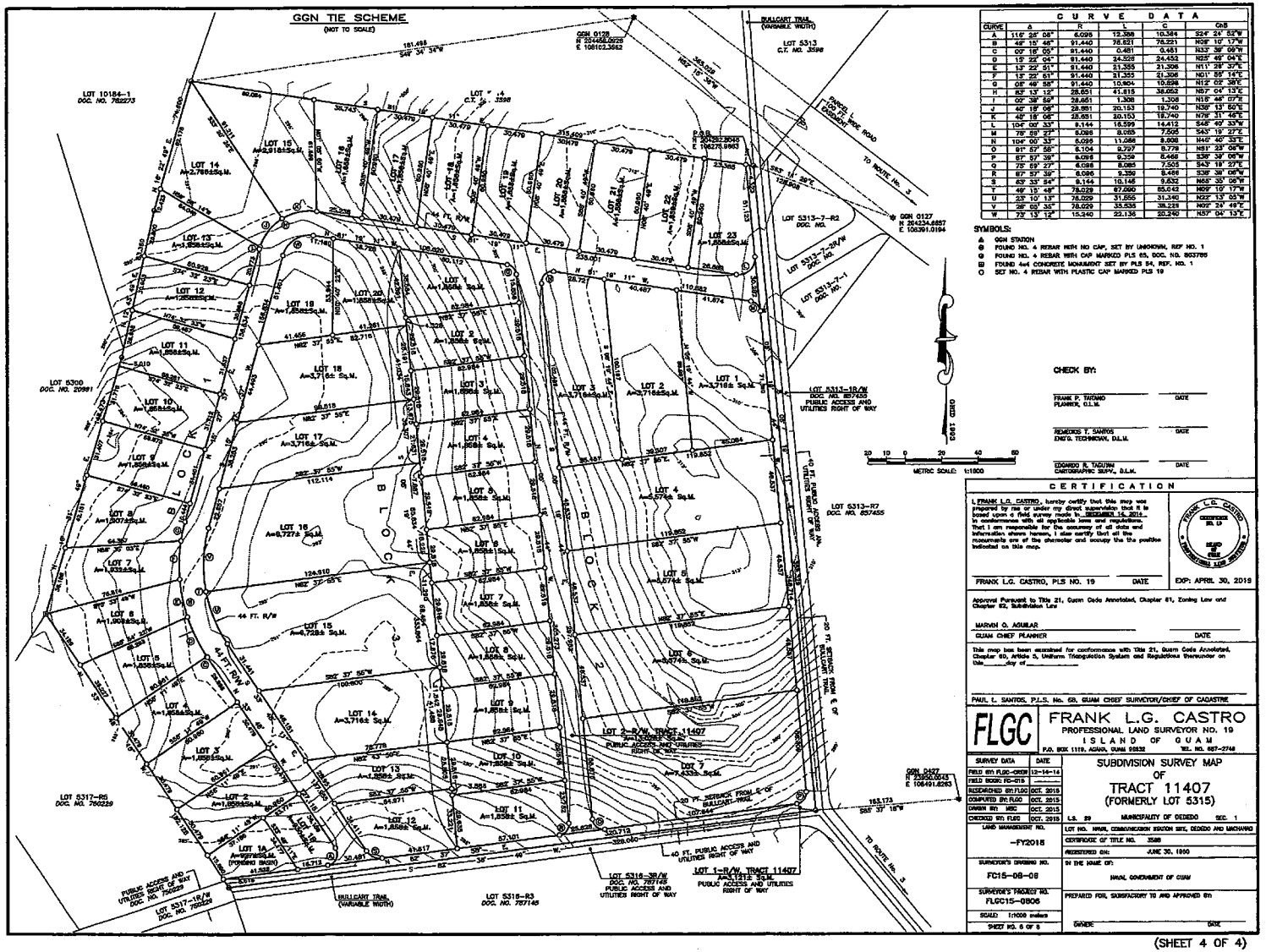
PAUL L. SANTOS, P.L.S. No. 55, GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

FLGC — FRANK L.G. CASTRO
PROFESSIONAL LAND SURVEYOR NO. 19
I S L A N D O F G U A M
P.O. BOX 1119, AGANA, GUAM 96932 — TEL. NO. 687-2748

INDEX MAP

LAND MANAGEMENT NO. -FY2015	LOT NO. NAVAL COMMUNICATION STATION SITE, DESEDO AND MACHANAO
	CERTIFICATE OF TITLE NO. 3598
	REGISTERED ON: JUNE 30, 1950
SURVEYOR'S DRAWING NO. FC15-08-06	IN THE NAME OF: NAVAL GOVERNMENT OF GUAM
SURVEYOR'S PROJECT NO. FLGC15-0806	PREPARED FOR, SATISFACTORY TO AND APPROVED BY:
SCALE: 1:1250 meters	
SHEET NO. 3 OF 8	OWNER: DATE

(SHEET 3 OF 4)



CURVE DATA

CURVE	Δ	R	L	C	CnB
A	116° 28' 08"	6.096	12.388	10.364	S24° 24' 52"W
B	48° 15' 48"	91.440	76.921	74.681	N09° 10' 17"W
C	00° 18' 05"	91.440	0.481	0.481	N33° 38' 09"W
D	15° 22' 04"	91.440	24.528	24.452	N25° 49' 04"E
E	13° 22' 51"	91.440	21.355	21.306	N11° 28' 37"E
F	13° 22' 51"	91.440	21.355	21.306	N01° 55' 14"E
G	06° 48' 58"	91.440	10.904	10.898	N12° 02' 38"E
H	83° 13' 12"	28.651	41.815	38.062	N57° 04' 13"E
I	02° 38' 58"	28.651	1.328	1.328	N15° 48' 07"E
J	40° 18' 06"	28.951	20.153	19.740	N39° 13' 50"E
K	40° 18' 06"	28.651	20.153	19.740	N78° 31' 56"E
L	104° 00' 33"	8.144	18.599	14.412	S48° 49' 33"W
M	78° 59' 27"	8.096	8.055	7.505	S43° 19' 27"E
N	104° 00' 33"	6.096	11.068	8.908	N40° 40' 33"E
O	81° 57' 56"	6.104	9.797	8.778	N81° 23' 08"W
P	81° 57' 39"	6.096	9.359	8.468	S36° 39' 08"W
Q	78° 59' 27"	6.096	8.085	7.505	S43° 19' 27"E
R	81° 57' 39"	6.096	9.359	8.468	S36° 39' 08"W
S	83° 33' 54"	9.144	10.145	9.832	N65° 35' 08"W
T	48° 15' 48"	78.029	67.090	65.042	N09° 10' 17"W
U	23° 10' 13"	78.029	31.250	31.240	N22° 13' 03"W
V	29° 05' 35"	78.029	35.538	35.219	N02° 24' 49"E
W	73° 13' 12"	15.240	22.136	20.240	N57° 04' 13"E

SYMBOLS:
- ▲ GGN STATION
- ⊕ FOUND NO. 4 REBAR WITH NO CAP, SET BY UNKNOWN, REF NO. 1
- ⊕ FOUND NO. 4 REBAR WITH CAP MARKED PLS 65, DOC. NO. 863795
- ⊞ FOUND 4x4 CONCRETE MONUMENT SET BY PLS 84, REF. NO. 1
- ○ SET NO. 4 REBAR WITH PLASTIC CAP MARKED PLS 19

CHECK BY:

FRANK P. TAITANO, PLANNER, D.L.M. — DATE

REMEDIOS T. SANTOS, ENG'G. TECHNICIAN, D.L.M. — DATE

EDGARDO R. TADUYAN, CARTOGRAPHIC SURV., D.L.M. — DATE

CERTIFICATION

I, FRANK L.G. CASTRO, hereby certify that this map was prepared by me or under my direct supervision that it is based upon a field survey made in DECEMBER 16, 2014, in conformance with all applicable laws and regulations. That I am responsible for the accuracy of all data and information shown hereon, I also certify that all the monuments are of the character and occupy the the positions indicated on this map.

FRANK L.G. CASTRO, PLS NO. 19 — DATE — EXP: APRIL 30, 2019

Approval Pursuant to Title 21, Guam Code Annotated, Chapter 61, Zoning Law and Chapter 62, Subdivision Law

MARVIN Q. AGUILAR, GUAM CHIEF PLANNER — DATE

This map has been examined for conformance with Title 21, Guam Code Annotated, Chapter 60, Article 5, Uniform Triangulation System and Regulations thereunder on this ____ day of ____

PAUL L. SANTOS, P.L.S. No. 60, GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

FLGC
FRANK L.G. CASTRO
PROFESSIONAL LAND SURVEYOR NO. 19
ISLAND OF GUAM
P.O. BOX 1119, AGANA, GUAM 96932 — TEL. NO. 687-2748

SURVEY DATA	DATE
FIELD BY: FLGC-CRCR	12-14-14
FIELD BOOK: FC-015	———
RECOMPUTED BY: FLGC	OCT. 2015
COMPUTED BY: FLGC	OCT. 2015
DRAWN BY: MSC	OCT. 2015
CHECKED BY: FLGC	OCT. 2015

SUBDIVISION SURVEY MAP OF TRACT 11407 (FORMERLY LOT 5315)

L.S. 29 — MUNICIPALITY OF DEDEDO — SEC. 1

LAND MANAGEMENT NO.	LOT NO. NAVAL COMMUNICATION STATION SITE, DEDEDO AND MACHANAO
-FY2015	CERTIFICATE OF TITLE NO. 3598
	REGISTERED ON: JUNE 30, 1950
SURVEYOR'S DRAWING NO. FC15-08-08	IN THE NAME OF: NAVAL GOVERNMENT OF GUAM
SURVEYOR'S PROJECT NO. FLGC15-0806	PREPARED FOR, SUBSIDIARY TO AND APPROVED BY:
SCALE: 1:1000 meters	OWNER — DATE
SHEET NO. 6 OF 8	

(SHEET 4 OF 4)

PACIFIC INDUSTRIAL PARK

5315, ROUTE 3, DEDEDO, GUAM

GENERAL NOTES

1. THE CONTRACTOR SHALL USE A REGISTERED LAND SURVEYOR (RLS) FOR THE LAYOUT OF ALL NEW CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS FOR THIS PROJECT AND ACTUAL DISCREPANCIES BETWEEN THE PLANS FOR THIS PROJECT AND ACTUAL FIELD CONDITIONS

2. THE CONTRACTOR SHALL COORDINATE AND OBTAIN THE NECESSARY CLEARANCES FROM LAND MANAGEMENT, GWA, DFW, GPA AND GTA PRIOR TO ANY WORK ACTIVITY WITHIN THE GOVGUAM EASEMENT OR RIGHT OF WAY. ALL FEES FOR SUCH PERMITS SHALL BE PAID FOR BY THE CONTRACTOR. ALL TRAFFIC CONTROL SIGNS, BARRICADES, AND DELINEATORS SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). DAMAGES DONE BY THE CONTRACTOR TO EXISTING UTILITY LINES DURING THE DURATION OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. WORK SHALL BE PER GOVERNMENT AND FEDERAL STANDARDS AND APPROVAL.

3. ALL UNDERGROUND UTILITY LINES SHOWN ON THIS SHEET WERE BASED ON AVAILABLE DOCUMENTS AND ARE APPROXIMATE LOCATIONS ONLY. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS FOR THIS PROJECT AND ACTUAL FIELD CONDITIONS.

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY AND ALL UTILITY LINES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO UTILITY LINES DURING THE PROGRESS OF CONSTRUCTION, AND IF DAMAGE SHOULD OCCUR, THE CONTRACTOR SHALL REPAIR THE SAME AT NO COST TO THE OWNER.

5. PRIOR TO TAPPING OF ANY UTILITIES, PARTICULARLY THE SEWER LINE, CONTRACTOR SHALL VERIFY ACTUAL INVERT OF EXISTING MANHOLE TO ASSURE NEW INVERT OF THE NEW SEWER LINE SHALL MEET FLOW ELEVATION REQUIREMENTS.

6. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES DURING THE DURATION OF THE PROJECT ALL NECESSARY SIGNS, LIGHTINGS, BARRICADES MARKERS, CONES, AND OTHER TRAFFIC PROTECTION DEVICES, AND SHALL CONFORM WITH LOCAL TRAFFIC REGULATIONS AND CURRENT U.S. FEDERAL HIGHWAYS ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

7. THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN ACCORDANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING AND REMOVAL OF ALL SILT AND DEBRIS GENERATED, DEPOSITED, AND ACCUMULATED WITHIN THE DOWNSTREAM OF THE ROAD CHANNEL OR ANY WATERWAYS.

8. ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION, AND DAMAGES TO THEM SHALL BE REPAIRED AND PAID BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL PROVIDE ADEQUATE SANITARY FACILITIES. SUCH FACILITIES SHALL BE MAINTAINED IN SATISFACTORY AND SANITARY CONDITION AT ALL TIMES DURING CONSTRUCTION.

10. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING.

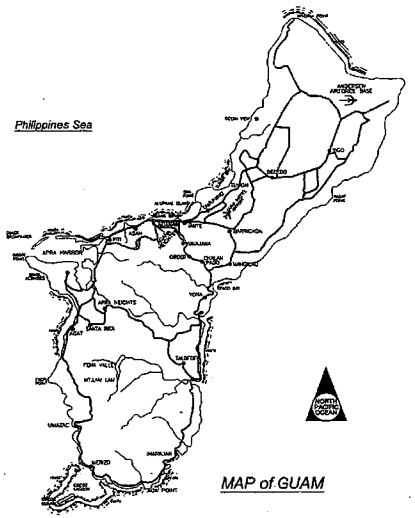
11. CLEARING AND GRADING SHALL CONFORM TO GEPA RULES AND REGULATIONS.

12. LIMITS OF CONSTRUCTION SHALL BE FLAGGED BEFORE COMMENCEMENT OF THE CONSTRUCTION.

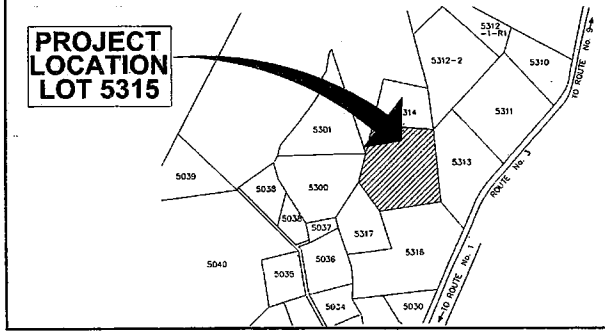
13. CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS WITH MINIMUM INTERFERENCE TO ROADS, DRIVEWAYS, PARKING AREAS, SIDEWALKS AND OTHER VEHICULAR AND PEDESTRIAN FACILITIES. HE SHALL ASSURE THAT TRAFFIC FLOW IS CONTINUOUS IN ALL DIRECTIONS AT ALL TIMES. UNLESS NECESSARY, THE CONTRACTOR SHALL NOT CLOSE OR OBSTRUCT ANY PORTION OF STREET, ROAD, OR PRIVATE WAY WITHOUT OBTAINING PERMITS FROM PROPER AUTHORITIES.

14. A CLEAR HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWERS AND FORCE MAINS. SEWER CROSSING OVER WATER PIPES OR LESS THAN 18 INCHES BELOW (CLEAR SEPARATION) SHALL BE ENCASED IN CONCRETE TO A MINIMUM OF 10 FEET EITHER SIDE OF THE POINT OF CROSSING

LOCATION MAP



VICINITY MAP



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SEP 07 2016

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK

LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM

OWNER: DON SADHWANI

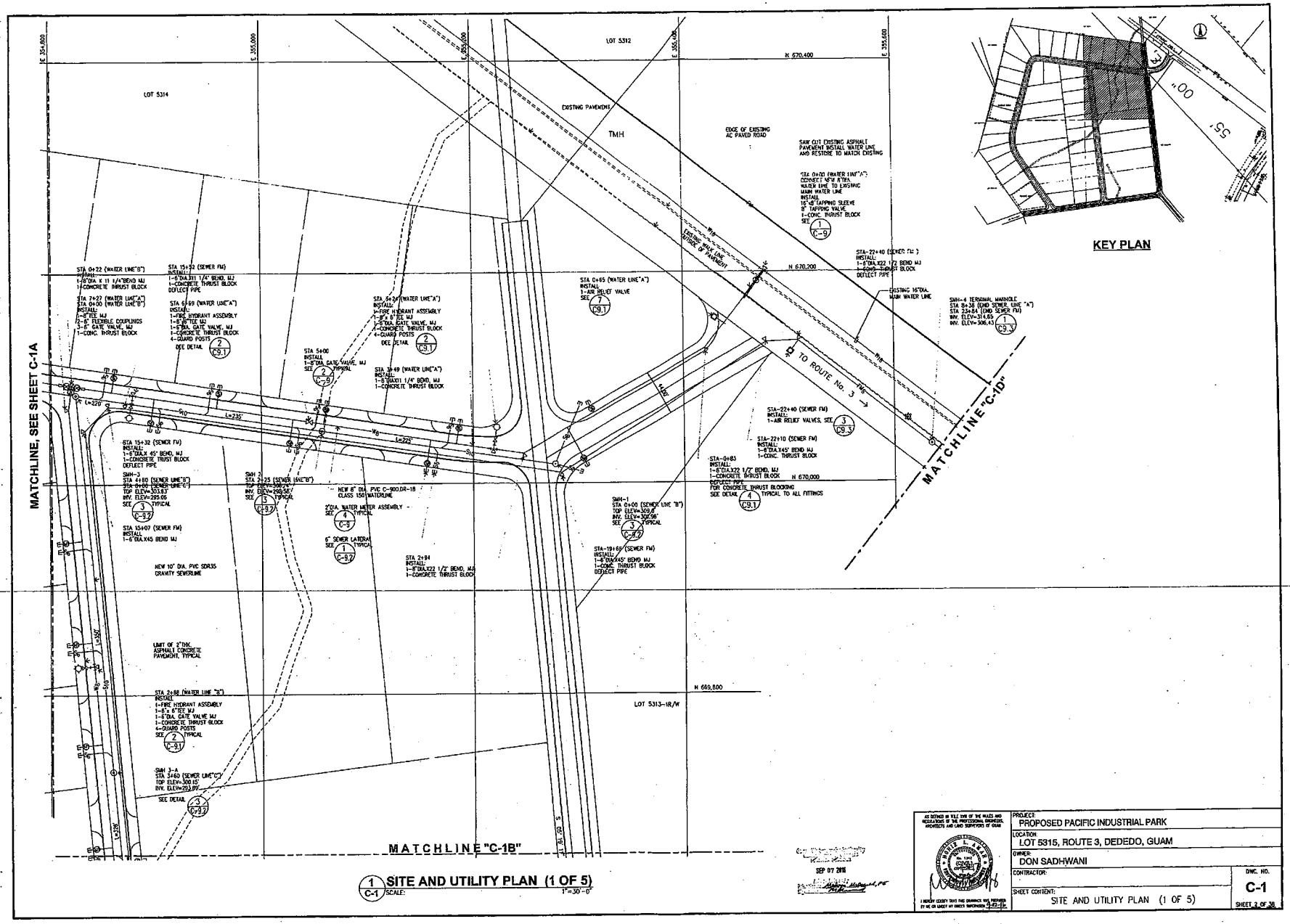
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SHEET CONTENT: PROJECT TITLE, LOCATION MAP, GENERAL NOTES.

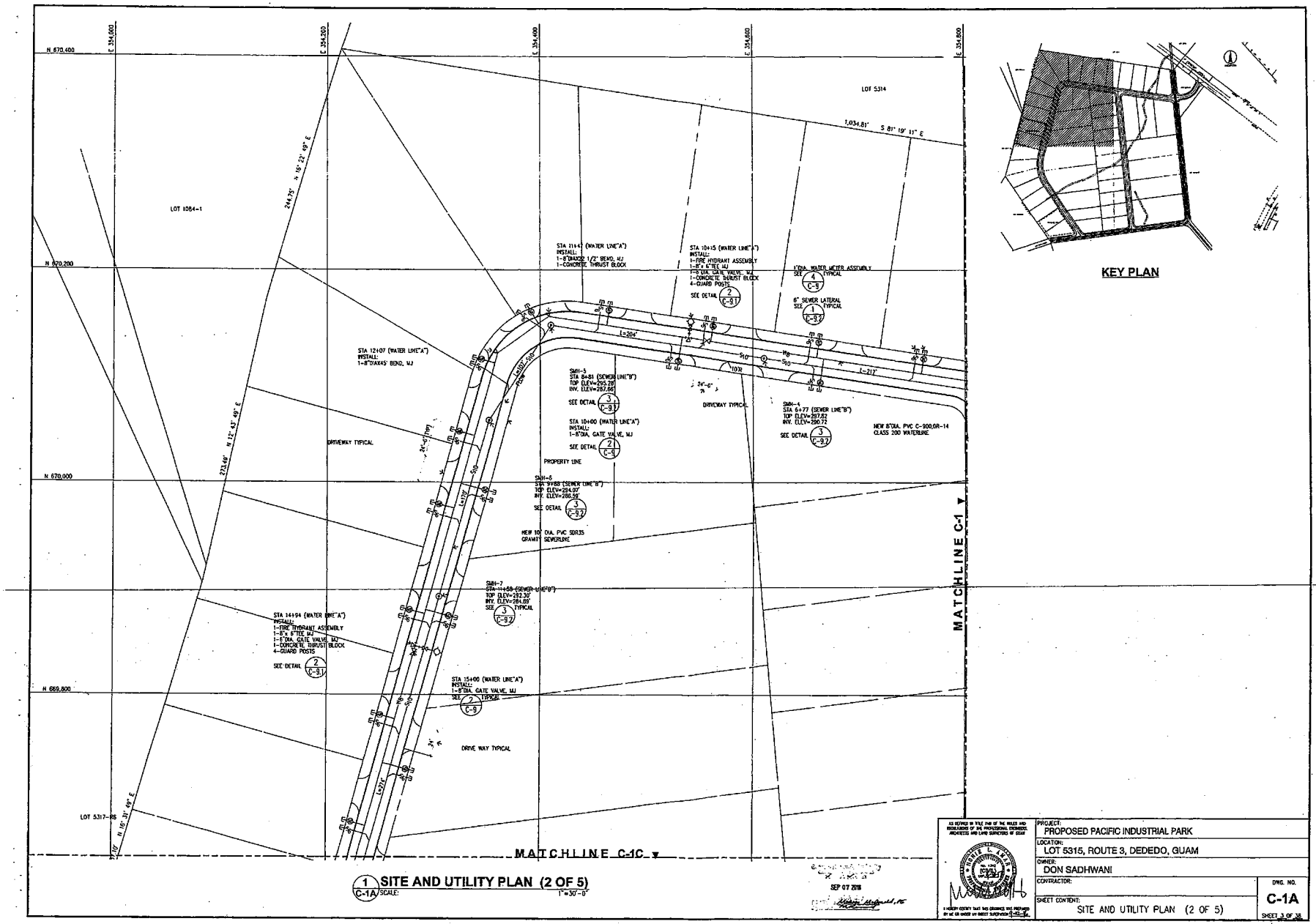
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SHEET 1 OF 38

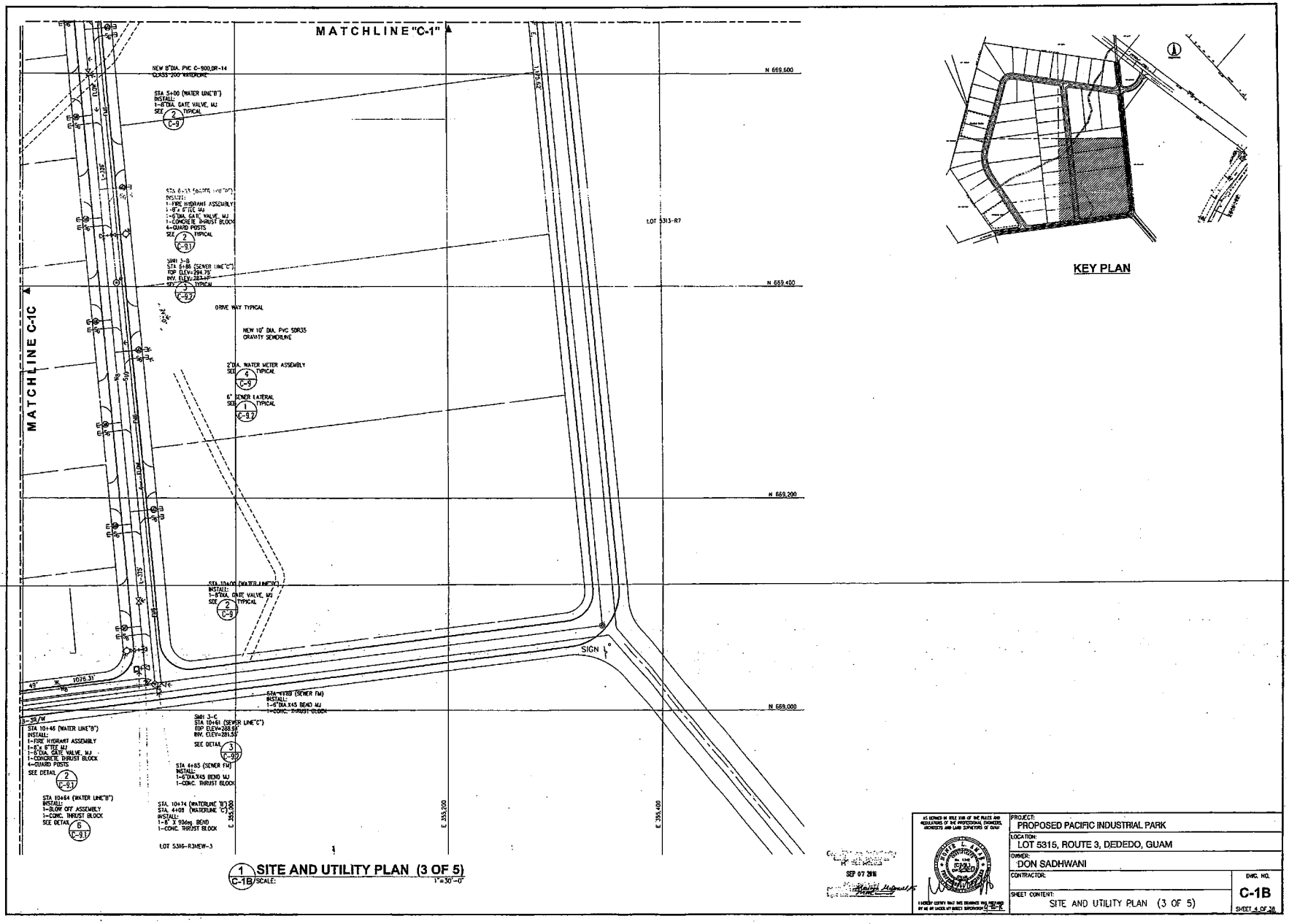
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1 C-1 **SITE AND UTILITY PLAN (1 OF 5)**
SCALE: 1"=30'-0"



Doc. No. 34GL-18-2632.



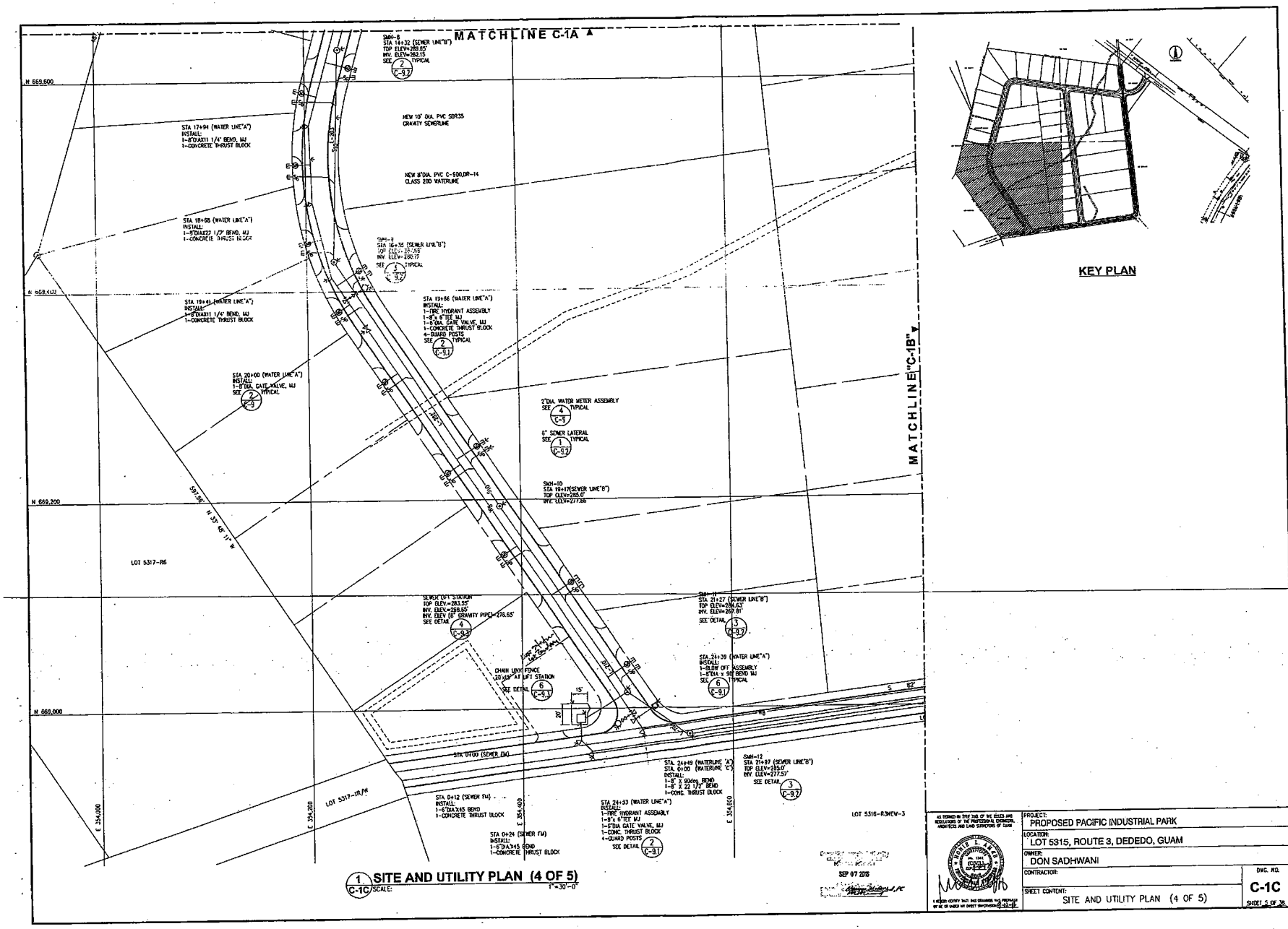
1 C-1B SITE AND UTILITY PLAN (3 OF 5)
SCALE: 1"=30'-0"

KEY PLAN

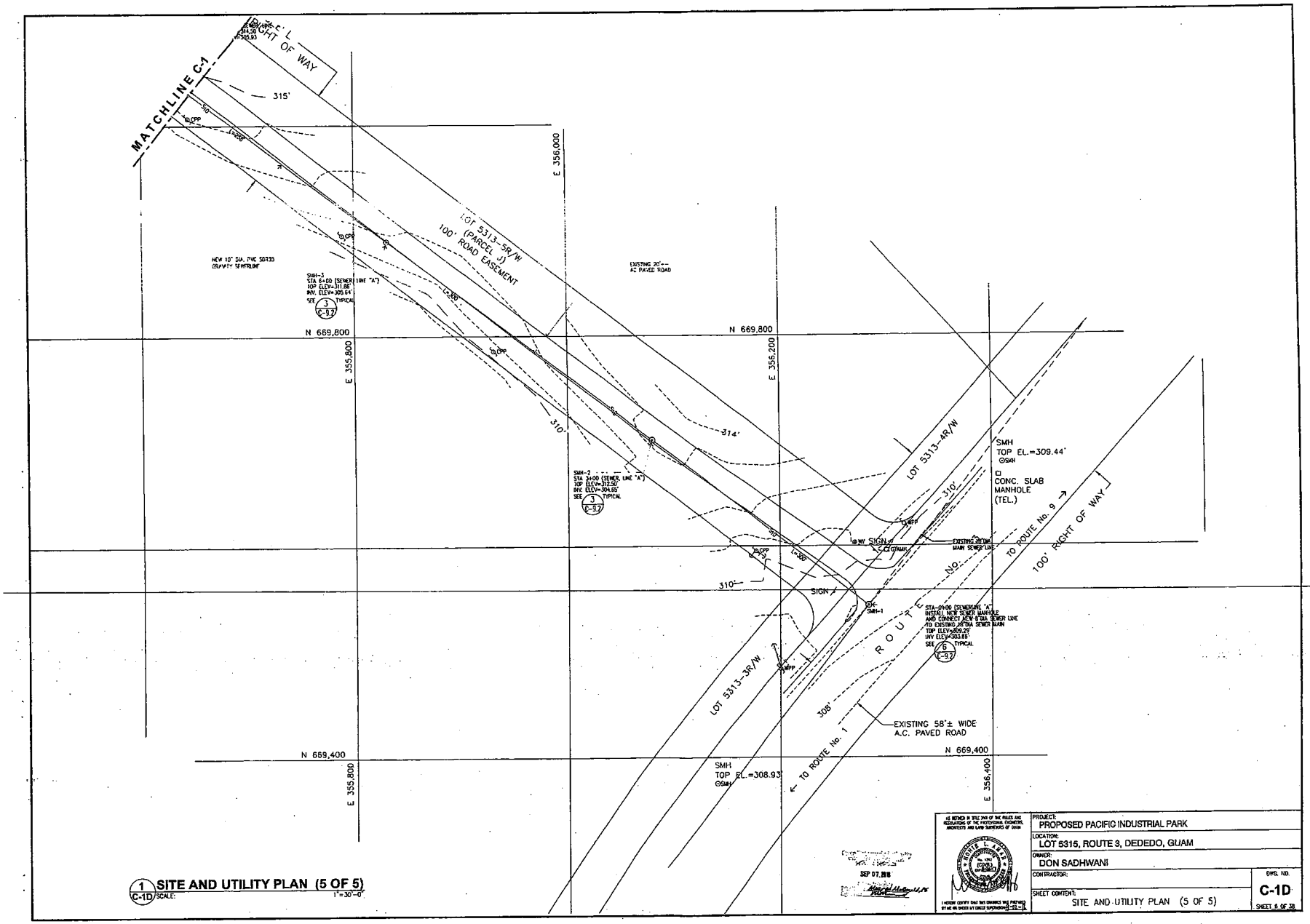
SEP 07 2018

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: SITE AND UTILITY PLAN (3 OF 5)
DWG. NO. C-1B
SHEET 4 OF 38

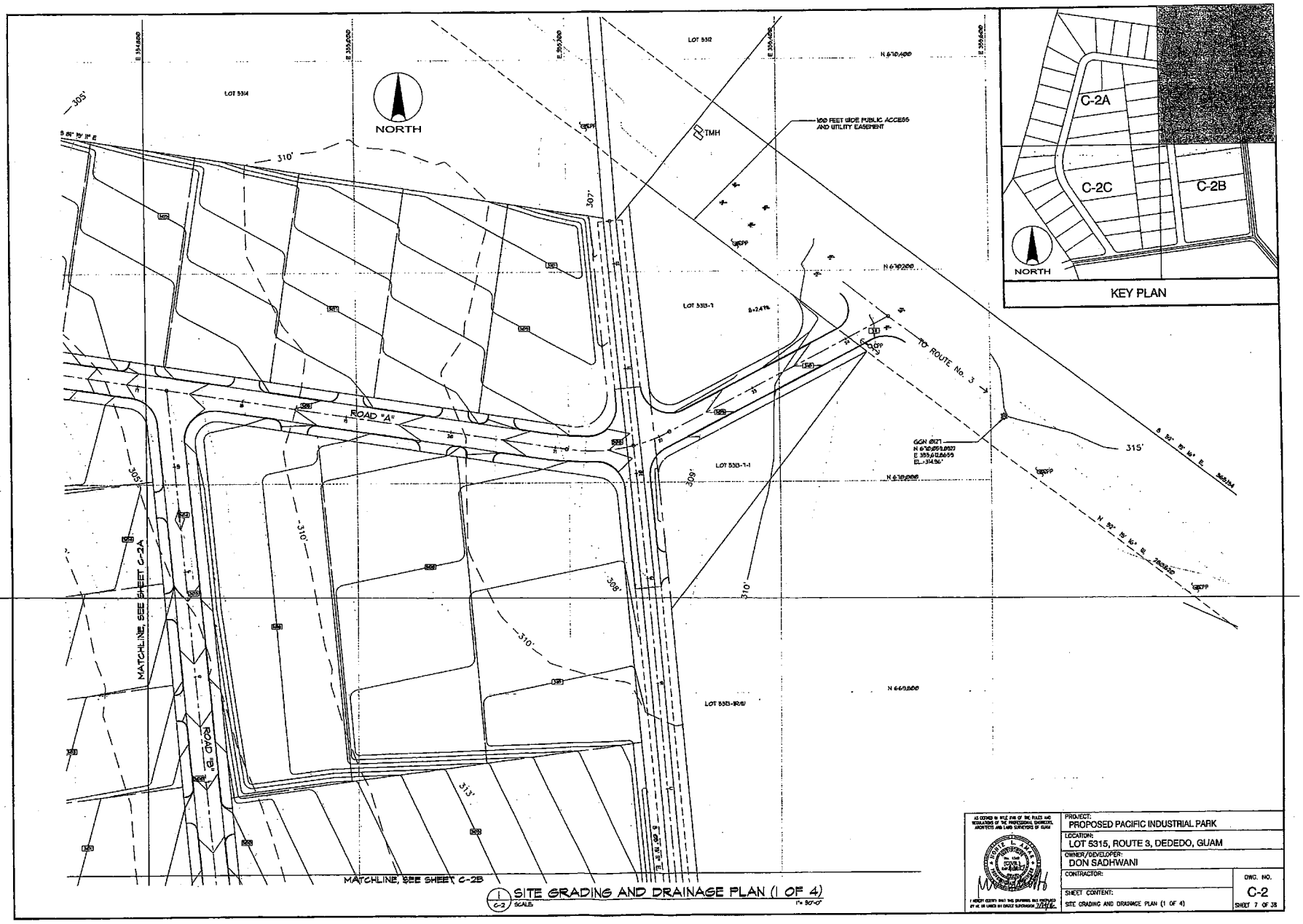
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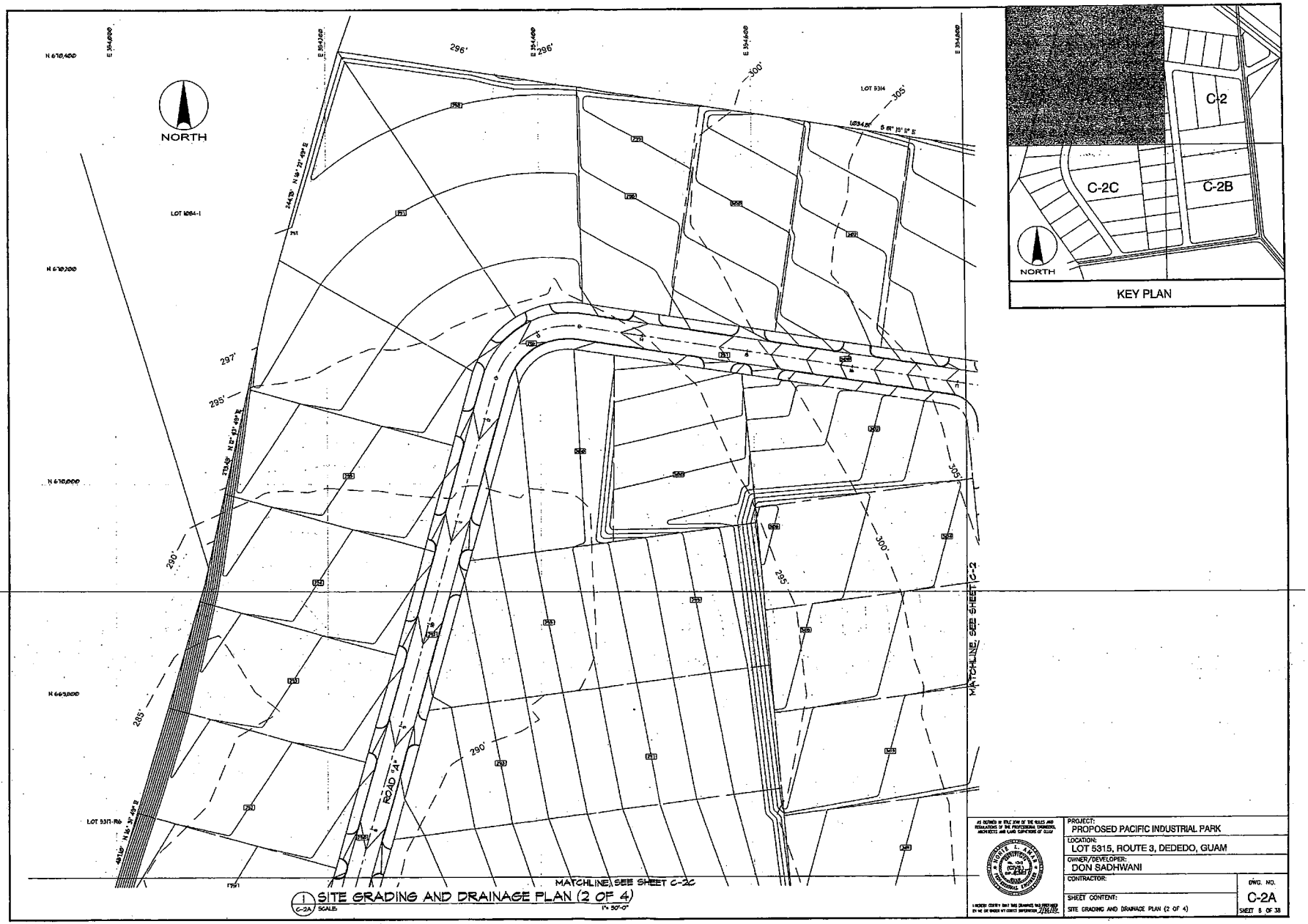
1 C-1C SITE AND UTILITY PLAN (4 OF 5)
SCALE: 1"=30'-0"



1 C-1D **SITE AND UTILITY PLAN (5 OF 5)**
SCALE: 1"=30'-0"

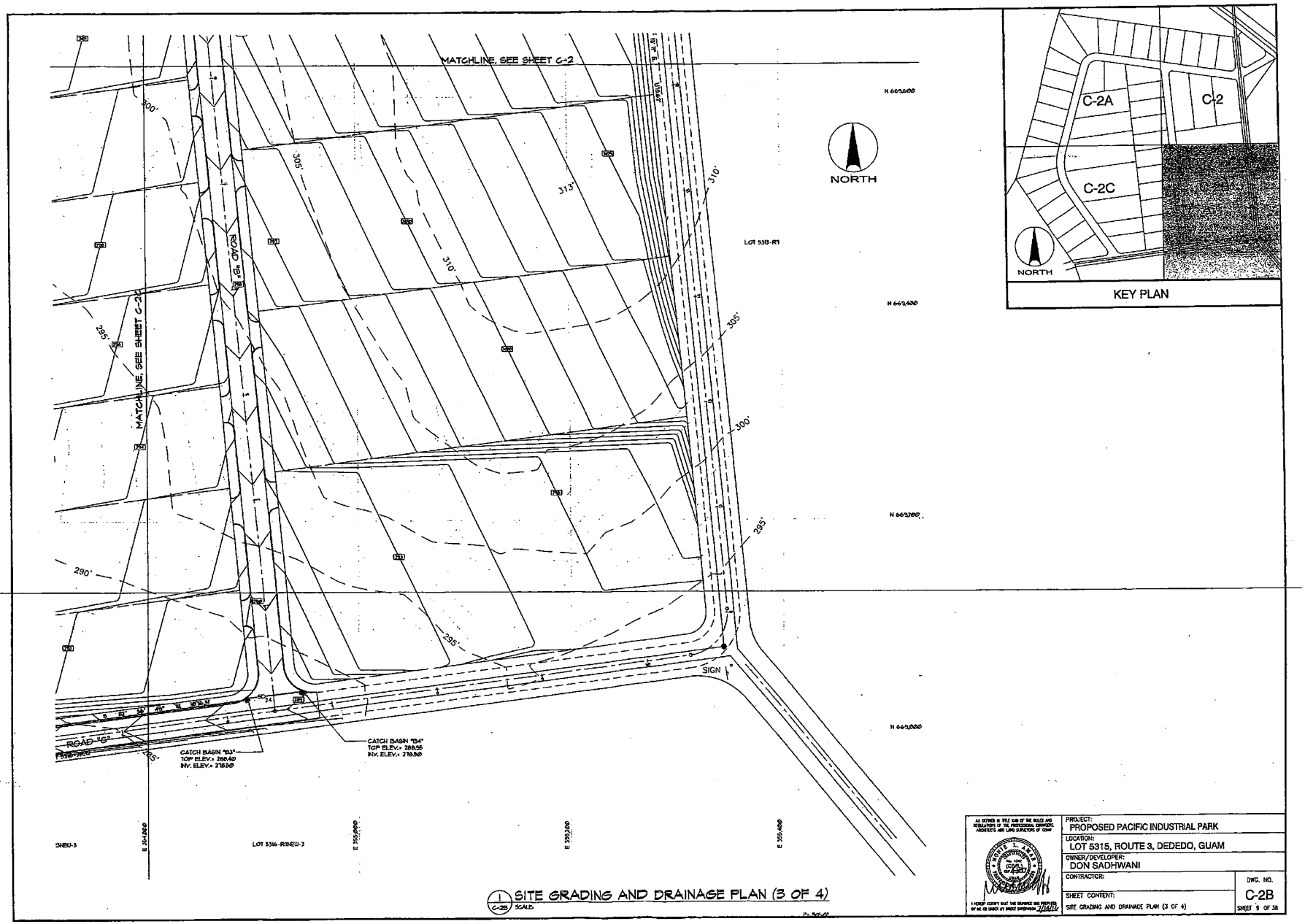


C-2 SITE GRADING AND DRAINAGE PLAN (1 OF 4)
SCALE 1" = 80'-0"



1 C-2A SITE GRADING AND DRAINAGE PLAN (2 OF 4)
SCALE: 1" = 30'-0"

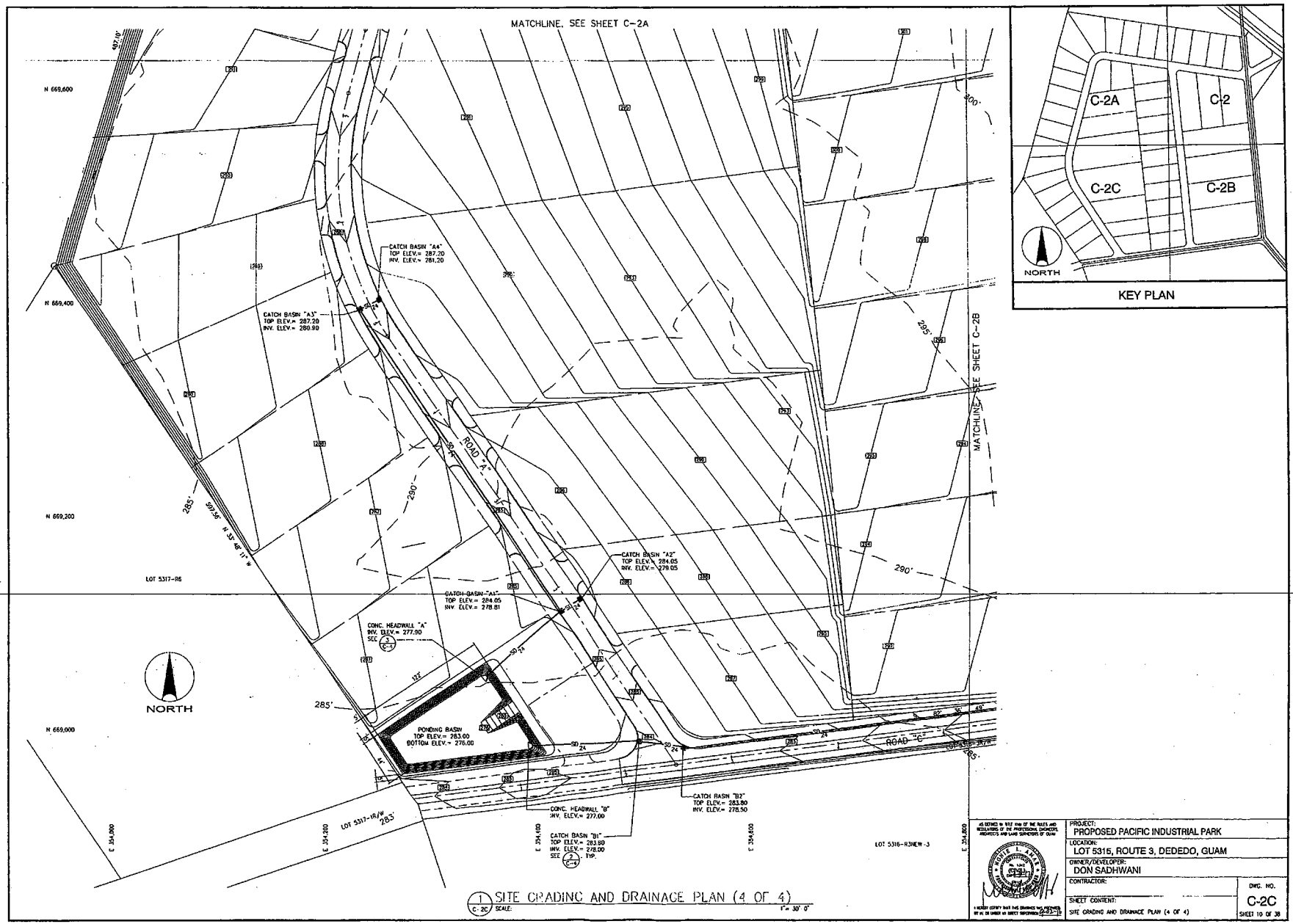
PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER/DEVELOPER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: SITE GRADING AND DRAINAGE PLAN (2 OF 4)
DWG. NO. C-2A
SHEET 5 OF 38



1 C-2B SITE GRADING AND DRAINAGE PLAN (3 OF 4)
SCALE

PROJECT:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER/DEVELOPER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	SITE GRADING AND DRAINAGE PLAN (3 OF 4)
DWG. NO.	C-2B
SHEET	9 OF 38

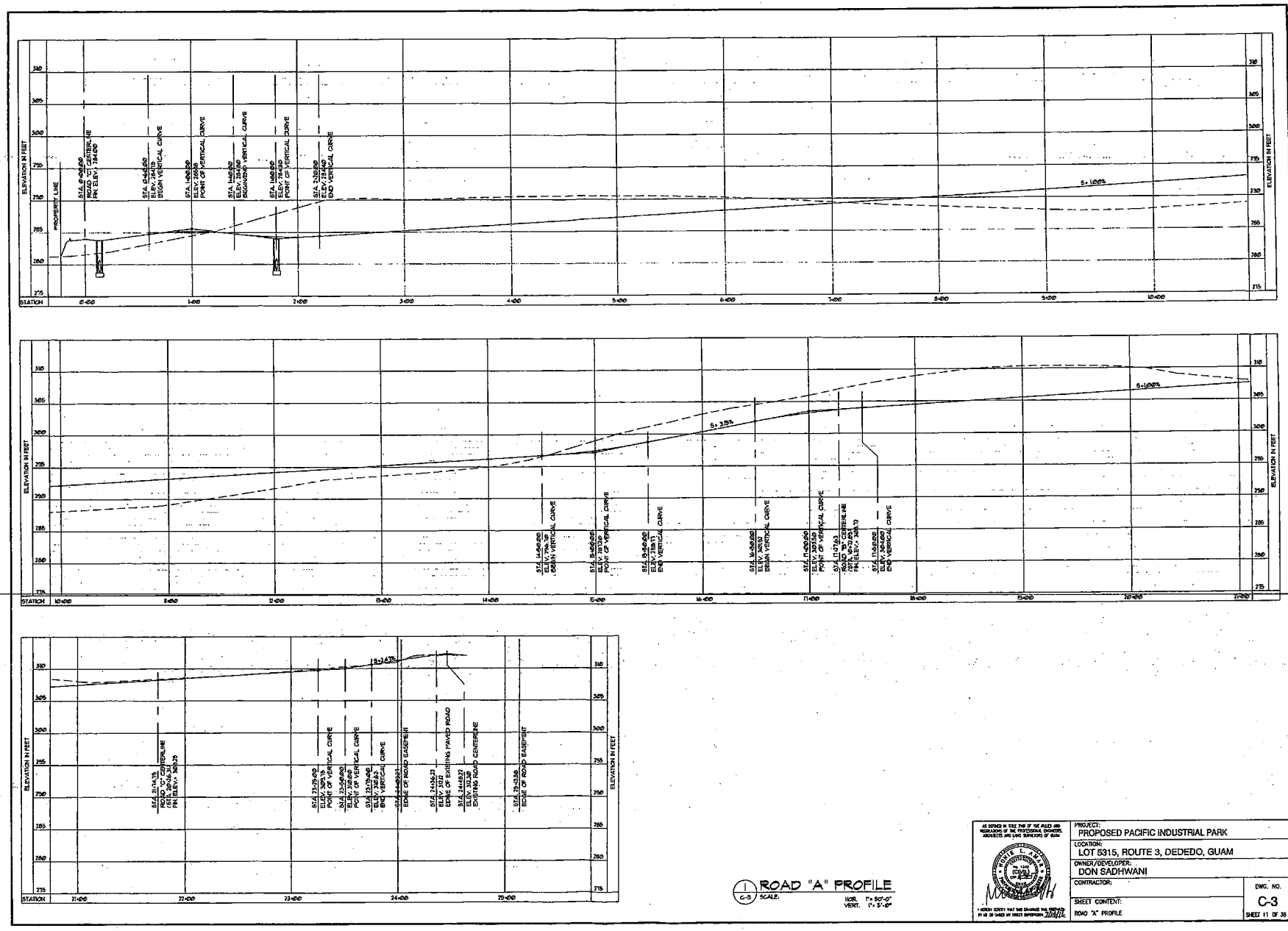
Doc. No. 34GL-18-2632.



1 C-2C SITE GRADING AND DRAINAGE PLAN (4 OF 4)
SCALE: 1" = 30' 0"

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER/DEVELOPER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: SITE GRADING AND DRAINAGE PLAN (4 OF 4)
DWG. NO. C-2C
SHEET 10 OF 38

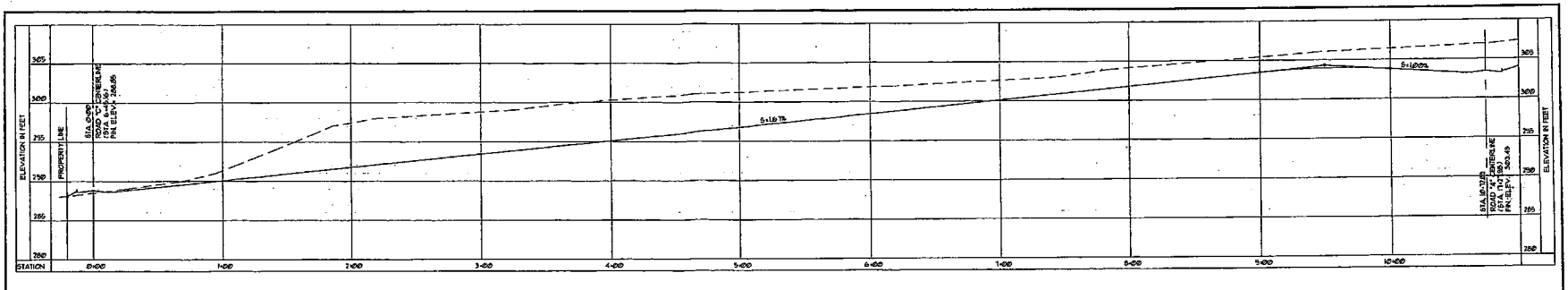
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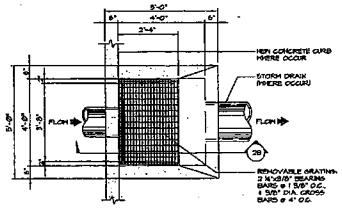
ROAD "A" PROFILE
C-3
SCALE: HOR. 1" = 50'-0"
VERT. 1" = 5'-0"

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER/DEVELOPER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: ROAD "A" PROFILE
DWG. NO. C-3
SHEET 11 OF 38

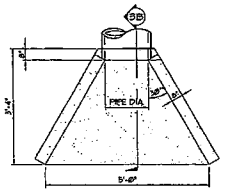
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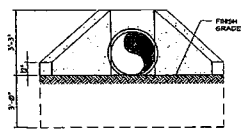
1 C-4 ROAD "B" PROFILE
SCALE: HOR. 1"= 30'-0" VERT. 1"= 5'-0"



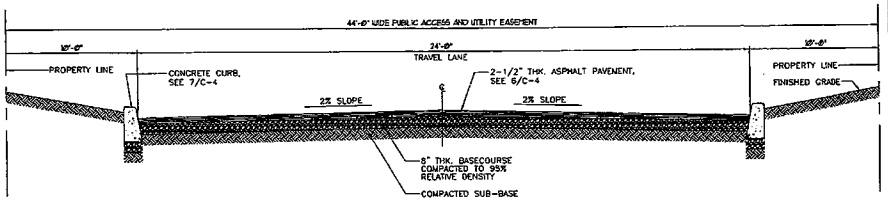
2A PLAN



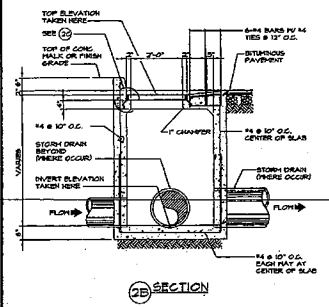
3A PLAN



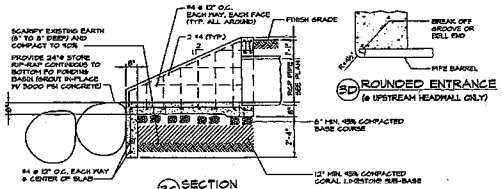
3B ELEVATION



5 C-4 TYPICAL ROAD SECTION
NOT TO SCALE



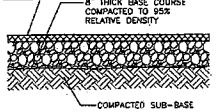
2B SECTION



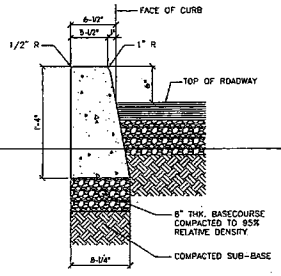
3C SECTION

5D ROUNDED ENTRANCE
(@ UPSTREAM HEADWALL ONLY)

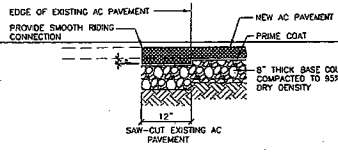
3 C-4 CONCRETE HEADWALL DETAIL
NOT TO SCALE



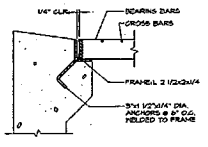
6 C-4 A.C. PAVEMENT DETAIL
NOT TO SCALE



7 C-4 CONCRETE CURB DETAIL
NOT TO SCALE

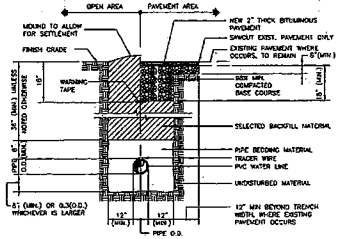


8 C-4 A. C. TRANSITION DETAIL
NOT TO SCALE



2C DETAIL

2 C-4 CATCH BASIN DETAIL
NOT TO SCALE

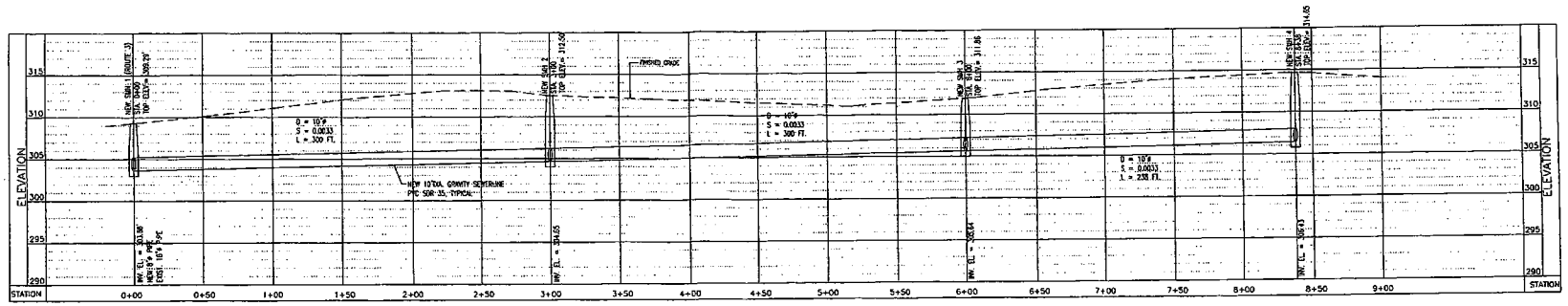


4 C-4 TYPICAL TRENCH DETAIL
NOT TO SCALE

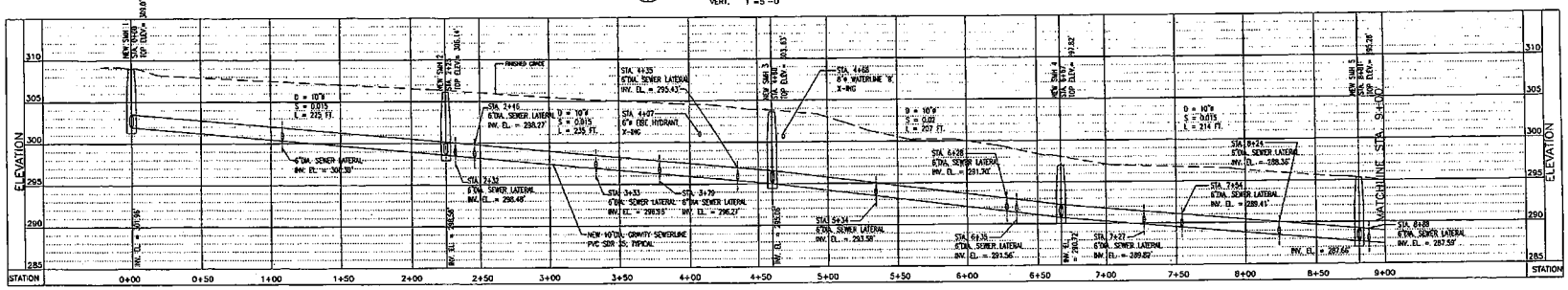
AS DEFINED IN PUBLIC LAW OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERING, ARCHITECTURE AND LAND SURVEYORS OF GUAM

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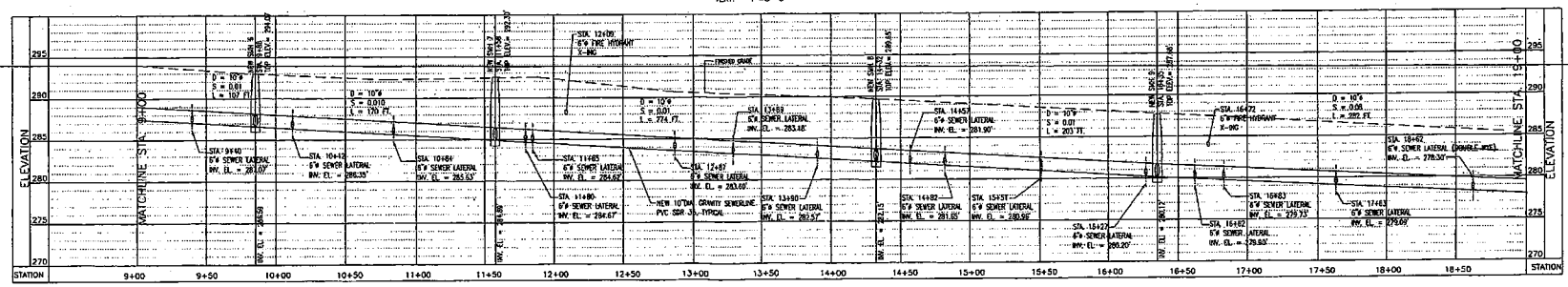
PROJECT:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER/DEVELOPER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	ROAD "B" PROFILE AND MISCELLANEOUS DETAILS
DWG. NO.	C-4
	SHEET 12 OF 38



A SEWERLINE PROFILE, (SEWERLINE 'A')
C-5(C-5) SCALE: HOR. 1"= 30'-0" VERT. 1"=5'-0"



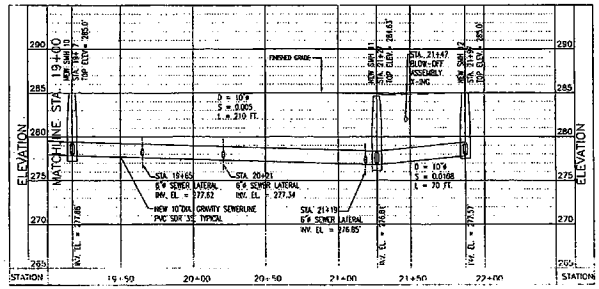
B SEWERLINE PROFILE, (SEWERLINE 'B')
C-5(C-5) SCALE: HOR. 1"= 30'-0" VERT. 1"=5'-0"



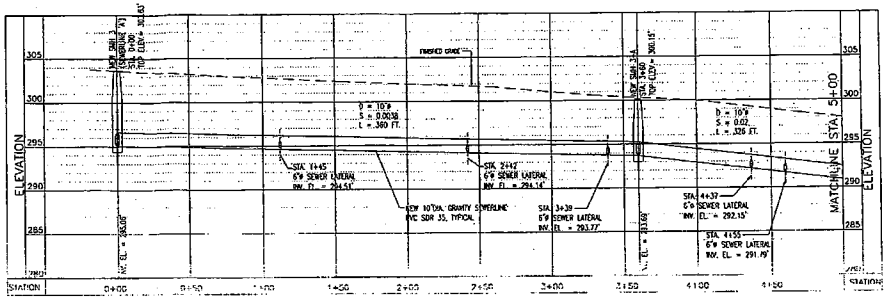
C SEWERLINE PROFILE, (SEWERLINE 'B')
C-5(C-5) SCALE: HOR. 1"= 30'-0" VERT. 1"=5'-0"

SEP 07 2018

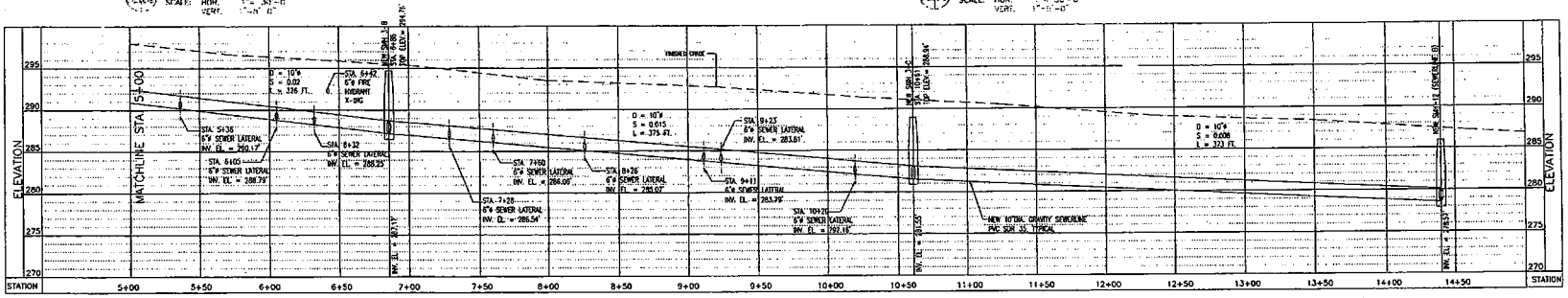
PROJECT:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	SEWERLINE PROFILE
DWG. NO.	C-5
SHEET 13 OF 38	



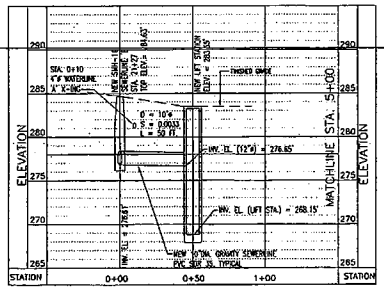
(A) SEWERLINE PROFILE, (SEWERLINE 'B')
SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"



(B) SEWERLINE PROFILE, (SEWERLINE 'C')
SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"



(C) SEWERLINE PROFILE, (SEWERLINE 'C')
SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"

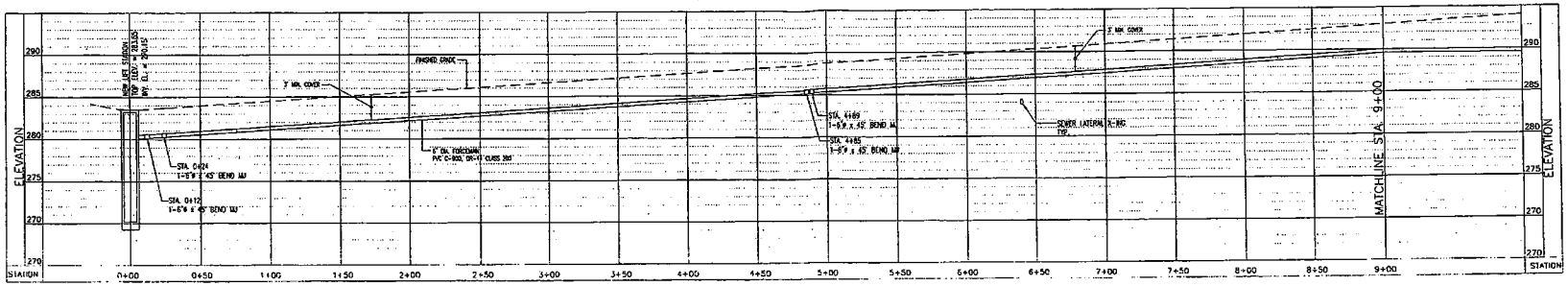


(D) SEWERLINE PROFILE (MH-11 TO LIFT STATION)
SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"

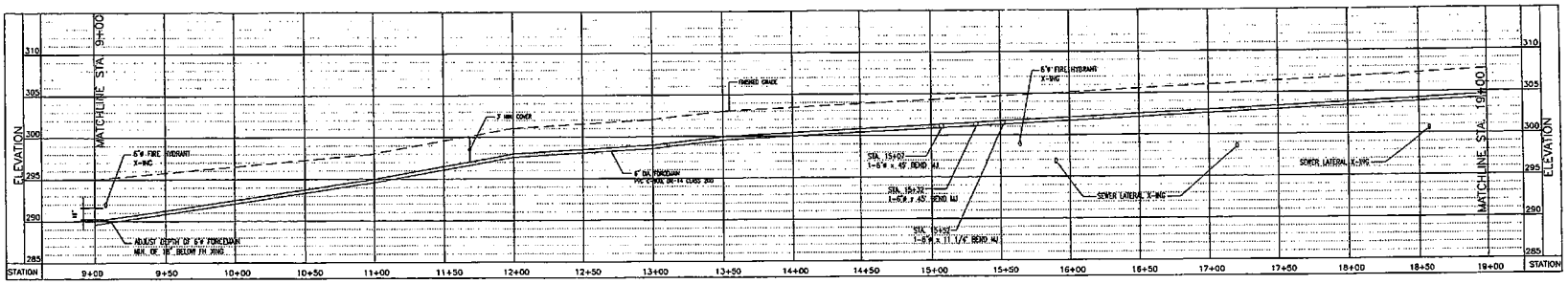
SEP 07 2018

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: SEWERLINE PROFILE
DWG. NO. C-5.1
SHEET 14 OF 38

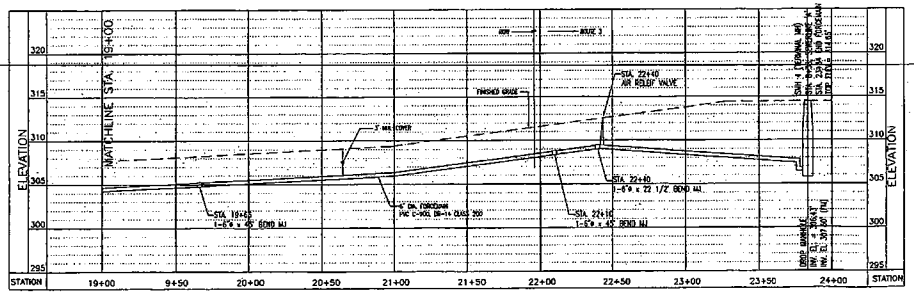
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A SEWER FORCEMAIN PROFILE
C-6|C-6 SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"



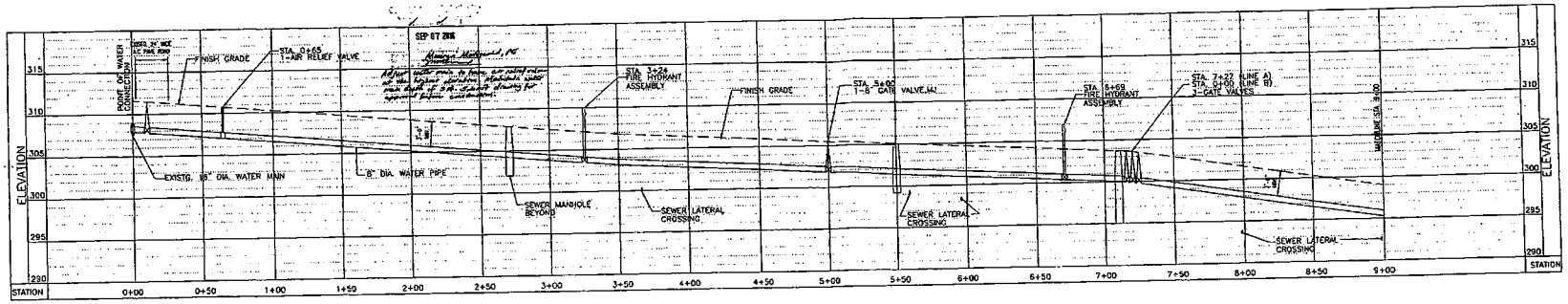
B SEWER FORCEMAIN PROFILE
C-6|C-6 SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"



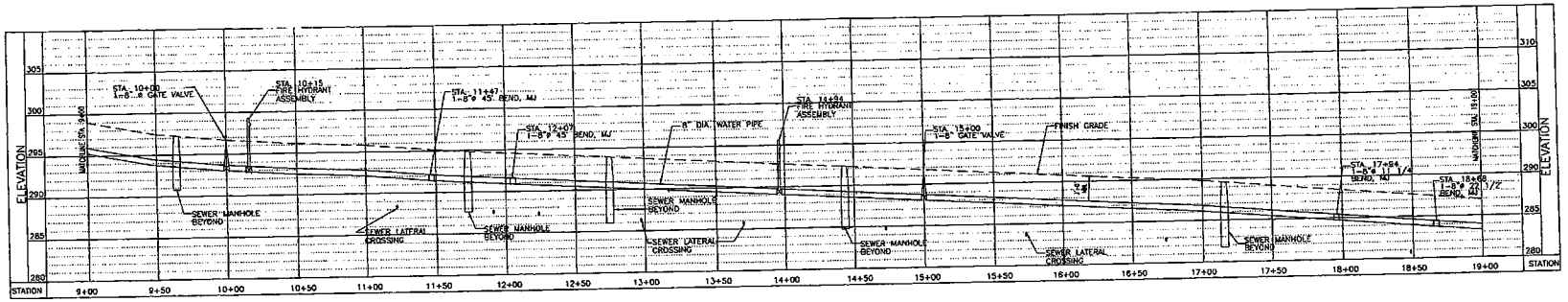
C SEWER FORCEMAIN PROFILE
C-6|C-6 SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"

SEP 07 2018

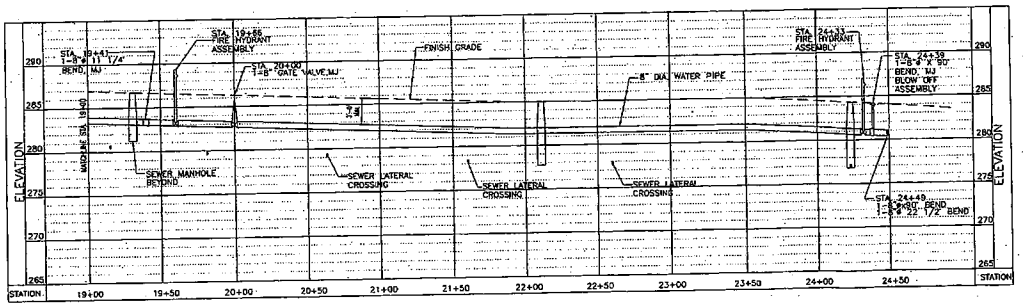
PROJECT:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	SEWER FORCEMAIN PROFILE
DWG. NO.	C-6
	SHEET 15 OF 38



A C-7/C-7 WATERLINE PROFILE (WATERLINE "A")
SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"



B C-7/C-7 WATERLINE PROFILE (WATERLINE "A")
SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"

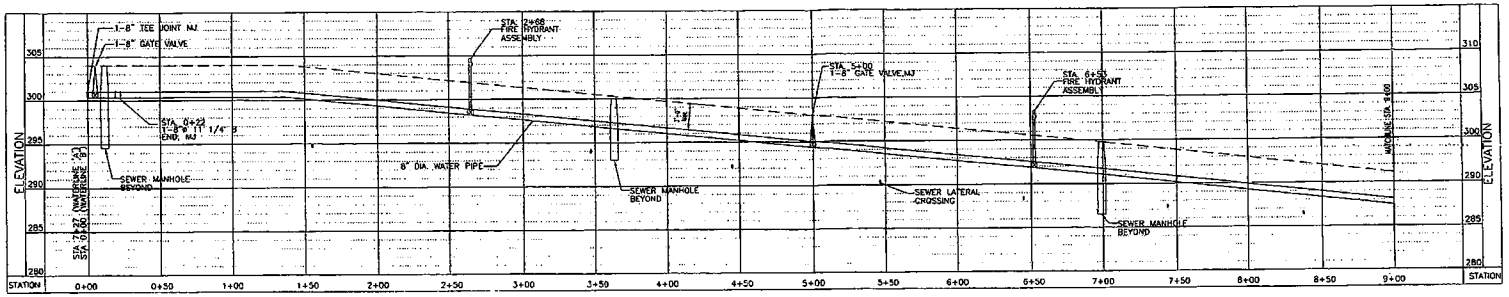


C C-7/C-7 WATERLINE PROFILE (WATERLINE "A")
SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"

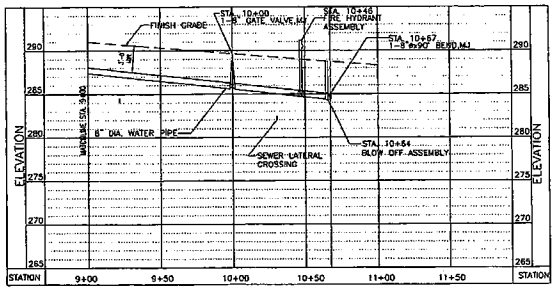
AS DEFINED IN R.A.C. TITLE 21 OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

I HEREBY CERTIFY THAT THIS DRAWINGS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

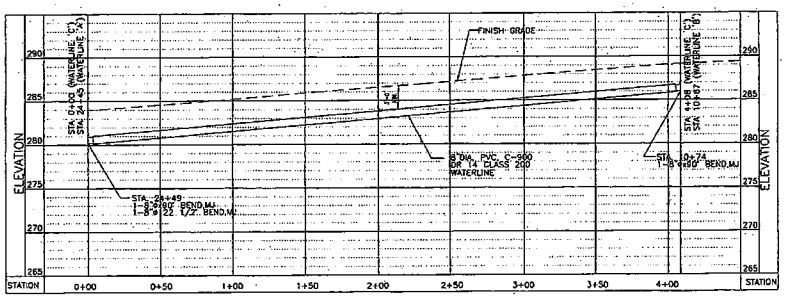
PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: WATERLINE PROFILE (WATERLINE "A")
DWG. NO. C-7
SHEET 16 OF 38



A C-8 WATERLINE PROFILE (WATERLINE "B")
SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"



B C-8 WATERLINE PROFILE (WATERLINE "B")
SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"

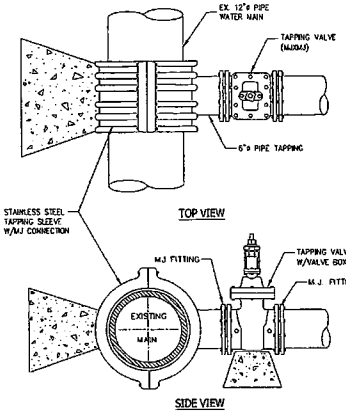


C C-8 WATERLINE PROFILE (WATERLINE "C")
SCALE: HOR. 1"= 30'-0"
VERT. 1"=5'-0"

SEP 07 2016

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: WATERLINE PROFILE(WATERLINE"B" & WATERLINE"C")
DWG. NO. C-8
SHEET 17 OF 39

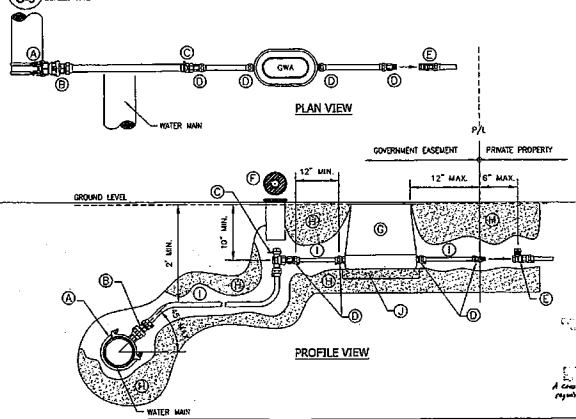
Doc. No. 34GL-18-2632.



NOTES:

1. TAPPING SLEEVE MUST BE 316 STAINLESS STEEL WITH MECHANICAL JOINT CONNECTION AND VALVE SHALL BE MUEHAU VALVE. TAPPING SLEEVE WITH FLANGED CONNECTION AND FLEXAU VALVE MAY BE ACCEPTED WITH THE APPROVAL OF GWA ENGINEER.
2. WHEN WATER MAIN IS WET TAPPED, THE BRANCH MAIN MUST BE AT LEAST ONE SIZE SMALLER THAN THE MAIN. OTHERWISE, CUT-IN CONNECTION IS REQUIRED UNLESS OTHERWISE APPROVED BY GWA.
3. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, MATERIAL AND DEPTH OF THE EXISTING WATER MAIN BEFORE TAPPING. TAPPING SHALL BE PERFORMED WITH THE PRESENCE OF A GWA INSPECTOR.
4. TAPPING SLEEVE SHALL BE 24" MINIMUM SEPARATION FROM ANY BELL, COUPLING, VALVE, FITTING, OPAN R ANOTHER TAPPING LOCATED ALONG EXISTING WATER MAIN TO BE TAPPED.
5. ALL CONNECTIONS TO THE EXISTING MAINS SHALL BE MADE AFTER THE NEW WATER MAIN PASSES THE REQUIRED TESTS AND APPROVED BY GWA IN THE PRESENCE OF AN AUTHORIZED GWA REPRESENTATIVE.
6. ALL FITTINGS SHALL BE SWABBED WITH CHLORINE SOLUTION OF 50 PPM (MG/L) MINIMUM CONCENTRATION.
7. NUTS AND BOLTS MUST BE STAINLESS STEEL TYPE 304 OR 316.
8. CONCRETE SHALL NOT CONTACT BOLTS, NUTS OR END OF MECHANICAL JOINT FITTINGS

1 C-9 WATER MAIN WET TAPPING DETAIL
SCALE: NTS

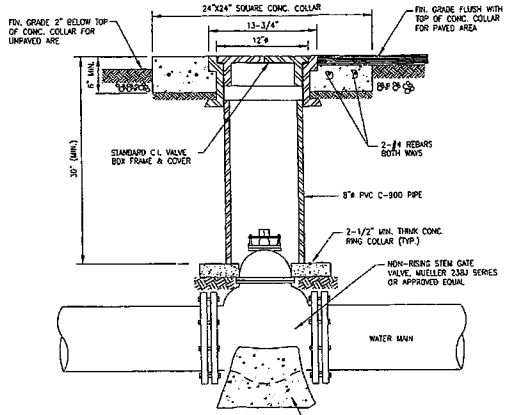


1" - SCHEDULE OF FITTINGS	
ITEM	DESCRIPTION
A	1"X(SIZE OF MAIN) STAINLESS STEEL DOUBLE STRAP SERVICE SADDLE (FEMALE CC TAPER THREADING)
B	1"X1" BALL CORP STOP (MALE CC TAPER THREADING BY PACK JOINT FOR CTS)
C	1" BRASS ANGLE BALL VALVE (PACK JOINT FOR CTS IN BY FEMALE IP OUT)
D	1" MALE IP X 1" CTS PACK JOINT BRASS COUPLING
E	PRIVATE 1" BRASS BALL VALVE
F	VALVE BOX WITH COVER, SEE NOTE 1.
G	1" METER BOX ASSEMBLY WITH INLET AND OUTLET CTS PACK JOINT FITTINGS
H	BEDDING SAND ¾" MINUS
I	1" CTS TUBING (CL 200 HDPE W/ 1" STAINLESS STEEL INSERTS OR COPPER TYPE K)
J	24"X15"X4" CONCRETE SLAB

2" - SCHEDULE OF FITTINGS	
ITEM	DESCRIPTION
A	2"X(SIZE OF MAIN) STAINLESS STEEL DOUBLE STRAP SERVICE SADDLE (FEMALE CC TAPER THREADING)
B	2"X2" BALL CORP STOP (MALE CC TAPER THREADING BY PACK JOINT FOR CTS)
C	2" BRASS ANGLE BALL VALVE (PACK JOINT FOR CTS IN BY FEMALE IP OUT)
D	2" MALE IP X 2" CTS PACK JOINT BRASS COUPLING
E	PRIVATE 2" BRASS BALL VALVE
F	VALVE BOX WITH COVER, SEE NOTE 1.
G	2" METER BOX ASSEMBLY WITH INLET AND OUTLET CTS PACK JOINT FITTINGS
H	BEDDING SAND ¾" MINUS
I	2" CTS TUBING (CL 200 HDPE W/ 2" STAINLESS STEEL INSERTS OR COPPER TYPE K)
J	30"X18"X4" CONCRETE SLAB

NOTES:
1. VALVE BOX REQUIRED ON CONC. OR ASPHALT PAVED SURFACES OTHERWISE IT IS OPTIONAL. 3. LEAD FREE BRASS PIPE, VALVES AND FITTINGS ARE REQUIRED AFTER JANUARY 4, 2014.
2. CONTRACTOR TO SUBMIT SHOP DRAWING AND/OR SAMPLES FOR APPROVAL.

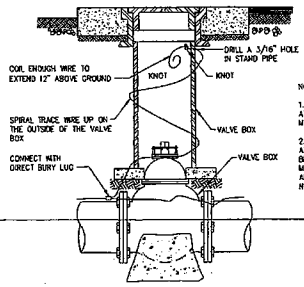
4 C-9 1" & 2" - METER INSTALLATION
SCALE: NTS



NOTES:

1. A BURIED VALVE 5' AND DEEPER SHALL BE PROVIDED WITH A SOLID STEEL EXTENSION STEM OPERATOR WITH A 2" SQUARE AWWA NUT WITHIN 36" OF VALVE BOX COVER. NUT IS TO INDICATE DIRECTION OF ROTATION TO OPEN VALVE.
2. CONTRACTOR SHALL REMOVE ALL DEBRIS AND SOIL FROM VALVE BOX BEFORE ACCEPTANCE.
3. CONCRETE COLLAR FLUSH WITH FINISHED GRADE FOR PAVED AREA AND 2" ABOVE FINISHED GRADE FOR UNPAVED AREA.
4. JOINTS, BOLTS AND NUTS SHALL BE CLEAR OF CONCRETE.
5. TRACE WIRE IS REQUIRED FOR PVC WATER MAINS. SEE DETAIL NO. W-270 & W-280.

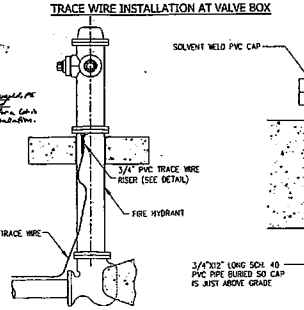
2 C-9 GATE VALVE BOX DETAIL
SCALE: NTS



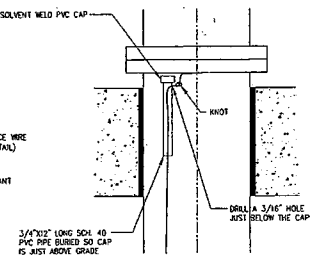
NOTES:

1. TRACE WIRE TO BE BROUGHT TO SURFACE AT ALL VALVE BOXES ON NON-METAL WATER MAINS.
2. TRACE WIRE TO BE BROUGHT TO SURFACE AT FIRE HYDRANTS WHERE THE HYDRANT BRANCH IS NOT PERPENDICULAR TO THE WATER MAIN. A TYPICAL FIRE HYDRANT BRANCH, THAT ARE PERPENDICULAR TO THE WATER MAIN, DO NOT REQUIRE TRACE WIRE.

TRACE WIRE INSTALLATION AT VALVE BOX

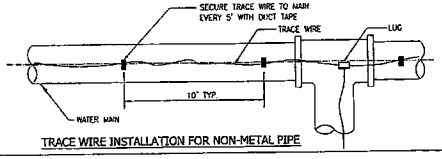


TRACE WIRE INSTALLATION FOR HYDRANT



ENLARGED DETAIL

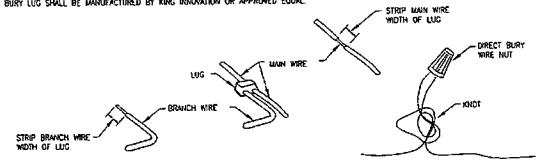
5 C-9 TRACE WIRE INSTALLATION FOR HYDRANTS AND VALVE BOXES
SCALE: NTS



TRACE WIRE INSTALLATION FOR NON-METAL PIPE

NOTES:

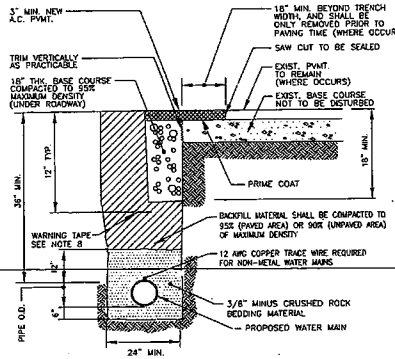
1. A 12 GAUGE OR THICKER TRACE WIRE SHALL BE INSTALLED ON NON-METAL WATER MAINS (PVC OR HDPE).
2. TRACE WIRE SHALL BE INSTALLED IN A CONTINUOUS FASHION. INSTALL TRACE WIRE ON TOP OF WATER MAIN AND SECURE TO MAIN EVERY 10' WITH DUCT TAPE.
3. WIRE NUT IS USED FOR CONNECTION TO EXISTING WIRE. CONNECTIONS BETWEEN ONE SPOOL OF WIRE TO ANOTHER, AND OTHER SIMILAR CONNECTIONS.
4. WHEN CONNECTING TRACE WIRE ENDS TOGETHER, STRIP 5/8" OF INSULATION FROM THE END OF EACH WIRE, INSERT THE TWO ENDS FIRMLY INTO THE DIRECT BURY WIRE NUT, TWIST THE WIRE NUT CLOCKWISE WHILE PUSHING THE WIRES FIRMLY INTO THE NUTS, AND TIE THE WIRES IN A KNOT.
5. LUGS ARE USED FOR CONNECTION OF TRACE WIRE AT TEES, CROSSES, AND AT LOCATIONS WHERE THE TRACE WIRE WILL BE BROUGHT TO THE SURFACE.
6. TAKE CARE TO PROTECT THE WIRE INSULATION AND REPAIR IT WITH ELECTRICAL TAPE IF THE COATING IS DAMAGED.
7. TRACE WIRE FOR DIRECT BURY INSTALLATION SHALL BE #12 AWG COPPER CLAD STEEL WIRE AS MANUFACTURED BY OPPERHEAD INDUSTRIES, OR APPROVED EQUAL. DIRECT BURY LUG SHALL BE MANUFACTURED BY KING INNOVATION OR APPROVED EQUAL.



DIRECT BURY WIRE LUG CONNECTION

DIRECT BURY WIRE NUT CONNECTION

3 C-9 TRACE WIRE INSTALLATION FOR PVC WATER MAINS
SCALE: NTS



NOTES:

1. CONTRACTOR SHALL APPLY AND OBTAIN ENCROACHMENT PERMITS PRIOR TO THE START OF ANY WORK IN RIGHT OF WAY.
2. CONTRACTOR SHALL NOTIFY DPW'S HIGHWAY PROJECT DEVELOPMENT AND CONSTRUCTION (HPDC) SECTION 48 HOURS PRIOR TO START OF WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHORING OF TRENCH TO ENSURE SAFE ACCESS FOR WORKERS.
4. DPW RECOMMENDS 7 DAYS CURE TIME FOR THE FLOWABLE FILL PRIOR TO PAVEMENT RESTORATION. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE PROTECTION FOR THE FLOWABLE FILL FROM VEHICULAR LOADING DURING THIS CURING PERIOD. LANE CLOSURE SHALL NOT BE USED AS AN OPTION DURING THIS CURING PERIOD.
5. APPROVED SELECT FILL MATERIAL BETWEEN FLOWABLE FILL AND BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT EVERY 8" LIFTS.
6. ALL RIGHT OF WAY RESTORATION WORK SHALL BE PER DPW APPROVAL.
7. SAW-CUT EXISTING AC PAVEMENT 12" FROM TRENCH LINE AND PROVIDE NEW AC PAVEMENT TO MATCH EXISTING CONDITION AT LEAST 3" (MIN.) THICK AC PAVEMENT.
8. NON-DETECTABLE UNDERGROUND UTILITY WARNING TAPE (6" WIDE) IS REQUIRED FOR ALL WATER PIPE (METAL AND NON-METAL) IN THE RIGHT WAY OF OR EASEMENTS.

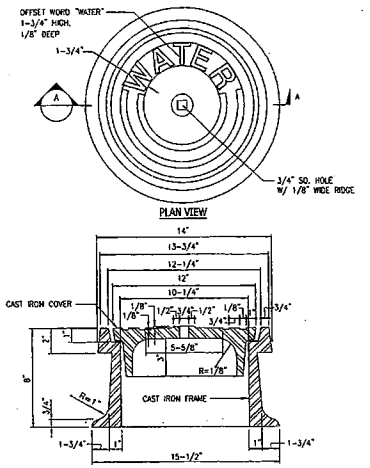
6 C-9 WATER MAIN TRENCH DETAIL
SCALE: NTS

AS NOTED IN SEC 1710 OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

I HEREBY CERTIFY THAT THIS DRAWING WAS EXECUTED BY ME OR UNDER MY DIRECT SUPERVISION.

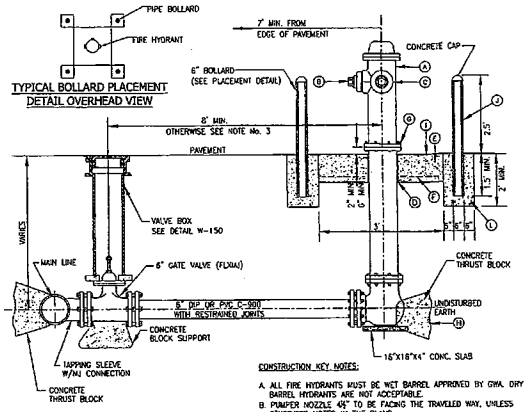
PROJECT:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	MISCELLANEOUS DETAILS
DWG. NO.	C-9
SHEET	18 OF 38

Doc. No. 34GL-18-2632.



NOTES:
1. ALL CASTING SHALL BE MADE ACCURATELY TO THE DIMENSIONS SHOWN. SEAT AND COVER SHALL BE GROUND WHEN NECESSARY TO SECURE FLAT AND TRUE SURFACES. THE COVER SHALL NOT RATTLE IN ANY POSITION.
2. MINOR CHANGES IN DIMENSIONS MAY BE MADE TO SUIT FOUNDRY CONDITIONS PROVIDED SUCH CHANGES ARE APPROVED BY GWA ENGINEERING DIVISION.

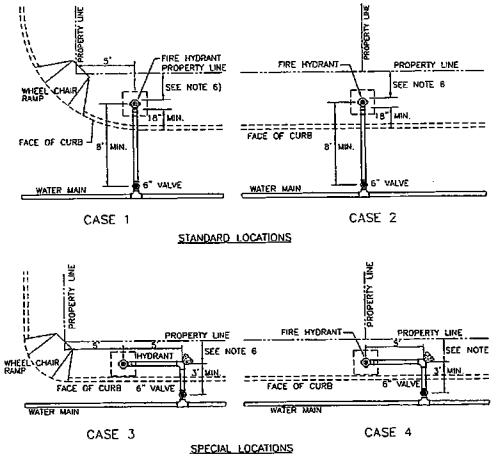
1 VALVE BOX FRAME AND COVER DETAIL
C-9.1 SCALE: NTS



GENERAL NOTES:
1. DETAIL SHOWN FOR HYDRANT CONNECTION ON AN EXISTING WATER MAIN WITH A TAPPING SLEEVE (MJ CONNECTION) AND TAPPING VALVE (MJXMJ). HYDRANT CONNECTION FOR A NEW WATER MAIN WITH A MJ TEE, DIP NIPPLE, AND GATE VALVE (MJXMJ) IS SHOWN IN DETAIL W-126.
2. NO OBSTRUCTIONS WILL BE PERMITTED WITHIN 3 FT. IN ALL DIRECTIONS OF FIRE HYDRANT. FIRE HYDRANT SHALL NOT BE PLACED IN WHEEL CHAIR RAMP OR DRIVEWAY.
3. FIRE HYDRANT SHALL BE LOCATED AT THE BEGINNING OF CURB RETURN OR AT THE PROPERTY LINE COMMON TO ADJOINING LOTS, UNLESS OTHERWISE SHOWN ON PLANS.
4. WHERE DISTANCE IS LESS THAN 8', HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL W-140.

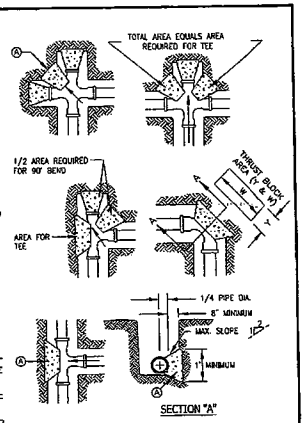
CONSTRUCTION KEY NOTES:
A. ALL FIRE HYDRANTS MUST BE WET BARREL APPROVED BY GWA. DRY BARREL HYDRANTS ARE NOT ACCEPTABLE.
B. PUMPER NOZZLE 4½" TO BE FACING THE TRAVELED WAY, UNLESS OTHERWISE NOTED IN THE PLANS.
C. HOSE NOZZLE 2½"
D. ¾" PREMOLDED EXPANSION JOINT WITH 1" TOP FILLER.
E. 3'x3'x8" SQ. CONC. PAD, TO BE CONSTRUCTED AROUND FIRE HYDRANT'S CENTER LINE WHEN NOT LOCATED WITHIN SIDEWALK OR CONC. AREA.
F. #10; 6/6 WWF.
G. BREAKAWAY FLANGE WITH NUTS ON THE UPSIDE OF THE FLANGE.
H. CONC. THRUST BLOCK, APPROX. 2'x2'x3' TO BE POURED AGAINST UNDISTURBED EARTH.
I. TOP OF SLAB SHALL BE AT FINISHED GRADE 4" TO 6" BELOW THE BREAK LINE OF THE HYDRANT. UNDER SPECIAL CONDITIONS GWA MAY ALLOW VARIATIONS TO THIS CONSTRUCTION.
J. 6" OUTSIDE DIAMETER STEEL PIPE (PAINTED SAFETY YELLOW) FILLED SOLID WITH CONCRETE.

2 FIRE HYDRANT INSTALLATION
C-9.1 SCALE: NTS



NOTES:
1. FOR CASE 1 FIRE HYDRANT SHALL BE LOCATED AT A DISTANCE OF 5 FT. MINIMUM FROM THE PROPERTY LINE OR AT THE BEGINNING OF CURB RETURN.
2. FOR CASE 2 FIRE HYDRANT SHALL BE LOCATED AT THE PROPERTY LINE COMMON TO ADJOINING LOTS.
3. FOR CASE 3 AND 4 WHERE THE DISTANCE BETWEEN THE VALVE AND THE HYDRANT IS LESS THAN 8 FT. PLACE HYDRANT AS SHOWN.
4. FOR INSTALLATION OF FIRE HYDRANT SEE DETAIL W-120 OR W-130.
5. A MINIMUM CLEARANCE OF 3 FT. WILL BE PROVIDED BETWEEN A FIRE HYDRANT AND A PERMANENT OBSTRUCTION (UTILITY POLE, LIGHT POLE, TRAFFIC SIGN, FENCE, ETC.).
6. A FIRE HYDRANT SHALL BE PLACED TO MAINTAIN A 18" MINIMUM CLEARANCE FROM THE FACE OF CURB AND 3 FEET CLEARANCE FROM THE EDGE OF THE SIDEWALK.

3 FIRE HYDRANT STANDARD DETAIL
C-9.1 SCALE: NTS

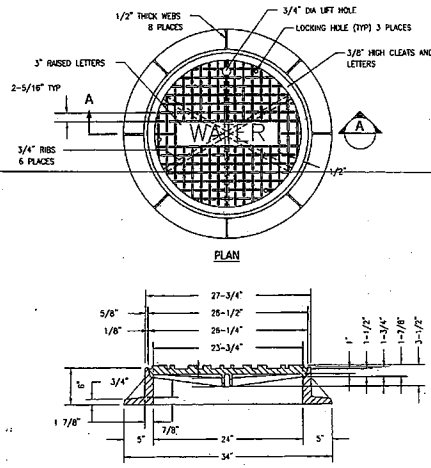


NOTES:
1. TABLE IS BASED ON 2000$/SQ. FT. SOIL. IF CONDITIONS ARE FOUND TO INDICATE SOIL BEARING IS LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
2. AREAS FOR PIPE LARGER THAN 18" SHALL BE CALCULATED.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2500 PSI.
4. THRUST BLOCK IS TO EXTEND TO UNDISTURBED SOIL.
5. SIZE MAY BE DECREASED FOR LESSER DEGREE BENDS AS DETERMINED BY ENGINEER.
6. KEEP CONCRETE CLEAR OF M.J. OR BELL AND SPIGOT JOINTS.
7. BLOCK IN A SIMILAR MANNER AT TEES, HYDRANTS, PLUG OR OTHER LOCATIONS AS REQUIRED.
8. WHEN NECESSARY ADDITIONAL THRUST RESTRAINT METHODS MAY BE USED, SUCH AS MECHANICAL JOINT RESTRAINTS, DE-RODS RECOMMENDATIONS) OR OTHER APPROVED METHODS.

CONSTRUCTION KEY NOTES:
A. LENGTH "Y" & "W" AS REQUIRED TO OBTAIN BEARING AREA AGAINST UNDISTURBED SOIL.
B. MINIMUM THRUST BLOCK AREA REQUIREMENTS FOR (Y & W) AS FOLLOWS:

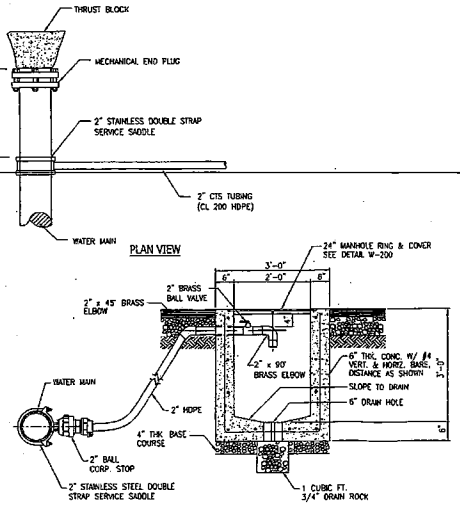
PIPE SIZE	WATER PIPE	
	TEE, DEAD END AND 90° BEND	45° AND 22 1/2° BENDS
4" & LESS	3 SQ. FEET	3 SQ. FEET
6"	4 SQ. FEET	3 SQ. FEET
8"	6 SQ. FEET	3 SQ. FEET
10"	9 SQ. FEET	5 SQ. FEET
12"	13 SQ. FEET	7 SQ. FEET
16"	23 SQ. FEET	12 SQ. FEET
18"	29 SQ. FEET	15 SQ. FEET

4 CONC. THRUST BLOCKING
C-9.1 SCALE: NTS

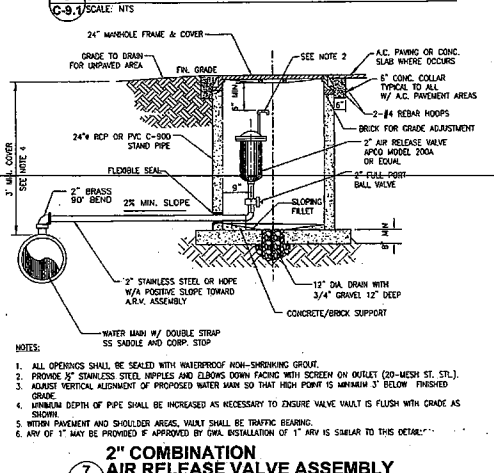


NOTES:
1. MANHOLE RINGS SHALL BE GRAY IRON CONFORMING TO THE REQUIREMENTS OF AASHTO M 105, GRADE 30B.
2. MANHOLE COVER TO BE DUCTILE IRON CONFORMING TO ASTM A536, GR 80-55-06 OLYMPIC FOUNDARY PART NO. MH30 OR APPROVED EQUAL.
3. RING AND COVER SHALL BE TESTED FOR ACCURACY OF FIT AND SHALL BE MARKED IN SETS FOR DELIVERY. 4. ALL CASTINGS TO HAVE A BITUMINOUS COATING.

5 24" MANHOLE RING AND COVER
C-9.1 SCALE: NTS



6 2" BLOW - OFF ASSEMBLY
C-9.1 SCALE: NTS



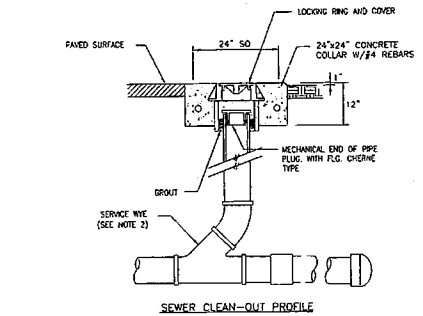
NOTES:
1. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF NON-SHRINKING GROUT.
2. PROVIDE ¾" STAINLESS STEEL NIPPLES AND ELBOWS DOWN FACING WITH SCREEN ON OUTLET (20-MESH ST. STL.).
3. ADJUST VERTICAL ALIGNMENT OF PROPOSED WATER MAIN SO THAT HIGH POINT IS MINIMUM 3' BELOW FINISHED GRADE.
4. MINIMUM DEPTH OF PIPE SHALL BE INCREASED AS NECESSARY TO ENSURE VALVE VAULT IS FLUSH WITH GRADE AS SHOWN.
5. WITHIN PAVEMENT AND SHOULDER AREAS, VAULT SHALL BE TRAFFIC BEARING.
6. ANY OF 1" MAY BE PROVIDED IF APPROVED BY GWA. INSTALLATION OF 1" ARV IS SIMILAR TO THIS DETAIL.

7 2" COMBINATION AIR RELEASE VALVE ASSEMBLY
C-9.1 SCALE: NTS

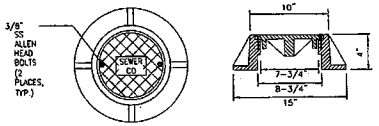
SEP 07 2016

PROJECT:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	MISCELLANEOUS DETAILS
DWG. NO.	C-9.1
SHEET 10 OF 38	

Doc. No. 34GL-18-2632.



SEWER CLEAN-OUT PROFILE

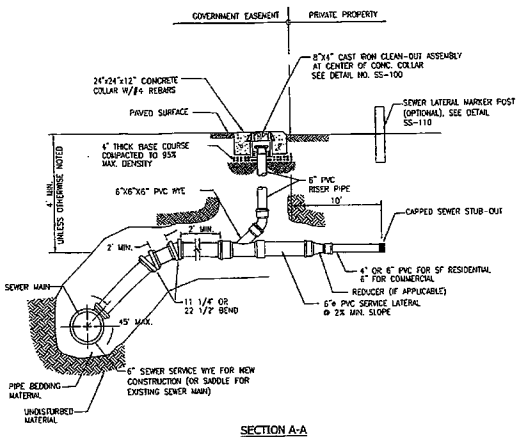


8" X 4" CAST IRON LOCKING RING AND COVER

NOTES:

1. CLEAN-OUT PIPE AND FITTINGS SHALL BE THE SAME MATERIAL AS THE SEWER MAIN.
2. A SANITARY TEE , SWEEP, OR STRAIGHT TEE IS NOT ACCEPTABLE.
3. SEWER STUB WILL BE EXTENDED 10' BEYOND PROPERTY LINE TO PREVEENT DAMAGE TO CLEAN-OUT AND MINIMIZE CONFLICTS WITH OTHER UTILITIES WHEN SERVICE TO BUILDING IS ACCOMPLISHED.
4. RING AND COVER SHALL BE 8"X4" LOCKING TYPE, OLIMPIC FOUNDRY PART NO. M1007 D/T OR APPROVED EQUAL.

1 STANDARD SANITARY SEWER CLEAN-OUT
C-9.2 SCALE: NTS

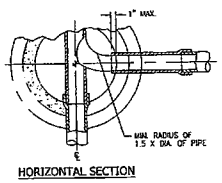


SECTION A-A

NOTES:

1. CLEAN-OUT PIPE AND FITTINGS SHALL BE THE SAME MATERIAL AS THE SEWER MAIN.
2. A SANITARY TEE , SWEEP, OR STRAIGHT TEE IS NOT ACCEPTABLE.
3. SEWER STUB WILL BE EXTENDED 10' BEYOND PROPERTY LINE TO PREVEENT DAMAGE TO CLEAN-OUT AND MINIMIZE CONFLICTS WITH OTHER UTILITIES WHEN SERVICE TO BUILDING IS ACCOMPLISHED.
4. RING AND COVER SHALL BE 8"X4" LOCKING TYPE, OLIMPIC FOUNDRY PART NO. M1007 D/T OR APPROVED EQUAL.

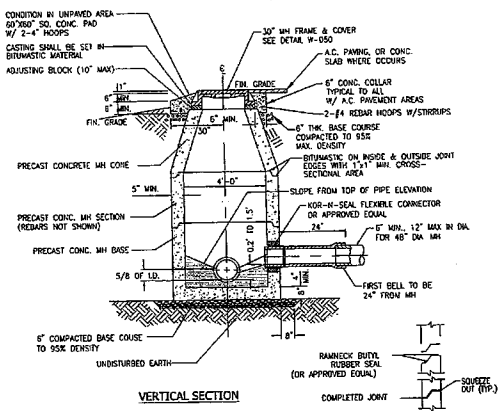
2 STANDARD SEWER SERVICE LATERAL
C-9.2 SCALE: NTS



HORIZONTAL SECTION

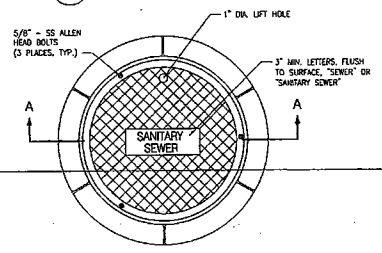
NOTES:

1. PRECAST MH'S SHALL CONFORM TO ASTM C478. MH'S DEEPER THAN 20' TO BE DESIGNED BY A STRUCTURAL ENGINEER.
2. APPLY TWO COATS OF BITUMINOUS WATER-PROOFING COATING ON EXTERIOR SURFACES OF MH FROM BOTTOM TO FINISHED GRADE.
3. ALL EXTERIOR JOINTS SHALL BE SEALED WITH RAPID SEAL JOINT AND RING SEALER.
4. HOLES TO BE CORE DRILLED. HAMMERING IS NOT ALLOWED.
5. ALL STANDARD MANHOLE SHALL BE 7' MINIMUM DEEP. MH'S 5-7 FEET DEEP MUST BE FLAT TOPS.
6. THE MH DIMENSIONS SHOWN ARE FOR 4' IN DIAMETER. LARGER MANHOLES ARE REQUIRED FOR LARGER DIAMETER OF SEWER MAINS.

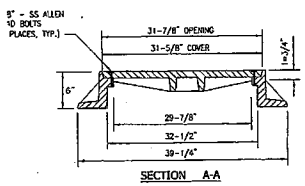


VERTICAL SECTION

3 STANDARD SANITARY SEWER MANHOLE
C-9.2 SCALE: NTS



PLAN

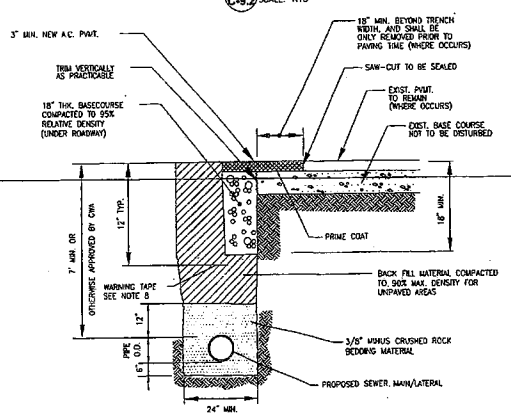


SECTION A-A

NOTES:

1. MANHOLE RING AND COVER SHALL BE 30"X6" LOCKING TYPE WITH H-20 TRAFFIC RATING.
2. LOCKING COVER SHALL BE USED AT ALL LOCATIONS. THE COVER SHALL BE LOCKED DOWN WITH THREE 5/8" STAINLESS STEEL ALLEN HEAD BOLTS.
3. ALL CASTINGS SHALL HAVE A BITUMINOUS COATING.
4. RING AND COVER SHALL BE TESTED FOR ACCURACY OF FIT AND MARKED IN SETS FOR DELIVERY.
5. RING AND COVER SHALL BE OLYMPIC FOUNDRY PART NO. M159 D/T OR APPROVED EQUAL.
6. WATERTIGHT RING AND COVER SHALL BE PROVIDED IF REQUIRED BY DWA PER DETAIL NO. SS-055.

4 STANDARD SANITARY SEWER MANHOLE
C-9.2 SCALE: NTS



SANITARY SEWER TRENCH DETAIL

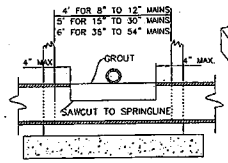
NOTES:

1. CONTRACTOR SHALL APPLY AND OBTAIN ENCROACHMENT PERMITS PRIOR TO THE START OF WORK IN RIGHT OF WAY.
2. CONTRACTOR SHALL PROVIDE ADVANCED NOTICE TO DPW'S HIGHWAY PROJECT DEVELOPMENT AND CONSTRUCTION (HPDC) SECTION PRIOR TO START OF WORK PER ENCROACHMENT PERMIT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHORING OF TRENCH TO ENSURE SAFE ACCESS FOR WORKERS.
4. CONTRACTOR SHALL PROVIDE CURE TIME FOR THE FLOWABLE FILL PRIOR TO PAVEMENT RESTORATION PER ENCROACHMENT PERMIT. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE PROTECTION FOR THE FLOWABLE FILL FROM VEHICULAR LOADING DURING THIS CURING PERIOD. LANE CLOSURE SHALL NOT BE USED AS AN OPTION DURING THIS CURING PERIOD.
5. APPROVED SELECT FILL MATERIAL BETWEEN FLOWABLE FILL AND BEDDING MATERIAL SHALL BE COMPACTED TO 95% MAX DENSITY AT EVERY 8" LIFTS.
6. ALL RESTORATION WORK SHALL BE PER DPW APPROVAL.
7. SAW-CUT EXISTING AC PAVEMENT 12" FROM TRENCH LINE AND PROVIDE NEW AC PAVEMENT TO MATCH EXISTING CONDITION AT LEAST 3" (MIN.) THICK AC PAVEMENT.
8. NON-DETECTABLE UNDERGROUND UTILITY WARNING TAPE (6" WIDE) IS REQUIRED FOR ALL SEWER PIPE (METAL AND NON-METAL) IN THE RIGHT WAY OF OR EASEMENTS.

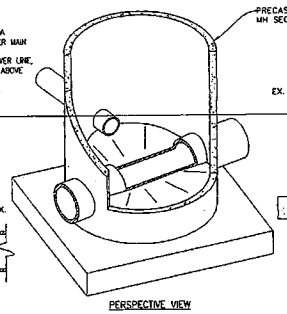
5 SANITARY SEWER TRENCH DETAIL
C-9.2 SCALE: NTS

NOTES:

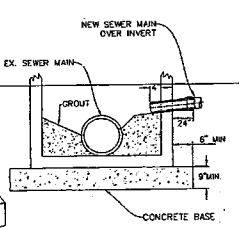
1. A DOGHOUSE SEWER MANHOLE IS INSTALLED WHEN A NEW MH IS PLACED OVER AN EXISTING ACTIVE SEWER MAIN TO ALLOW ADDITION OF ANOTHER SEWER LINE.
2. WHEN A SMALLER SEWER LINE JOINS A LARGER SEWER LINE, THE CROWN OF THE SMALL SEWER LINE SHALL BE ABOVE THE CROWN OF THE LARGER SEWER LINE.
3. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
4. MANHOLE PAD TO REST UPON A MINIMUM 6" COMPACTED 3/8" MINUS STONE BASE.
5. ALL CONCRETE SHALL BE CLASS 4,000.



SECTION ALONG CENTERLINE OF MAIN



PERSPECTIVE VIEW



CROSS SECTION AT EXISTING MAIN

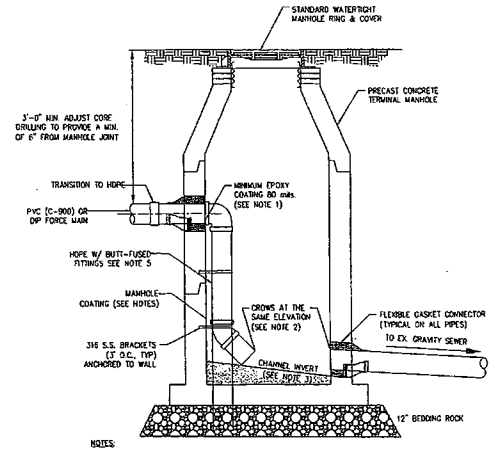
6 DOGHOUSE SEWER MANHOLE DETAILS
C-9.2 SCALE: NTS

SEP 07 2018

AS DEFINED IN TITLE XXIII OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

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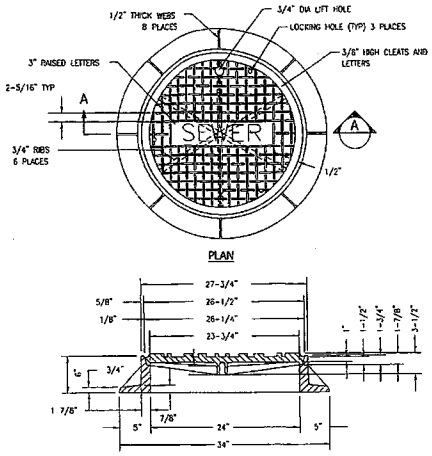
PROJECTS:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	MISCELLANEOUS DETAILS
DWG. NO.	C-9.2
SHEET 20 OF 38	



NOTES:

1. COAT INTERIOR OF MANHOLE WITH APPROVED EPOXY COATING AT MINIMUM 80-mils.
2. ELEVATION OF FORCE MAIN CROWN SHALL BE AT SAME ELEVATION AS THE GRAVITY SEWER CROWN.
3. PROVIDE SMOOTH CHANNEL FROM FORCE MAIN TO GRAVITY SEWER.
4. FORCE MAIN SHALL NOT CONNECT WITH EXISTING GRAVITY SEWER MANHOLES.
5. HDPE W/BUTT-FUSED FITTINGS ARE PREFERRED. DIP IS ALSO ACCEPTABLE

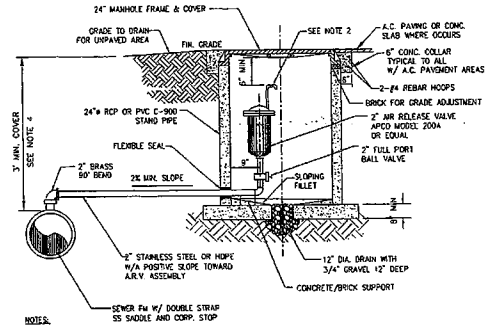
1 FORCEMAIN DISCHARGE TO TERMINAL MANHOLE
C-9.3/SCALE: NTS



NOTES:

1. MANHOLE RINGS SHALL BE GRAY IRON CONFORMING TO THE REQUIREMENTS OF AASHTO M 105, GRADE 30B.
2. MANHOLE COVER TO BE DUCTILE IRON CONFORMING TO ASTM A536, GR 80-55-06 OLYMPIC FOUNDARY PART NO. MH30 OR APPROVED EQUAL.
3. RING AND COVER SHALL BE TESTED FOR ACCURACY OF FIT AND SHALL BE MARKED IN SETS FOR DELIVERY.
4. ALL CASTINGS TO HAVE A BITUMINOUS COATING.

2 24-INCH MAN HOLE RING AND COVER
C-9.3/SCALE: NTS

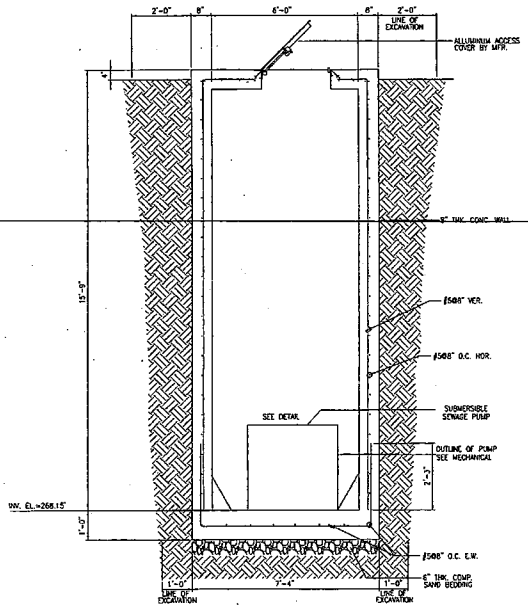


NOTES:

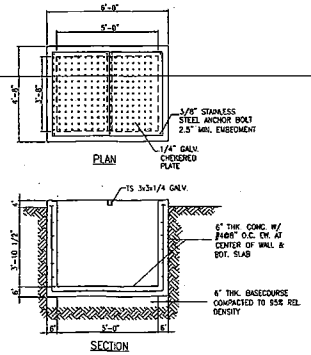
1. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF NON-SHRINKING GROUT.
2. PROVIDE ¾" STAINLESS STEEL NIPPLES AND ELBOWS DOWN FACING WITH SCREEN ON OUTLET (20-MESH ST. STL.).
3. ADJUST VERTICAL ALIGNMENT OF PROPOSED FORCE MAIN SO THAT HIGH POINT IS MINIMUM 3' BELOW FINISHED GRADE.
4. MINIMUM DEPTH OF PIPE SHALL BE INCREASED AS NECESSARY TO ENSURE VALVE VAULT IS FLUSH WITH GRADE AS SHOWN.
5. WITHIN PAVEMENT AND SHOULDER AREAS, VAULT SHALL BE TRAFFIC BEARING

2" COMBINATION AIR RELEASE VALVE ASSEMBLY

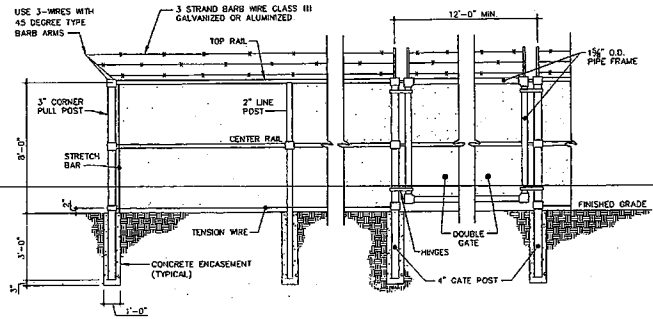
3 2-INCH AIR RELEASE VALVE - OFFSET INSTALLATION
C-9.3/SCALE: NTS



4 LIFT STATION PIT SECTION DETAIL
C-9.3/SCALE: NTS



5 VALVE PIT DETAIL
C-9.3/SCALE: NTS



NOTES:

1. DOUBLE GATE SHALL HAVE A LOCKING MECHANISM, DROP ROD, AND TRUSS ROD.
2. ALL FENCE COMPONENT MATERIALS SHALL BE EITHER HOT DIPPED GALVANIZED STEEL OR IRON. FENCE FABRIC SHALL BE ALUMINUM COATED.

6 CHAINLINK DETAILS...
C-9.3/SCALE: NTS

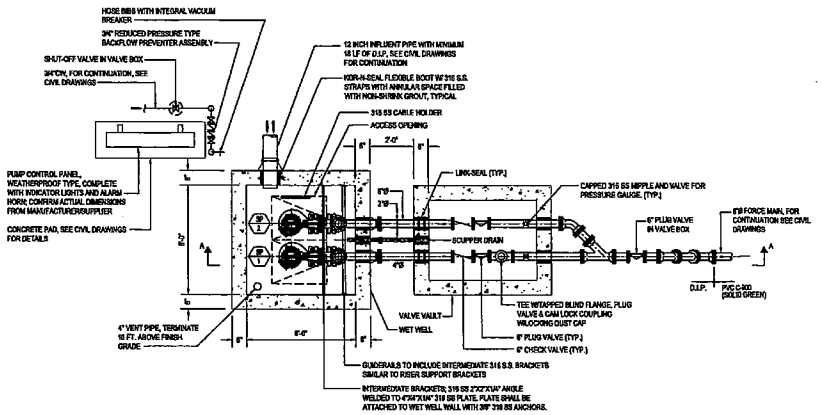
SEP 07 2018

AS EXPIRES IN TITLE XXII OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

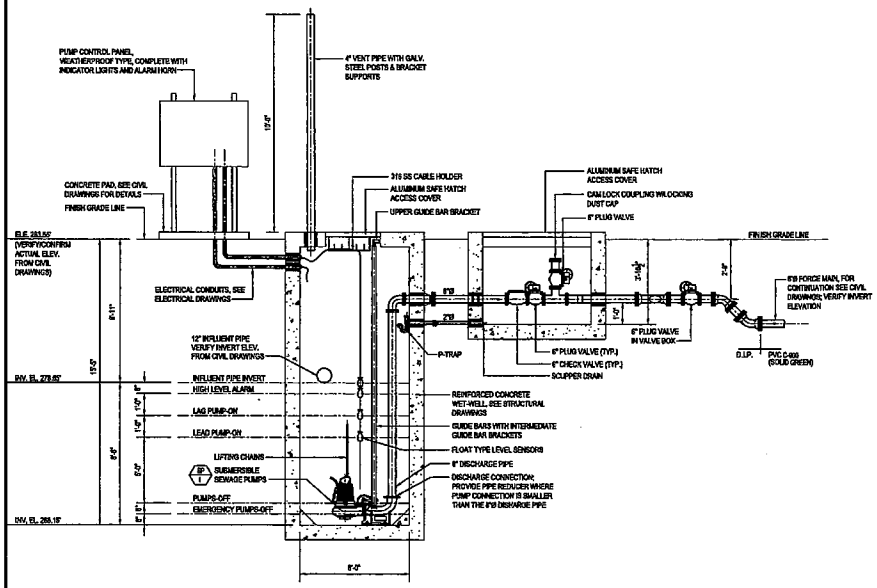
PROJECT:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	MISCELLANEOUS DETAILS
DWG. NO.	C-9.3
	SHEET 21 OF 38

Doc. No. 34GL-18-2632.



1 P-1 LIFT STATION PIPING PLAN

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



2 P-1 SECTION A-A

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

SEQUENCE OF OPERATION:

1. THE SEWAGE PUMPING SYSTEM CONSISTS OF TWO PUMPS WITH SIMILAR CAPACITY. EACH OF THE PUMPS ARE DESIGNED TO HANDLE THE PEAK INFLUENT FLOW WHEN ONE UNIT IS INOPERATIVE. PUMPS SHALL BE SET FOR "LEAD-LAG" SEQUENCE OPERATION, BUT ONLY ONE PUMP SHALL RUN DURING NORMAL OPERATION; ONE PUMP SHALL BE ON STANDBY DUTY. AUTOMATIC ALTERNATOR SHALL ENABLE PUMPS TO BE SWITCHED FROM LEAD OR LAG DUTY, WITH A MANUAL OVERRIDE TO ENABLE OPERATOR TO SELECT LEAD-LAG PUMPS MANUALLY.
2. THE LEAD PUMP SHALL TURN "ON" WHEN WATER LEVEL IN THE WET-WELL REACHES THE "LEAD PUMP ON" ELEVATION, AND TURN "OFF" WHEN THE "PUMPS OFF" ELEVATION IS REACHED, AS SHOWN IN THE DETAIL SECTION DIAGRAM. IF WATER LEVEL CONTINUES TO RISE, THE LAG PUMP SHALL TURN "ON" AT AN ELEVATION 12 INCHES ABOVE THE LEAD PUMP START POINT. BOTH PUMPS SHALL CONTINUE TO RUN UNTIL WATER LEVEL DROPS TO THE "PUMPS OFF" LEVEL.
3. A "HIGH WATER LEVEL" ALARM SHALL BE ACTIVATED WHEN WATER LEVEL RISES 12 INCHES ABOVE THE LAG PUMP "ON" ELEVATION.
4. AN EMERGENCY "LOW WATER WATER LEVEL PUMP CUT-OFF" SHALL TURN-OFF PUMPS WHEN WATER LEVEL DROPS 6 INCHES BELOW THE "PUMPS OFF" ELEVATION.
5. A STAND-BY PUMP WILL ENERGIZE WHENEVER THE DESIGNATED PRIMARY (LEAD) PUMP FAILS. THE LEVEL SETTINGS FOR THE STAND-BY PUMP EQUALS THE LEVEL SETTINGS OF THE PRIMARY PUMP.
7. PUMPS SHALL ALSO HAVE "PUMP FAILURE TO RUN ALARM" TO NOTIFY BUILDING MANAGER OR MAINTENANCE STAFF OF POSSIBLE "PUMP FAILURE TO RUN" CONDITION. SEWAGE PUMP STATUS SHALL BE VERIFIED BY A CURRENT SENSOR. IF SEWAGE PUMP STATUS IS NOT VERIFIED WITHIN SPECIFIED TIME DELAY (15 SECONDS), AN ALARM SHALL BE INITIATED.
8. A FLASHING LIGHT AND ALARM HORN SHALL BE ACTIVATED WHEN "ALARM" CONDITION OCCURS.
9. SUBMIT CONTROL SYSTEM SHOP DRAWINGS FOR REVIEW AND APPROVAL.

PUMP STATION GENERAL NOTES

1. ALL DIP AND FITTINGS MUST BE CERAMIC EPOXY COATED INTERNALLY AND FUSION EPOXY COATED EXTERNALLY.
2. ALL EXPOSED DIP ABOVE GRADE OR WITHIN VALVE VAULT, SHALL BE PAINTED AS FOLLOWS:
   - 2.1 SURFACE PREPARATION: POWER TOOL CLEANING (SSPC-SP3) OR BRUSH-OFF BLAST CLEANING (SSPC-SP7).
   - 2.2 PRIME: POLYAMIDE EPOXY, MINIMUM 3.0 MILS DFT. IF SHOP COAT IS DAMAGED, REPRIME BARE AREAS OR FIELD. IF SHOP COAT IS BITUMINOUS COATING, PRIME WITH 2 COATS OF STAIN BARRIER, 1 MIL DRY FILM THICKNESS PER COAT.
   - 2.3 FINISH: TWO COATS OF POLYAMIDE EPOXY, SP MOBILE PAINTS, MINIMUM 4.0 MILS DFT. JOHN DEERE GREEN #310-45, OR APPROVED EQUIVALENT.
3. EXTERIOR WALLS OF WETWELL AND VALVE VAULT SHALL BE COATED WITH A WATER-BASED CONCRETE COATING EQUIVALENT TO CONSEAL CS-55 AS MFD BY CONCRETE SEALANTS, INC. THE EXTERIOR OF BOTH STRUCTURES SHALL RECEIVE 8 MILS (2 COATS) OF THIS CONCRETE COATING; COLOR SHALL BE GRAY. THE INTERIOR OF THE VALVE VAULT SHALL RECEIVE 12 MILS (3 COATS) OF THE CONCRETE COATING. THE INTERIOR OF THE WETWELL SHALL INCORPORATE A 2mm "AGRU SURFGRIP" LINER APPLIED AT THE SITE OF THE WETWELL MANUFACTURER.
4. BASE AND FIRST RISER UNIT SHALL BE CAST MONOLITHIC.
5. BASE SLAB SHALL BE 12" OR GREATER BASED UPON BUOYANCY CALCULATIONS. SUBMIT CALCULATIONS AS PART OF PUMP STATION SUBMITTAL PACKAGE.
6. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES. VALVE VAULT SHALL ALSO BE ENLARGED IF FLOW METER IS REQUIRED.
7. VALVE VAULT SHALL HAVE SEALED SCUPPER DRAIN AND GRATE.
8. ALL LOCATIONS WHERE PIPES ENTER OR EXIT THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH NON-SHRINK GROUT.
9. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
10. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE AND LOCK BAR TO ACCEPT PADLOCK.
11. ALL HARDWARE IN WET WELL AND VALVE VAULT SHALL BE 316 STAINLESS STEEL.
12. KOR-N-SEAL FLEXIBLE BOOT W/ 316 S.S. STRAPS WITH ANNULAR SPACE FILLED WITH NON-SHRINK GROUT.
13. 4" ASHCROFT MODEL 1008S S.S. PRESSURE GAUGE 0 TO 100 PSI, ASHCROFT TYPE 100 DIAPHRAGM SEAL W/ ½" INLET, S.S. TAPPING SADDLE W/ ½" TAP BUSHED DOWN TO ½", ½" S.S. PIPE AND ½" S.S. BALL VALVE.
14. GUIDERAILS TO INCLUDE INTERMEDIATE 316 S.S. BRACKETS SIMILAR TO RISER SUPPORT BRACKETS, SPACED AT 10-FOOT INTERVALS.
15. PROVIDE THREE (3) FLOAT BACKUP FOR PUMP ON, PUMP OFF, HIGH LEVEL ALARM.

SUBMERSIBLE SEWAGE PUMPS

MARK NO.	LOCATION	CAPACITY (GPM)	STATIC HEAD (FT.)	TOTAL HEAD (FT.)	RPM	HP	ELECTRICAL DATA: VOLTAGE	PHASE	HERTZ	REMARKS
SP 1	LIFT STATION	540	41	120	1760	30	230	3	60	DUPLEX SUBMERSIBLE TYPE SEWAGE PUMP SYSTEM WITH WEATHERPROOF DUPLEX PUMP CONTROL PANEL (RUNNING & STANDBY DUTY WITH AUTOMATIC ALTERNATOR) - FLYGT MODEL NP 3171 HT OR APPROVED EQUIVALENT.
SP 2	LIFT STATION	540	41	120	1760	30	230	3	60	

LEGEND AND ABBREVIATIONS

SYMBOL	ABBR	DESCRIPTION	SYMBOL	ABBR	DESCRIPTION
	S OR W	SOIL OR WASTE LINE, ABOVE FLOOR		GEPA	GUAM ENVIRONMENTAL PROTECTION AGENCY
	S OR W	SOIL OR WASTE LINE, BELOW FLOOR		HL	HIGH LEVEL
	GV	GATE VALVE		IN	INCHES
	CV	CHECK VALVE		IP	IRON PIPE
SP	SP	SUBMERSIBLE PUMP		IPS	IRON PIPE SIZE
	Ø	DIAMETER		LL	LOW LEVEL
	%	PERCENT		LPS	LITERS PER SECOND
	AFF	ABOVE FINISHED FLOOR		LBS	POUNDS
	APPROX	APPROXIMATE		MISC	MISCELLANEOUS
	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE		MM	MILLIMETER
	CONC	CONCRETE		NTS	NOT TO SCALE
	CONT.	CONTINUATION/CONTINUED		O.C.	ON CENTER
	FFL	FINISH FLOOR LINE		PDI	PLUMBING AND DRAINAGE INSTITUTE
	FT	FEET		PLUMB	PLUMBING
	GCO	GROUND CLEAN OUT		PPM	PARTS PER MILLION
	GALS	GALLONS		SPECS	SPECIFICATIONS
	GPM	GALLONS PER MINUTE		TYP	TYPICAL
				W	WASTE PIPE LINE

AS SURVEYED IN TITLE PLAN OF THE PARCELS AND BOUNDARIES OF THE PROPERTIES, EASEMENTS AND LAND JURISDICTION OF GUAM

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK

LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM

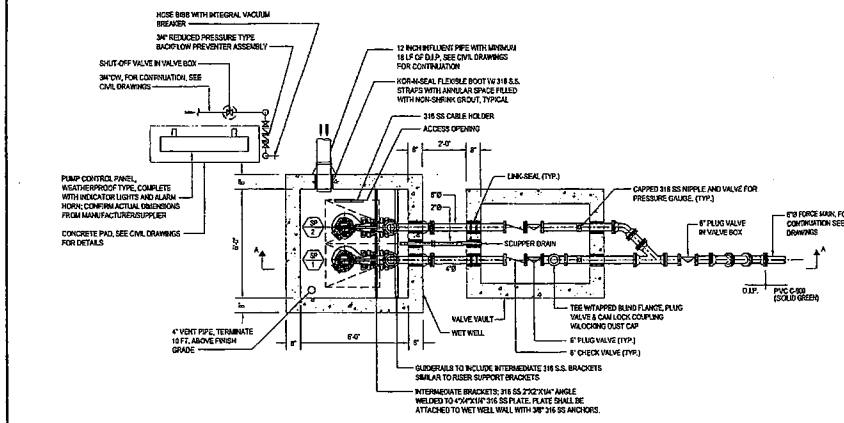
OWNER: DON SADHWANI

CONTRACTOR:

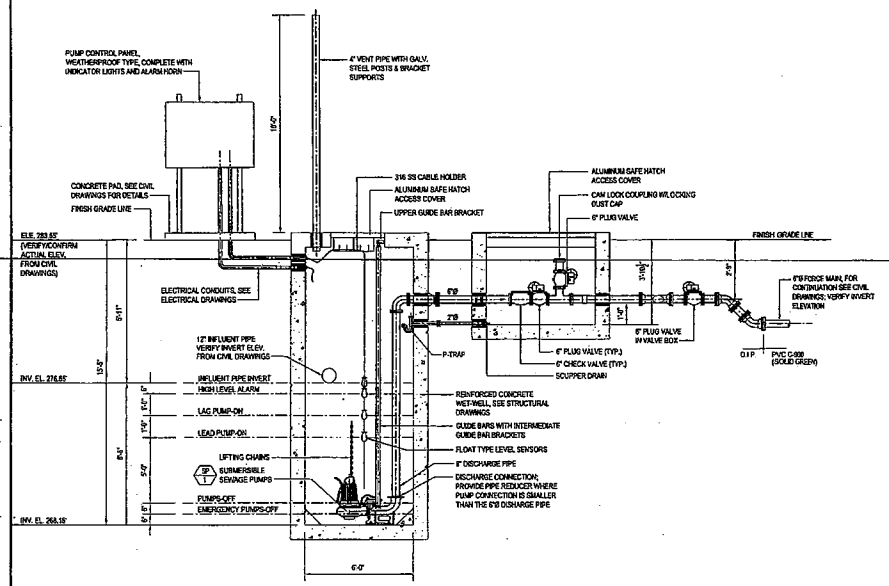
SHEET CONTENT: GENERAL NOTES, LEGEND, SCHEDULES

DWG. NO. P-1

SHEET 22 OF 38



1 P-1 LIFT STATION PIPING PLAN
SCALE: 1/4"=1'-0"



2 P-1 SECTION A-A
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SEQUENCE OF OPERATION:

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SUBMERSIBLE SEWAGE PUMPS

MARK NO.	LOCATION	CAPACITY (GPM)	STATIC HEAD (FT.)	TOTAL HEAD (FT.)	RPM	HP	ELECTRICAL DATA			REMARKS
							VOLTAGE	PHASE	HERTZ	
SP 1	LIFT STATION	520	41	116	1750	30	230	3	60	DUPLEX SUBMERSIBLE TYPE SEWAGE PUMP SYSTEM WITH WEATHERPROOF DUPLEX PUMP CONTROL PANEL (RUNNING & STANDBY DUTY WITH AUTOMATIC ALTERNATOR) - FLYGT MODEL NP 3171 HT OR APPROVED EQUIVALENT.
SP 2	LIFT STATION	520	41	116	1750	30	230	3	60	

LEGEND AND ABBREVIATIONS

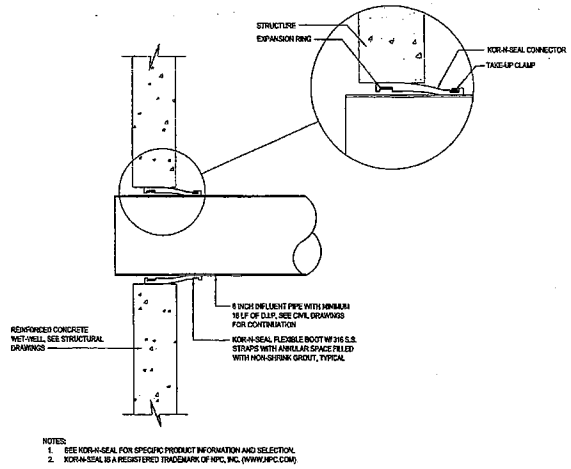
SYMBOL	ABBR.	DESCRIPTION	SYMBOL	ABBR.	DESCRIPTION
	S OR W	SOIL OR WASTE LINE, ABOVE FLOOR		GEPA	GUAM ENVIRONMENTAL PROTECTION AGENCY
	S OR W	SOIL OR WASTE LINE, BELOW FLOOR		H.L.	HIGH LEVEL
	GV	GATE VALVE		IN	INCHES
	CV	CHECK VALVE		IP	IRON PIPE
SP	SP	SUBMERSIBLE PUMP		IPS	IRON PIPE SIZE
	Ø	DIAMETER		L.L.	LOW LEVEL
	%	PERCENT		LPS	LITERS PER SECOND
	AFF	ABOVE FINISHED FLOOR		LBS	POUNDS
	APPROX	APPROXIMATE		MISC	MISCELLANEOUS
	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE		mm	MILLIMETER
	CONC	CONCRETE		NTS	NOT TO SCALE
	CONT.	CONTINUATION/CONTINUED		O.C.	ON CENTER
	FFL	FINISH FLOOR LINE		PDI	PLUMBING AND DRAINAGE INSTITUTE
	FT	FEET		PLMB	PLUMBING
	CCO	GROUND CLEAN OUT		PPM	PARTS PER MILLION
	GALS	GALLONS		SPECS	SPECIFICATIONS
	GPM	GALLONS PER MINUTE		TYP	TYPICAL
				W	WASTE PIPE LINE

THIS SHEET WAS SUPERSEDED SEE REVISION NO. 1

AS DEFINED IN SEC 142 OF RL RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

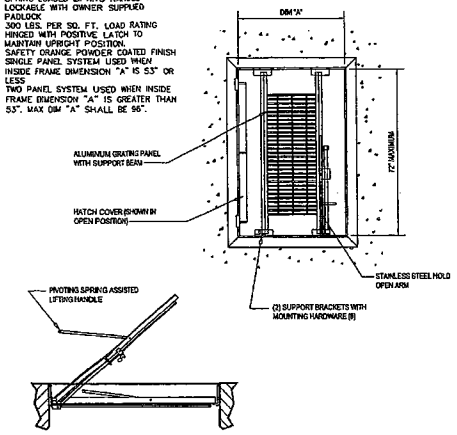
PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
DWG. NO. P-1
SHEET CONTENT: GENERAL NOTES, LEGEND, SCHEDULES
SHEET 22 OF 38



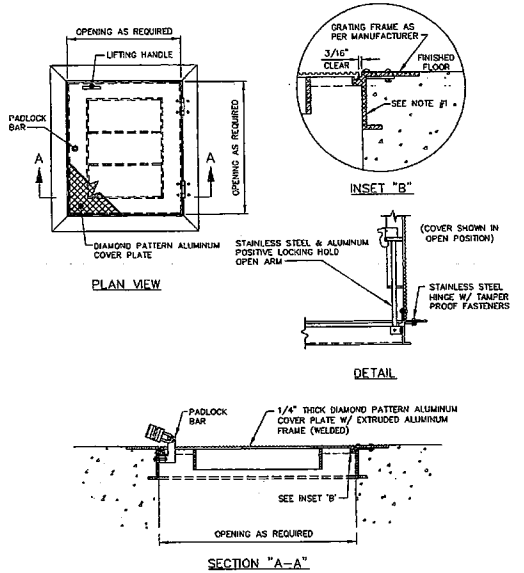
NOTES:
1. SEE KOR-N-SEAL FOR SPECIFIC PRODUCT INFORMATION AND SELECTION.
2. KOR-N-SEAL IS A REGISTERED TRADEMARK OF NPC, INC. (WWW.LINKSEAL.COM)

1 P-2 INFLUENT PIPE CONNECTION DETAIL
NTS

STANDARD FEATURES:
- 1" ALUMINUM "I" BAR CONSTRUCTION
- 3" ALUMINUM "I" BAR CONSTRUCTION FOR H20 LOAD RATED DOORS.
- T-316 STAINLESS STEEL HARDWARE
- SPRING LOADED LIFTING HANDLE
- LOCKABLE WITH OWNER SUPPLIED PADLOCK
- 300 LBS. PER SQ. FT. LOAD RATING
- HINGED WITH POSITIVE LATCH TO MAINTAIN UPRIGHT POSITION.
- SAFETY ORANGE POWDER COATED FINISH
- SINGLE PANEL SYSTEM USED WHEN INSIDE FRAME DIMENSION "A" IS 53" OR LESS
- TWO PANEL SYSTEM USED WHEN INSIDE FRAME DIMENSION "A" IS GREATER THAN 53". MAX DIM "A" SHALL BE 96".



2 P-2 ACCESS HATCH / SAFETY GRATE DETAIL
NTS

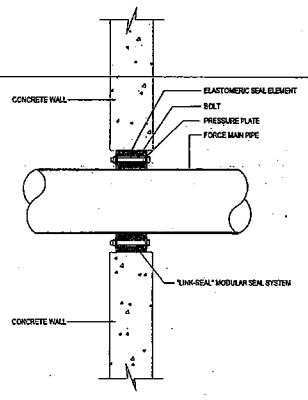


NOTES:

1. ALL ALUMINUM SURFACES IN CONTACT WITH CONCRETE OR GROUT SHALL BE COATED WITH BITUMINOUS MATERIAL FOR PROTECTION.

2. HATCHES SHALL BE SINGLE OR DOUBLE HATCH DEPENDING ON OPENING SIZE AND MANUFACTURER'S RECOMMENDATIONS.

3 P-2 ALUMINUM ACCESS HATCH DETAIL
NTS



NOTES:
1. SEE "LINK-SEAL" FOR SPECIFIC PRODUCT INFORMATION AND SELECTION.
2. "LINK-SEAL" IS A REGISTERED TRADEMARK OF PSI-THUNDERLINE (WWW.LINKSEAL.COM)

4 P-2 FORCE MAIN PIPE THRU WALL DETAIL
NTS

AS DEFINED IN TITLE 21GC OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: MISCELLANEOUS DETAILS
DWG. NO. P-2
SHEET 23 OF 38

GENERAL

1. REFERENCES

THE PUBLICATIONS LISTED BELOW FORM A PART OF THIS SPECIFICATION TO THE EXTENT REFERENCED. THE PUBLICATIONS ARE REFERRED TO WITHIN THE TEXT BY THE BASIC DESIGNATION ONLY.

AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

AASHTO M 199 (2016) STANDARD SPECIFICATION FOR JOINTS FOR CONCRETE PIPE, MANHOLES, AND PRECAST BOX SECTIONS USING PREFORMED FLEXIBLE JOINT SEALANTS

AMERICAN WATER WORKS ASSOCIATION (AWWA)

AWWA C104/A21.4 (2013) CEMENT-MORTAR LINING FOR DUCTILE-IRON PIPE AND FITTINGS FOR WATER

AWWA C110/A21.10 (2012) DUCTILE-IRON AND GRAY-IRON FITTINGS FOR WATER

AWWA C111/A21.11 (2012) RUBBER-GASKET JOINTS FOR DUCTILE-IRON PRESSURE PIPE AND FITTINGS

AWWA C115/A21.15 (2011) FLANGED DUCTILE-IRON PIPE WITH DUCTILE-IRON OR GRAY-IRON THREADED FLANGES

AWWA C151/A21.51 (2009) DUCTILE-IRON PIPE, CENTRIFUGALLY CAST, FOR WATER

AWWA C207 (2013) STANDARD FOR STEEL PIPE FLANGES FOR WATERWORKS SERVICE-SIZES 100 MM THROUGH 3500 MM 4 IN. THROUGH 144 IN.

ASME INTERNATIONAL (ASME)

ASME B16.1 (2015) GRAY IRON PIPE FLANGES AND FLANGED FITTINGS CLASSES 25, 125, AND 250

ASME B31.3 (2012) PROCESS PIPING

ASTM INTERNATIONAL (ASTM)

ASTM A105/A105M (2013) STANDARD SPECIFICATION FOR CARBON STEEL FORGINGS FOR PIPING APPLICATIONS

ASTM A53/A53M (2012) STANDARD SPECIFICATION FOR PIPE, STEEL, BLACK AND HOT-DIPPED, ZINC-COATED, WELDED AND SEAMLESS

ASTM A536 (1984; R 2009) STANDARD SPECIFICATION FOR DUCTILE IRON CASTINGS

ASTM C443 (2011) STANDARD SPECIFICATION FOR JOINTS FOR CONCRETE PIPE AND MANHOLES, USING RUBBER GASKETS

ASTM C443M (2012) STANDARD SPECIFICATION FOR JOINTS FOR CONCRETE PIPE AND MANHOLES, USING RUBBER GASKETS (METRIC)

ASTM C478 (2013) STANDARD SPECIFICATION FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS

ASTM C478M (2013) STANDARD SPECIFICATION FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS (METRIC)

HYDRAULIC INSTITUTE (HI)

HI M100 (2009) HI PUMP STANDARDS SET

INTERNATIONAL ORGANIZATION FOR STANDARDIZATION (ISO)

ISO 1940-1 (2003; COR 2005) MECHANICAL VIBRATION - BALANCE QUALITY REQUIREMENTS FOR ROTORS IN A CONSTANT (RIGID) STATE - PART 1: SPECIFICATION AND VERIFICATION OF ALANCE

2. SHOP DRAWINGS

SUBMIT THE FOLLOWING IN ACCORDANCE WITH PARAGRAPH ENTITLED, "DESIGN REQUIREMENTS," OF THIS SECTION.

FABRICATION DRAWINGS

ERECTION/INSTALLATION DRAWINGS

PRODUCT DATA

SUBMIT EQUIPMENT MANUFACTURER'S CATALOG DATA AND EQUIPMENT AND PERFORMANCE DATA.

3. MANUFACTURER'S INSTRUCTIONS

SUBMIT MANUFACTURER'S INSTRUCTIONS INCLUDING SPECIAL PROVISIONS REQUIRED TO INSTALL EQUIPMENT COMPONENTS AND SYSTEM PACKAGES.

SUBMIT OPERATING INSTRUCTIONS, INCLUDING STANDARD OPERATING PROCEDURES WITH STARTUP, SHUTDOWN, AND EMERGENCY OPERATION FOR LIFT STATION.

4. OPERATION AND MAINTENANCE DATA

SUBMIT OPERATION AND MAINTENANCE MANUALS FOR PACKAGE LIFT STATIONS INCLUDING THE FOLLOWING IN ACCORDANCE WITH PARAGRAPH ENTITLED, "OPERATION AND MAINTENANCE," OF THIS SECTION.

3. DESIGN REQUIREMENTS

ACTUAL RANGE IN CAPACITIES MAY VARY FROM THAT STIPULATED IF THE MINIMUM AND MAXIMUM CAPACITIES SPECIFIED ARE INCLUDED.

PROVIDE EACH STATION WITH TWO PUMPS WITH CONTROLS CAPABLE OF OPERATING THE PUMPS EITHER SIMULTANEOUSLY OR INDIVIDUALLY, DEPENDING ON THE LOAD CONDITIONS.

FURNISH AND INSTALL EACH LIFT STATION AS A COMPLETE UNIT WITH NECESSARY APPURTENANCES FACTORY INSTALLED WITHIN A PUMP CHAMBER AND A VERTICAL ENTRANCE TUBE COVER AND ACCESS LADDER, ALL DESIGNED FOR 15-YEARS SERVICE LIFE.

SUBMIT FABRICATION DRAWINGS AFTER RECEIVING TENTATIVE APPROVAL OF THE EQUIPMENT AND THE MATERIALS LIST BUT BEFORE INSTALLATION. CONTRACTOR TO SUBMIT DRAWINGS COVERING NECESSARY OR RECOMMENDED CHANGES TO ACCOMMODATE THE EQUIPMENT OFFERED. SHOW CLEARLY ON THE DRAWINGS THE DESIGN OF THE CHAMBER, WITH DIMENSIONS, TYPES, AND THICKNESSES OF MATERIALS, AND ELEVATION LEVELS WITH REFERENCE TO THOSE ELEVATIONS INDICATED.

SUBMIT ERECTION/INSTALLATION DRAWINGS FOR THE MANHOLE CHAMBER WITH THE REQUIRED EQUIPMENT AND ACCESSORIES THAT ARE INCLUSIVE. PRECAST REINFORCED CONCRETE MANHOLE SECTIONS ARE TO CONFORM TO ASTM C478M ASTM C478, AND AASHTO M 199. SHOW CLEARLY ON THE DRAWINGS THE DESIGN OF THE CHAMBER, WITH DIMENSIONS, TYPES, AND THICKNESSES OF MATERIALS, AND ELEVATION LEVELS WITH REFERENCE TO THOSE ELEVATIONS INDICATED.

PROVIDE THE FOLLOWING MOTOR/PUMPS DESIGN DATA PROVIDED PRIOR TO FINAL TURNOVER - NUMBER OF MOTOR ROTOR BARS AND STATOR SLOTS; NUMBER OF COOLING FAN BLADES; RPM OF MOTOR; BEARINGS, BEARING MANUFACTURER, BEARING TYPE, BEARING STYLE AND NUMBER OF BALLS/ELEMENTS; NUMBER OF COMMUTATOR BARS AND COMMUTATOR BRUSHES; SCR FIRING FREQUENCIES; AND NUMBER OF PUMP IMPELLERS.

6. NAMEPLATES

PROVIDE THE MANUFACTURER'S NAME OR TRADEMARK ON A CORROSION-RESISTANT IDENTIFICATION PLATE OR CAST INTEGRALLY, ON EACH ITEM OF EQUIPMENT, STAMPED, OR OTHERWISE PERMANENTLY MARKED IN A CONSPICUOUS PLACE. INCLUDE ON THE PUMP IDENTIFICATION PLATE THE PUMP CAPACITY IN GPM, PUMP HEAD IN FEET AND SPEED OF ROTATION. CAST ON THE BODY OF THE PUMP THE DIRECTION OF ROTATION. INDICATE ALL NECESSARY INFORMATION TO COMPLETE IDENTIFICATION SUCH AS THE MANUFACTURER.

7. FIELD REPRESENTATIVE

A REPRESENTATIVE OF THE LIFT STATION MANUFACTURER IS TO DIRECT THE STARTUP OF THE STATION AND INSTRUCT REPRESENTATIVES OF THE GOVERNMENT IN STARTUP AND OPERATION PROCEDURES.

8. GENERAL REQUIREMENTS

SUBMIT MATERIAL, EQUIPMENT, AND FIXTURES LIST OF ALL MAJOR COMPONENTS INCLUDING MANUFACTURER'S CATALOG NUMBERS, SPECIFICATION AND DRAWING REFERENCE NUMBER, WARRANTY INFORMATION, AND FABRICATION SITE.

SUBMIT LISTING OF PRODUCT INSTALLATIONS SIMILAR TO THE PACKAGE LIFT STATION THE CONTRACTOR IS INSTALLING.

SUBMIT SAFETY CONSIDERATIONS INCLUDING INFORMATION RELATING TO LOAD LIMITS, SPEED OF OPERATION, ENVIRONMENTAL CRITERIA (TEMPERATURE AND PRESSURE LIMITATIONS), AND PERSONNEL HAZARDS AND EQUIPMENT SAFETY PRECAUTIONS FOR THE PACKAGE LIFT STATION.

SUBMIT SPARE PARTS DATA, INCLUDING A COMPLETE LIST OF PARTS AND SUPPLIES WITH CURRENT UNIT PRICES AND SOURCE OF SUPPLY. LIST PARTS AND SUPPLIES THAT ARE EITHER NORMALLY FURNISHED AT NO EXTRA COST WITH THE PURCHASE OF EQUIPMENT, OR SPECIFIED TO BE FURNISHED AS A PART OF THE CONTRACT, AND LIST ADDITIONAL ITEMS RECOMMENDED BY THE MANUFACTURER TO ENSURE AN EFFICIENT OPERATION FOR A PERIOD OF ONE YEAR.

PRODUCTS

1. SEWAGE PUMPS

PROVIDE PUMPS OF THE NON-CLOGGING, CENTRIFUGAL TYPE DESIGNED TO PUMP UNSCREENED SEWAGE. EACH PUMP IS TO HAVE A RATED CAPACITY AS SPECIFIED AND BE CAPABLE OF PASSING 3-INCH SOLIDS.

2. PUMP CONTROLS

PROVIDE AUTOMATIC TYPE DUPLEX PUMP OPERATING CONTROLS RECOMMENDED BY THE PUMP STATION MANUFACTURER, INCLUDING NECESSARY SWITCHES, SUBMERSIBLE PRESSURE TRANSDUCERS, RELAYS, AND APPURTENANCES, COMPLETE. MOUNT CONTROLS ON A WEATHERPROOF CONTROL PANEL. MAKE EQUIPMENT SUBJECT TO CONTACT WITH SEWAGE OF CORROSION-RESISTANT METAL. PROVIDE CONTROLS WITH A HIGH-LEVEL SWITCH FOR REMOTE MONITORING.

3. PUMP CONSTRUCTION

FABRICATE CASTINGS IN CAST IRON OR STEEL FREE FROM INJURIOUS DEFECTS. DESIGN CASTINGS TO PERMIT EASY REPLACEMENT OF PARTS. GASKET ALL JOINTS TO PREVENT LEAKAGE UNDER A TEST PRESSURE EQUAL TO 50 PERCENT MORE THAN THE PUMP DISCHARGE PRESSURE OR TOTAL DYNAMIC HEAD, WHICHEVER IS GREATER. DESIGN AND INSTALL PASSAGEWAYS TO PERMIT THE SMOOTH FLOW OF SEWAGE AND FREE FROM SHARP TURNS AND PROJECTIONS. PROVIDE PUMP CASTINGS WITH CLEANOUT PLATES IN THE SUCTION LINE AND DRAIN PLUGS.

4. IMPELLERS

FABRICATE IMPELLERS IN CAST IRON, CAST STEEL, OR AN ALLOY SUITABLE FOR THE SERVICE REQUIRED. PROVIDE FREE FLOWING IMPELLERS WHICH PERMIT OBJECTS IN THE SEWAGE THAT ENTER THE PUMP TO PASS INTO THE DISCHARGE PIPE. PROVIDE EACH IMPELLER KEYED, SPLINED, OR THREADED ON THE SHAFT AND LOCKED IN SUCH MANNER THAT LATERAL MOVEMENT IS PREVENTED AND REVERSE ROTATION CAN NOT CAUSE LOOSENING.

5. COUPLINGS

PROVIDE HEAVY-DUTY FLEXIBLE TYPE COUPLINGS, KEYED TO THE SHAFT. PROVIDE UNIVERSAL TYPE COUPLINGS FOR VERTICAL PUMPS.

6. SHAFT SLEEVES

PROTECT THE SHAFT FROM THE LIQUID BEING PUMPED, PORTS IN CONTACT WITH THE STUFFING BOXES, AND OTHER WEARING PARTS WITH SLEEVES DESIGNED IN BRONZE OR A SUITABLE ALLOY.

7. STUFFING BOXES

GREASE-SEAL STUFFING BOXES WITH A SEAL RING, DESIGNED TO ENSURE TIGHT PACKING WITHOUT EXCESSIVE WEAR OR FRICTION ON THE SHAFTS, AND PREVENT THE LEAKAGE OF AIR OR WATER. PROVIDE SPLIT TYPE GLANDS WHICH CAN BE EASILY REMOVED FOR REPACKING.

8. BALANCE

BALANCE ROTATING PARTS OF THE EQUIPMENT MECHANICALLY AND HYDRAULICALLY TO OPERATE THROUGHOUT THE REQUIRED RANGE WITHOUT EXCESSIVE END THRUST, VIBRATION, AND NOISE. CONFORM ALLOWABLE VIBRATION LIMITS WITH ISO 1940-1, TABLE 1. EXISTENCE OF DEFECTS THAT CANNOT BE ELIMINATED BY ADJUSTMENT WILL BE SUFFICIENT CAUSE FOR REJECTION OF THE EQUIPMENT.

9. SHAFTS

PROVIDE HIGH-GRADE STEEL SHAFTS OF A SIZE AND STRENGTH TO PERFORM THE WORK REQUIRED.

10. BEARINGS

PROVIDE BALL OR ROLLER TYPE MAIN BEARINGS TO WITHSTAND RADIAL AND END THRUST. PUMPS DEPENDENT UPON HYDRAULIC BALANCE ARE PROHIBITED.

11. LUBRICATION

PROVIDE SELF LUBRICATING, PERMANENTLY SEALED BEARINGS.

12. PIPING CONNECTIONS

PROVIDE PUMP SUCTION AND DISCHARGE WITH FLANGED CONNECTIONS OF THE PROPER SIZE FOR THE PUMP TYPE AND CAPACITY. CONFORM PIPE FLANGES TO AWWA C104/A21.4 , AWWA C150/A21.10, AWWA C111/A21.11, AWWA C115/A21.15, AWWA C151/A21.51/ASTM A536/536M, ASTM A53/B FOR DUCTILE IRON OR GRAY-IRON THREADED FLANGES AND PIPING ASTM A105/A105M, ASME B16.1 OR AWWA C207. PIPING IS TO CONFORM TO THE REQUIREMENTS OF ASME B31.3. PROVIDE FLANGED CONNECTIONS WITH TYPE 316 STAINLESS STEEL NUTS AND BOLTS.

13. VALVES

PROVIDE PLUG VALVES. PROVIDE HORIZONTAL, SWING CHECK TYPE CHECK VALVES. PROVIDE AIR RELEASE VALVE WITH STAINLESS STEEL INTERIOR COMPONENTS. PROVIDE VALVES PERMIT A FREE FLOW OF SEWAGE FORWARD AND A POSITIVE DISCK AGAINST BACKFLOW. PROVIDE IRON BODY VALVES WITH A REMOVABLE COVER FOR INSPECTION AND REMOVAL OF THE GATE ASSEMBLY. PROVIDE BRONZE GATE, GATE SEATS, SHAFT, STUDS, AND NUTS. PROVIDE FLANGED CONNECTIONS WITH TYPE 316 STAINLESS STEEL NUTS AND BOLTS.

14. PIPING

DUCTILE IRON PIPE AND FITTINGS, WITH FLANGED CONNECTIONS. TERMINATE DISCHARGE LINES 5-FEET OUTSIDE THE LIFT STATION IN FLANGED CONNECTIONS. INCLUDE THE PIPE FROM THE WET WELL MANHOLE IN THE SUCTION LINE. EXTERNAL CONNECTION JOINTS FOR PIPE USING RUBBER GASKETS ARE TO COMPLY WITH THE STANDARDS OF ASTM C443M ASTM C443. PROVIDE FLANGED CONNECTIONS WITH TYPE 316 STAINLESS STEEL NUTS AND BOLTS.

EXECUTION

1. GENERAL

INSTALL LIFT STATION AS INDICATED, IN ACCORDANCE WITH DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS.

SUBMIT PREVENTATIVE MAINTENANCE AND INSPECTION PROCEDURE FOR PACKAGE LIFT STATIONS. INCLUDE IN PROCEDURES THE FREQUENCY OF PREVENTATIVE MAINTENANCE, INSPECTION, ADJUSTMENT, LUBRICATION, AND CLEANING NECESSARY TO MINIMIZE CORRECTIVE MAINTENANCE AND REPAIR.

SUBMIT SPECIAL TOOLS THAT ARE REQUIRED FOR MAINTENANCE AND TESTING OF THE PACKAGE LIFT STATIONS.

SUBMIT A COMPLETE PACKAGE OF POSTED INSTRUCTIONS, CONSISTING OF LABELS, SIGNS, AND TEMPLATES OF OPERATING INSTRUCTIONS THAT ARE REQUIRED TO BE MOUNTED OR INSTALLED ON OR NEAR THE PACKAGE LIFT STATIONS.

2. TESTS

PERFORM TESTS, INCLUDING HYDROSTATIC LEAK CHECKING OF PIPING AND OPERATION OF EQUIPMENT.

3. OPERATION AND MAINTENANCE

SUBMIT OPERATION AND MAINTENANCE MANUALS FOR PACKAGE LIFT STATIONS, INCLUDING EQUIPMENT DESCRIPTION, ASSEMBLY AND INSTALLATION PROCEDURES, ADJUSTMENT AND ALIGNMENT, CHECKOUT PROCEDURES, PROCEDURES OF OPERATION AND TROUBLESHOOTING.

AS RECORDED IN THE FILE OF THE BOARD AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK

LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM

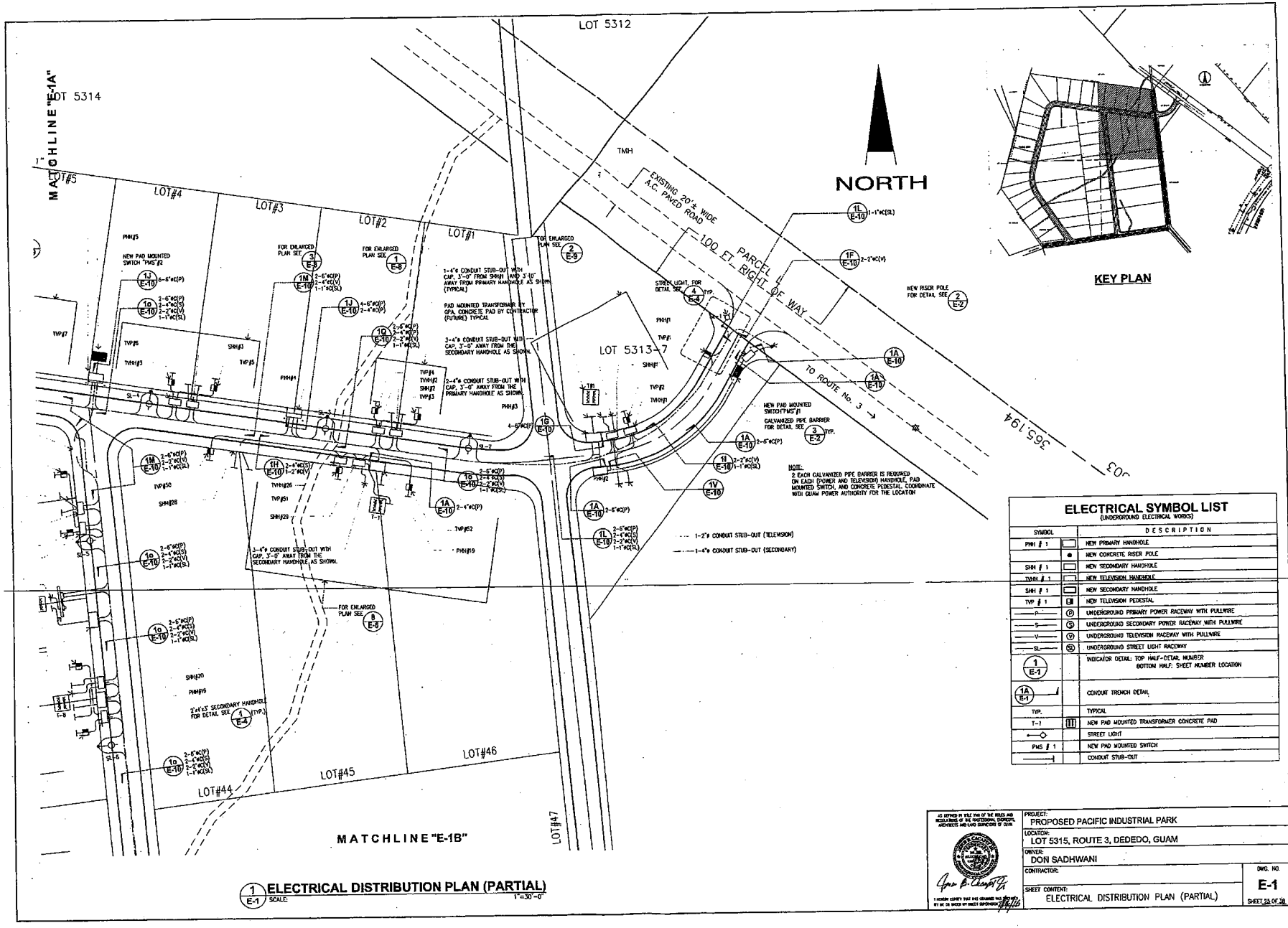
OWNER: DON SADHWANI

CONTRACTOR:

SHEET CONTENT: SEWAGE PUMP SPECIFICATIONS

DWG. NO. P-3

SHEET 24 OF 38



ELECTRICAL SYMBOL LIST
(UNDERGROUND ELECTRICAL WORKS)

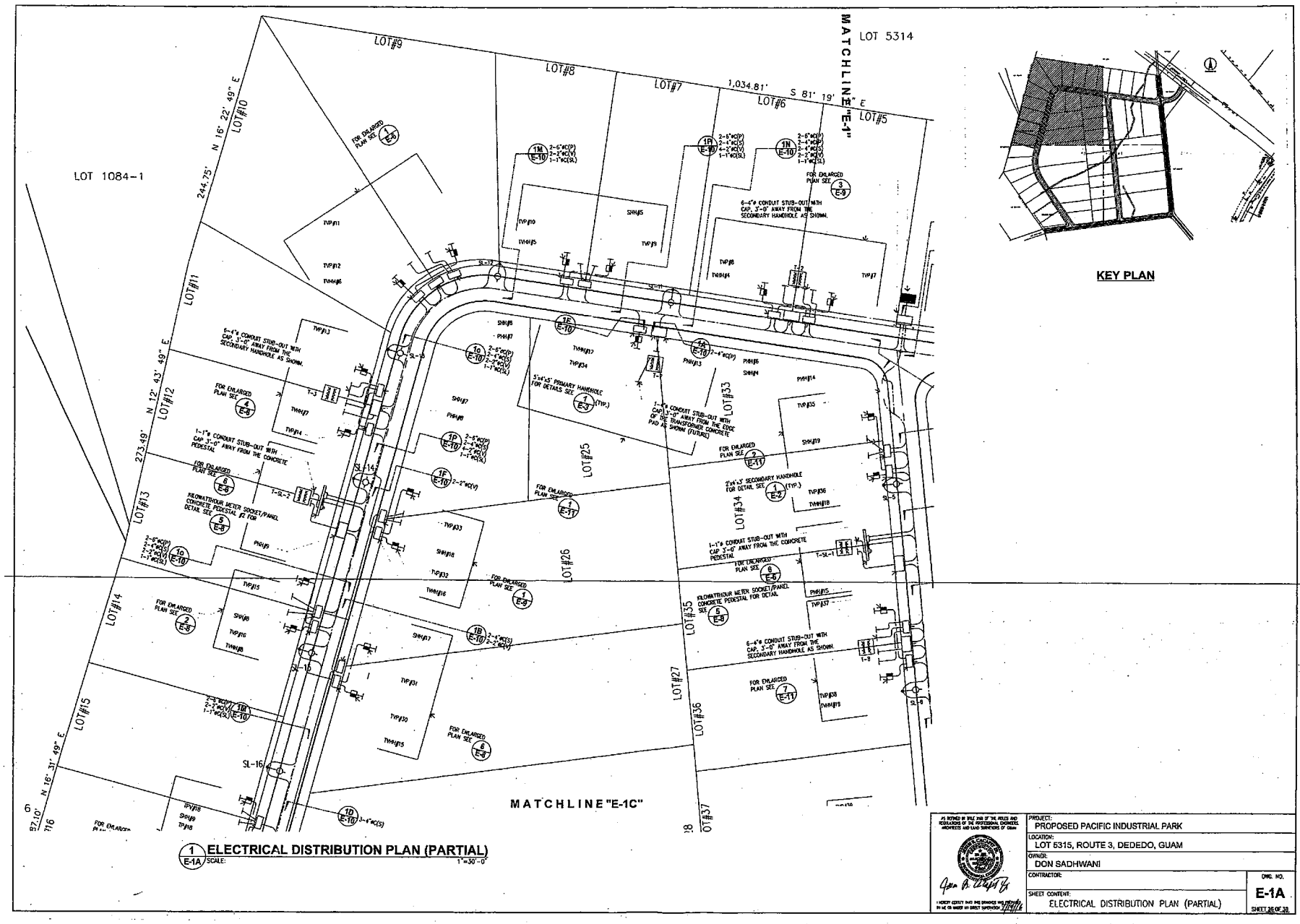
SYMBOL		DESCRIPTION
PHH # 1		NEW PRIMARY HANDHOLE
	●	NEW CONCRETE RISER POLE
SHH # 1		NEW SECONDARY HANDHOLE
TVHH # 1		NEW TELEVISION HANDHOLE
SHH # 1		NEW SECONDARY HANDHOLE
TVP # 1		NEW TELEVISION PEDESTAL
—P—	(P)	UNDERGROUND PRIMARY POWER RACEWAY WITH PULLWIRE
—S—	(S)	UNDERGROUND SECONDARY POWER RACEWAY WITH PULLWIRE
—V—	(V)	UNDERGROUND TELEVISION RACEWAY WITH PULLWIRE
—SL—	(SL)	UNDERGROUND STREET LIGHT RACEWAY
1 / E-1		INDICATOR DETAIL: TOP HALF-DETAIL NUMBER, BOTTOM HALF: SHEET NUMBER LOCATION
1A / E-1		CONDUIT TRENCH DETAIL
TYP.		TYPICAL
T-1		NEW PAD MOUNTED TRANSFORMER CONCRETE PAD
		STREET LIGHT
PMS # 1		NEW PAD MOUNTED SWITCH
		CONDUIT STUB-OUT

1 E-1 **ELECTRICAL DISTRIBUTION PLAN (PARTIAL)**
SCALE: 1"=30'-0"

AS DEFINED IN TITLE 21GCA OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: ELECTRICAL DISTRIBUTION PLAN (PARTIAL)
DWG. NO. E-1
SHEET 23 OF 38

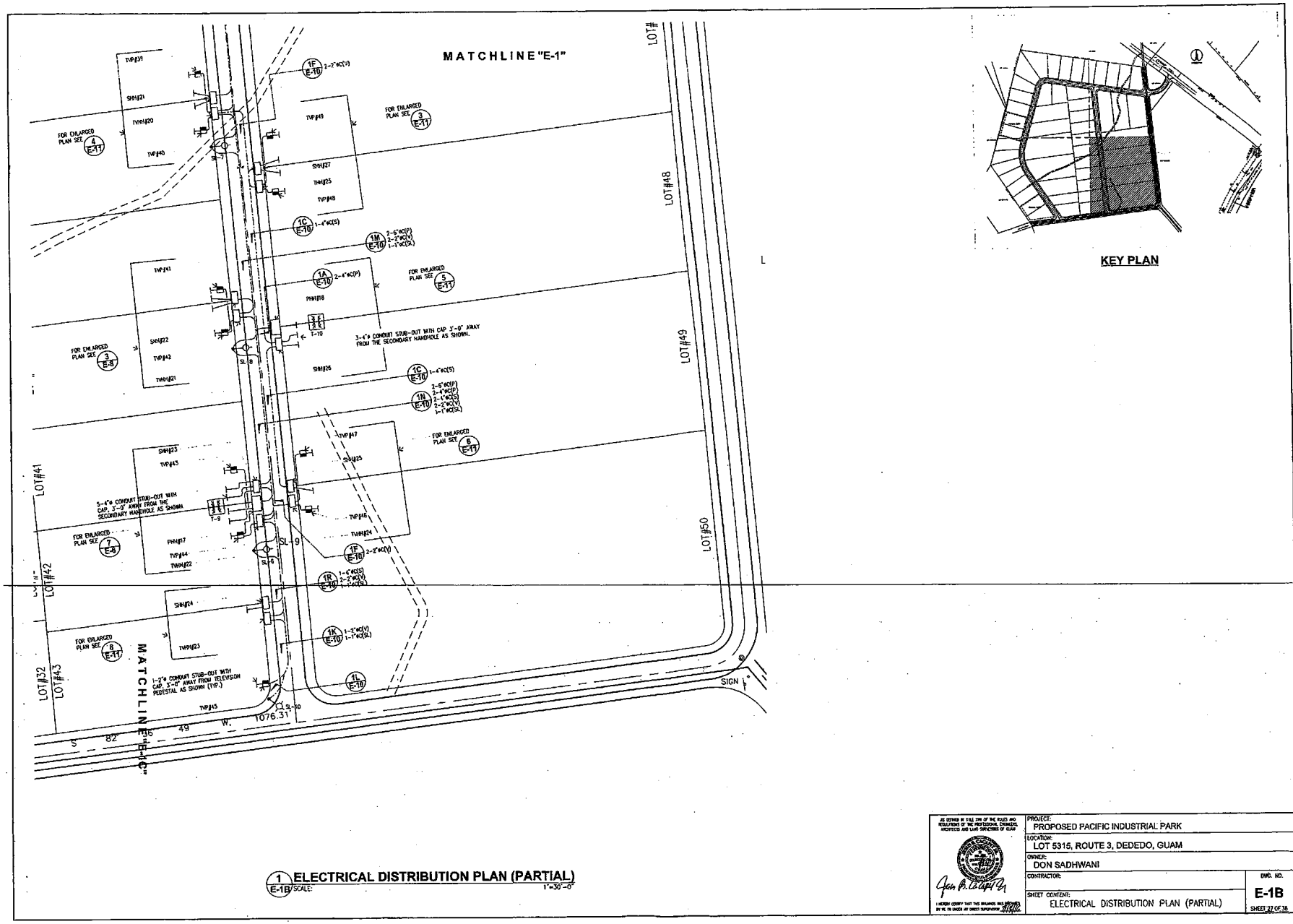


KEY PLAN

1 E-1A ELECTRICAL DISTRIBUTION PLAN (PARTIAL)
SCALE: 1"=30'-0"

PROJECT:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	ELECTRICAL DISTRIBUTION PLAN (PARTIAL)
DWG. NO.	E-1A
SHEET 26 OF 38	

Doc. No. 34GL-18-2632.

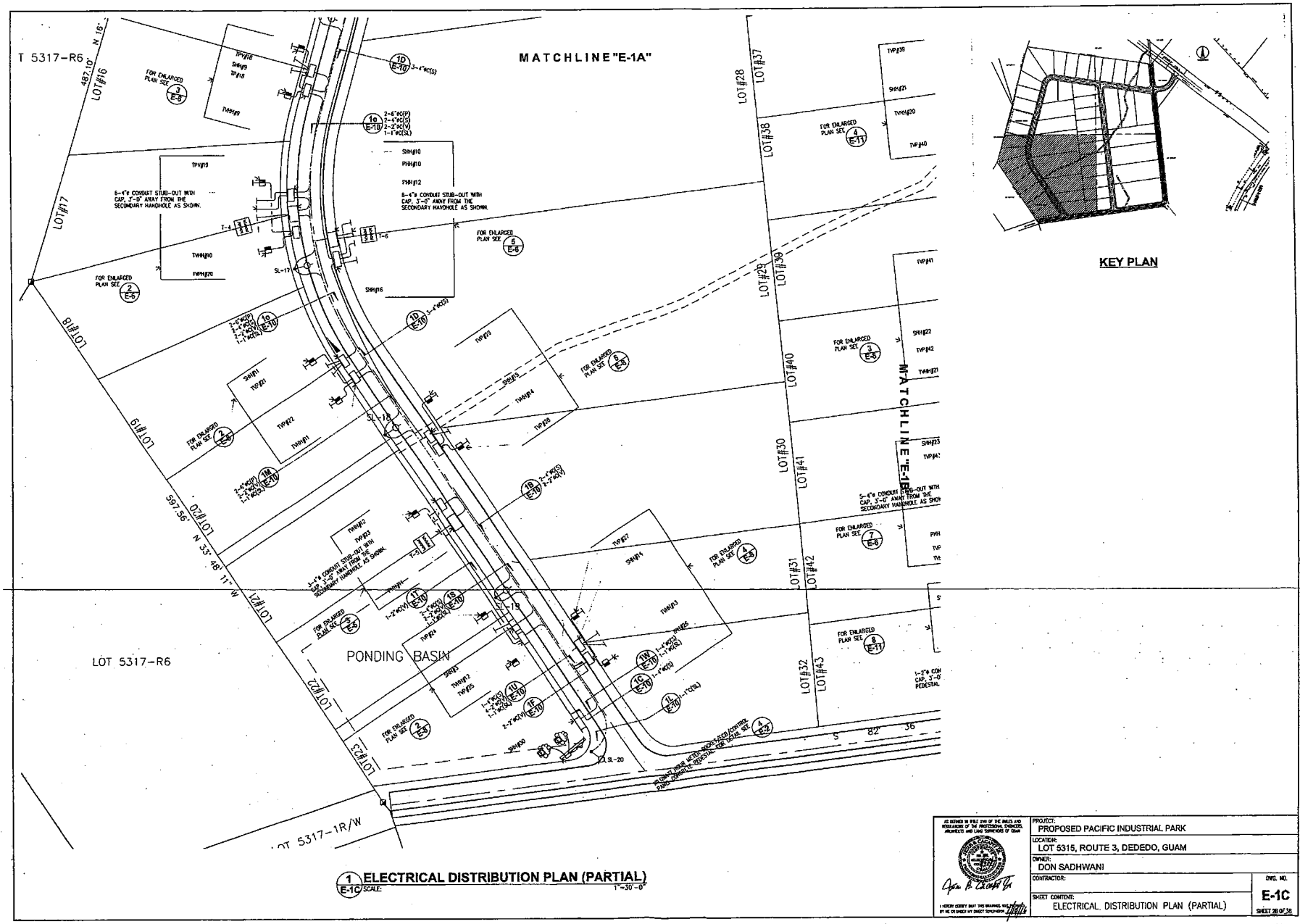


KEY PLAN

1 E-1B ELECTRICAL DISTRIBUTION PLAN (PARTIAL)
SCALE: 1"=30'-0"

PROJECT:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	ELECTRICAL DISTRIBUTION PLAN (PARTIAL)
DWG. NO.	E-1B
SHEET 27 OF 38	

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION



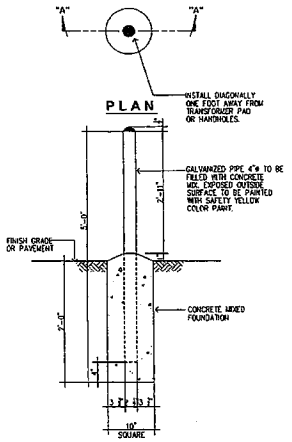
KEY PLAN

1 E-1C **ELECTRICAL DISTRIBUTION PLAN (PARTIAL)**
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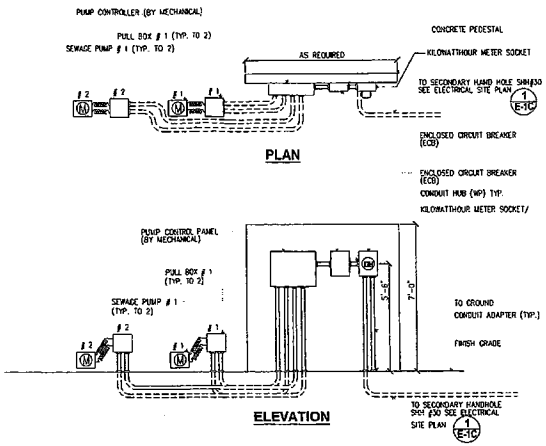
PROJECT:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	ELECTRICAL DISTRIBUTION PLAN (PARTIAL)
DWG. NO.	E-1C
SHEET 28 OF 38	

UNDERGROUND ELEC. NOTES AND SPECIFICATIONS

1. COORDINATE WITH GPA ENGINEERING 48 HOURS IN ADVANCE FOR INSPECTION OF MANHOLE, HANDHOLE, CONDUIT INSTALLATION, TRANSFORMER PAD AND CONDUIT/DUCT MANDRELLING PRIOR TO CONCRETE POURING
2. OWNER SHALL GRANT A UTILITY EASEMENT TO GPA FOR POWER LINE, MANHOLE AND TRANSFORMER PRIOR TO FINAL CONNECTION.
3. APPLICATION FOR POWER SERVICE MUST BE SUBMITTED 8 MONTHS IN ADVANCE BEFORE FINAL CONNECTION/ENERGIZATION TO ALLOW FOR DELIVERY OF GPA MATERIALS AND EQUIPMENT. FOR PAD MOUNTED TRANSFORMER PROJECTS APPLICATION MUST BE SUBMITTED 12 MONTHS IN ADVANCE.
4. ALL CONDUITS MUST BE CLEANED AND MANDRELLED IN THE PRESENCE OF GPA INSPECTOR. ALL CONDUITS MUST BE PROVIDED WITH NYLON PULL ROPE OF 200LBS. MINIMUM PULL STRENGTH.
5. GPA HANDHOLE TRANSFORMER AND METER SHALL BE ACCESSIBLE 24HOURS A DAY FOR MAINTENANCE AND METER READING.
6. ALL ABOVE GROUND GPA CONDUITS SHALL BE RIGID ALUMINUM CONDUIT. ALL BELOW GRADE GPA CONDUIT SHALL BE CONCRETE ENCASED PVC SCHEDULE 40.
7. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH LATEST NATIONAL ELECTRICAL CODE (NEC) AND NATIONAL ELECTRICAL SAFETY CODE (NESC)
8. CONTRACTOR / OWNER SHALL IDENTIFY THE REGISTERED LAND SURVEYOR (RLS) MARKER / POINTS TO THE GPA INSPECTOR AT THE JOB SITE.
9. PROVIDE 3 FEET MINIMUM CLEARANCE ALL AROUND HANDHOLES, TRANSFORMERS AND METERING EQUIPMENT FROM FENCES, WALL AND STRUCTURES, ETC.
10. CONTRACTORS / OWNER SHALL OBTAIN A REGISTERED LAND SURVEYOR TO PROVIDE NEW POLE STAKEOUT AND DOWN-GUY LOCATION; TO PREPARE EASEMENT EXHIBITS FOR GPA POLES HANDHOLES, TRANSFORMER, OVERHEAD / UNDERGROUND POWER LINES AND OTHER ASSOCIATED POWER FACILITIES. COORDINATE WITH GPA ENGINEERING FOR SPECIFIC REQUIREMENTS.
11. ALL SURVEY STAKEOUTS, MAPS, AND EASEMENT DOCUMENTS SHALL BE FIELD VERIFY BY GPA.
12. SHOULD ARCHEOLOGICAL MONITORING AND MITIGATION BE REQUIRED BY THE DEPARTMENT OF PARKS AND RECREATION STATE HISTORICAL PRESERVATION OFFICE (SHPO) THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ARCHEOLOGIST TO PERFORM MONITORING AND MITIGATION SERVICE SATISFACTORY TO SHPO. ALL COST FOR SUCH SERVICES SHALL BE THE RESPONSIBILITY OF THE OWNER.
13. PLACE HANDHOLE AND METERING EQUIPMENT WITH IN THE PRIVATE PROPERTY. THE FENCING SHALL BE ROUTED AROUND THE HANDHOLES AND METERING EQUIPMENT TO ENSURE 24 HOURS ACCESS.
14. ANY CHANGES TO THE APPROVED PERMITTED DRAWINGS WILL REQUIRE AS BUILT DWGS. FOR APPROVAL.
15. GPA SIDE AND CUSTOMERS SIDE SHALL BE KEEP SEPARATED AND NOT IN THE SAME GUTTER BOX.

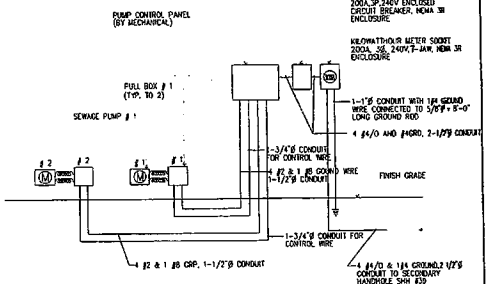


3 E-2 GALVANIZED PIPE BARRIER DETAIL

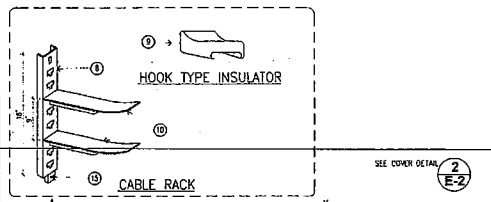


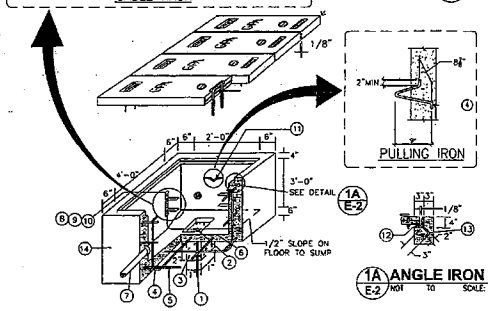
4 E-2 KILOWATTHOUR METER SOCKET/ECB/CONTROL PANEL DETAIL
NOT TO SCALE:

NOTE:
FOR EXACT LOCATION OF SEWAGE PUMP COORDINATE WITH THE MECHANICAL CONTRACTOR



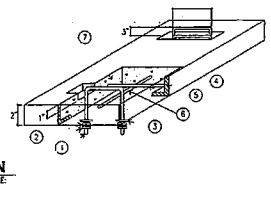
5 E-2 DUPLEX PUMP ONE LINE DIAGRAM
NOT TO SCALE:

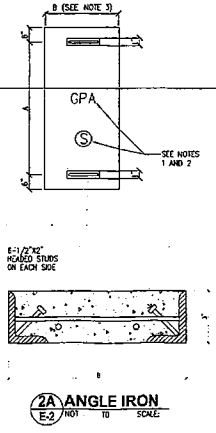




1 E-2 SECONDARY HANDHOLE DETAIL
NOT TO SCALE:

1A E-2 ANGLE IRON
NOT TO SCALE:





2A E-2 ANGLE IRON
NOT TO SCALE:

2 E-2 SECONDARY HANDHOLE COVER DETAIL
NOT TO SCALE:

NOTES:

1. COORDINATE LAYOUT AND EXACT DIMENSIONS WITH GPA ENGINEERING PRIOR TO INSTALLATION.
2. THIS TYPE OF MANHOLE IS TO BE USED IN AREAS SUBJECT TO VEHICULAR TRAFFIC
3. GROUND ALL HARDWARE IN THE HANDHOLE.
4. TOP OF THE HANDHOLE SHALL BE FLUSH WITH THE SIDEWALK SURFACE, OTHERWISE THERE SHOULD BE A 2" CLEARANCE FROM FINISH GROUND SURFACE.
5. AREA OF CONDUIT ENTRANCES SHOULD BE 6"MINIMUM FROM THE FLOOR SLAB, 10" MINIMUM FROM LEFT OR RIGHT SIDE WALL, AND 12" MINIMUM FROM THE TOP OF THE HANDHOLE
6. PROVIDE APPROXIMATELY 1/8" CLEARANCE BETWEEN HANDHOLE COVERS AND BETWEEN COVERS AND LEDGE SIDES.

BILL OF MATERIALS

ITEM	DESCRIPTION
1	5/8"ø X 8'-0" COPPER WELD GROUND ROD
2	5/8"ø COPPER GROUND ROD CLAMP
3	3/4"ø MAX. GRAVEL SIZE, FILL TO FINISH FLOOR
4	#4 REBAR @ 10" O.C. VERTICAL
5	#4 REBAR @ 10" O.C. HORIZONTAL
6	#8 COPPER WIRE (SOLID) FOR GROUNDING HARDWARES
7	CONDUIT WITH END BELL 6" FROM FLOOR SLAB. SIZE AND QUANTITY AS REQUIRED.
8	CABLE RACK HOT DIP GALVANIZED
9	HOOK TYPE INSULATOR
10	INSULATOR WELDED SUPPORT
11	PULLING IRON 7/8"ø GALVANIZED, LOCATED AT OPPOSITE END OF EACH CONDUIT ENTRANCE.
12	4"X4"X3/8" ANGLE IRON HOT DIP GALVANIZED.
13	3/8"ø STEEL ROD WELDED TO FRAME EVERY 12" O.C.
14	6" THK. CONCRETE FLOOR SLAB AND WALL @ 4000 PSI YIELD STRENGTH OF 60,000 PSI FOR REBARS.
15	SLOT FOR 1/2" BOLT AND LEAD ANCHOR.

NOTES:

1. ALL LETTERING SHALL BE .5" WITH A 1/4" EMBEDMENT.
2. INDICATE "GPA" ON EVERY GPA HANDHOLE COVER WITH THE LETTER "S" FOR SECONDARY AND CENTERED AS SHOWN.

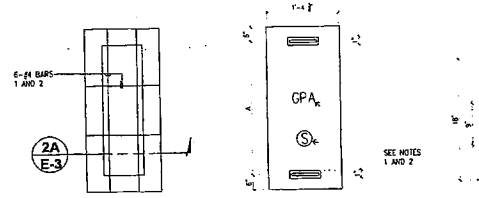
BILL OF MATERIALS

ITEM	BILL OF MATERIALS
1	1/2"ø STEEL LIFTING DEVICE GALVANIZED
2	NUT, 1/2"ø HOLE
3	ROUND WASHER 2"ø WITH 5/8"ø HOLE
4	4"x4"x3/8"ø ANGLE IRON, HOT DIP GALVANIZED ALL AROUND
5	#4 BARS WELDED TO ANGLE
6	16-1/2"ø#2" HEADED STUDS WELDED TO ANGLES
7	4" THICK CONCRETE AT 4000 PSI. YIELD STRENGTH = 60,000 PSI

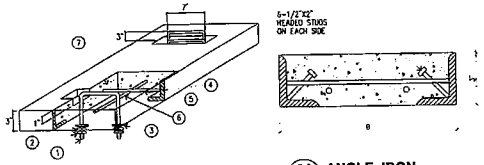
AS REQUIRED IN RULE XVII OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
DWG. NO. E-2
SHEET CONTENT: UNDERGROUND ELECTRICAL NOTES AND SPECIFICATION, GALVANIZED PIPE BARRIER DETAIL, KILOWATTHOUR-METER/ ECB/CONTROL PANEL DETAIL AND DUPLEX PUMP ONE LINE DIAGRAM
SHEET 20 OF 38

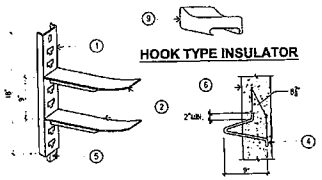


PLAN



2A E-3 ANGLE IRON

2 E-3 PRIMARY HANDHOLE COVER DETAIL

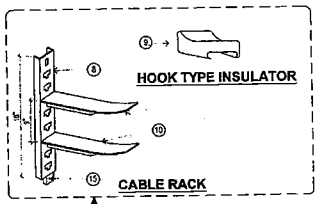


CABLE RACK PULLING IRON

ITEM	BILL OF MATERIALS
1	CABLE RACK HOT DIP GALVANIZED
2	INSULATOR WELDED SUPPORT
3	HOOK TYPE INSULATOR
4	PULLING IRON 7/8"ø GALVANIZED
5	SLOT FOR 1/2" BOLT AND LEAD ANCHOR
6	6" THICK CONCRETE WALL AT 2500 PSI

NOTES:

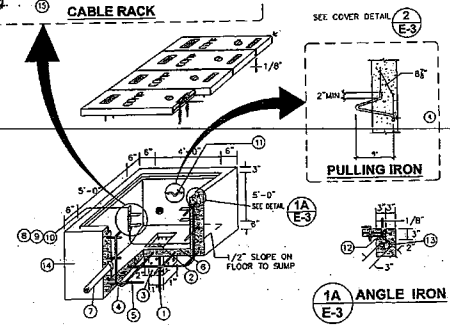
1. ALL LETTERING SHALL BE 3" WITH A 1/4" EMBEDMENT.
2. INDICATE "GPA" ON EVERY GPA HANDHOLE COVER WITH THE LETTER "P" FOR PRIMARY OR "S" FOR SECONDARY AND CENTERED AS SHOWN.
3. A = 3'-5 3/4", B = 1'-4 3/8" FOR 5'X4'X5' PRIMARY HANDHOLE
4. A = 3'-5 3/4", B = 1'-1 3/8" FOR 2'X4'X3' SECONDARY HANDHOLE
5. A = 3'-5 3/4", B = 1'-2 3/4" FOR 2'X2'X3' SECONDARY HANDHOLE



ITEM	BILL OF MATERIALS
1	1/2"ø STEEL LIFTING DEVICE GALVANIZED
2	NUT, 1/2"ø HOLE
3	ROUND WASHER 2"ø WITH 5/8"ø HOLE
4	3"x3"x3/8"ø ANGLE IRON, HOT DIP GALVANIZED ALL AROUND
5	#4 BARS WELDED TO ANGLE
6	16-1/2"x2" HEADED STUDS WELDED TO ANGLES
7	3" THICK CONCRETE AT 2500 PSI

NOTES:

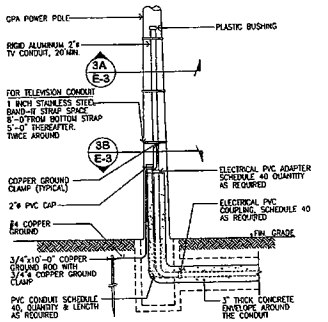
1. COORDINATE LAYOUT AND EXACT DIMENSIONS WITH GPA ENGINEERING PRIOR TO INSTALLATION.
2. GROUND ALL HARDWARE IN THE HANDHOLE.
3. TOP OF THE HANDHOLE SHALL BE FLUSH WITH THE SIDEWALK SURFACE, OTHERWISE THERE SHOULD BE A 2" CLEARANCE FROM FINISH GROUND SURFACE.
4. AREA OF CONDUIT ENTRANCES SHOULD BE 6"MINIMUM FROM THE FLOOR SLAB, 10" MINIMUM FROM LEFT OR RIGHT SIDE WALL, AND 15" MINIMUM FROM THE TOP OF THE HANDHOLE
5. PROVIDE APPROXIMATELY 1/8" CLEARANCE BETWEEN HANDHOLE COVERS AND BETWEEN COVERS AND LEDGE SIDES.



1A E-3 ANGLE IRON

1 E-3 5'X4'X5' PRIMARY HANDHOLE DETAIL.

ITEM	DESCRIPTION
1	5/8"ø X 8'-0" COPPER WELD GROUND ROD
2	5/8"ø COPPER GROUND ROD CLAMP
3	3/4"ø MAX. GRAVEL SIZE,FILL TO FINISH FLOOR
4	#4 REBAR @ 10" O.C. VERTICAL
5	#4 REBAR @10" O.C. HORIZONTAL
6	#8 COPPER WIRE (SOLID) FOR GROUNDING HARDWARES
7	CONDUIT WITH END BELL 6" FROM FLOOR SLAB SIZE AND QUANTITY AS REQUIRED.
8	CABLE RACK HOT DIP GALVANIZED
9	HOOK TYPE INSULATOR
10	INSULATOR WELDED SUPPORT
11	PULLING IRON 7/8"ø GALVANIZED, LOCATED AT OPPOSITE END OF EACH CONDUIT ENTRANCE.
12	3"x3"x3/8" ANGLE IRON HOT DIP GALVANIZED.
13	3/8"ø STEEL ROD WELDED TO FRAME EVERY 12" O.C.
14	6" THK. CONCRETE FLOOR SLAB AND WALL @ 3000 PSI YIELD STRENGTH OF GRADE 40 REBARS.
15	SLOT FOR 1/2" BOLT AND LEAD ANCHOR.



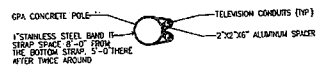
SIDE ELEVATION

NOTE: THIS RISER DETAIL SHALL BE USED WHERE THE RISER IS FACING ONCOMING TRAFFIC.

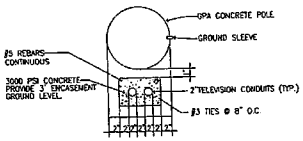
3 E-3 CONCRETE RISER POLE DETAIL

NOTES:

1. PROVIDE 1"-2" RIGID ALUMINUM CONDUIT FOR RISER
2. RISERS SHALL BE APPROXIMATELY 20' FROM THE GROUND LEVEL OR AS DETERMINED BY CABLE COMPANY
3. RIGID CONDUIT SHALL BE GROUNDED AND CONNECTED TO THE GROUND ROD

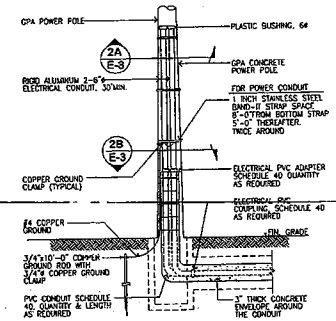


3A E-3 PLAN AWAY FROM TRAFFIC



NOTE: EXTEND REBARS CAGE AND CONCRETE ENCASEMENT 3" ABOVE GROUND LEVEL.

3B E-3 PLAN, RISER FACING TRAFFIC



FRONT ELEVATION

NOTE: THIS RISER DETAIL SHALL BE USED WHERE THE RISER IS FACING ONCOMING TRAFFIC.

2 E-3 CONCRETE RISER POLE DETAIL

NOTES:

1. PROVIDE 2'-5" OR 2'-4" (AS REQUIRED) RIGID ALUMINUM CONDUIT FOR 13.8KV PRIMARY RISERS AND 1-4" OR 1-3" (AS REQUIRED) CONDUIT FOR SECONDARY RISER.
2. THE RISERS SHALL BE APPROXIMATELY 25' FROM THE GROUND LEVEL OR AS DETERMINED BY THE GPA INSPECTOR.
3. THE RISER CONDUIT SHALL BE PROVIDED WITH NYLON PULL ROPE OF 200LBS PULL STRENGTH.
4. THE RIGID CONDUIT SHALL BE GROUNDED AND CONNECTED TO THE GROUND ROD.



2A E-3 PLAN AWAY FROM TRAFFIC



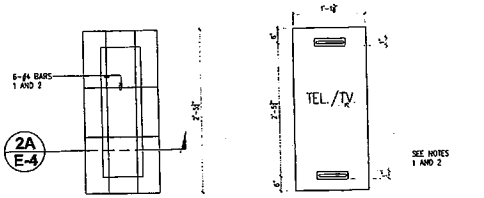
NOTE: EXTEND REBAR CAGE AND CONCRETE ENCASEMENT 3" ABOVE GROUND LEVEL.

2B E-3 PLAN, RISER FACING TRAFFIC

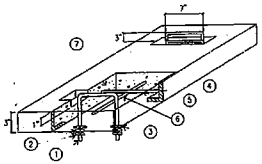
AS DEFINED BY RULE 2000 OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

PROJECT:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	5'X4'X5' PRIMARY HANDHOLE DETAIL,PRIMARY HANDHOLE COVER DETAIL, CONCRETE RISER POLE DETAIL
DWG NO.	E-3
SHEET 30 OF 38	



PLAN

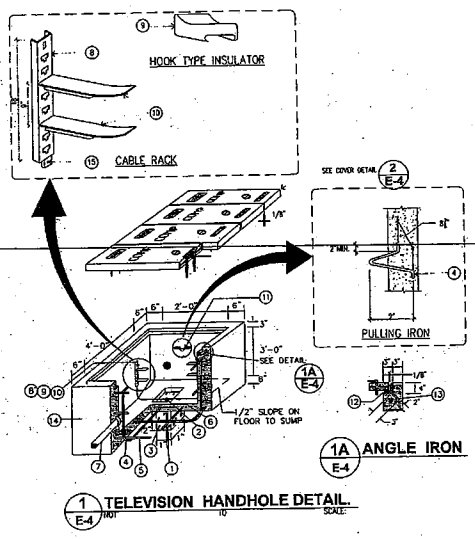


2 E-4 2'X4'X3' HANDHOLE COVER DETAIL
NOT TO SCALE

NOTES:

1. ALL LETTERING SHALL BE 3" WITH A 1/4" EMBEDMENT.
2. INDICATE "TEL" FOR TELEPHONE AND "TV" FOR TELEVISION ON EVERY HANDHOLE COVER AND CENTERED AS SHOWN.

ITEM	BILL OF MATERIALS
1	1/2"ø STEEL LIFING DEVICE GALVANIZED
2	NUT, 1/2"ø HOLE
3	ROUND WASHER 2"ø WITH 5/8"ø HOLE
4	4"x3"x3/8"ø ANGLE IRON, HOT DIP GALVANIZED ALL AROUND
5	#4 ©BARS WELDED TO ANGLES
6	16-1/2"ø#X2" HEADED STUDS WELDED TO ANGLES
7	4" THICK CONCRETE AT 4000 PSI YIELD STRENGTH = 60,000PSI

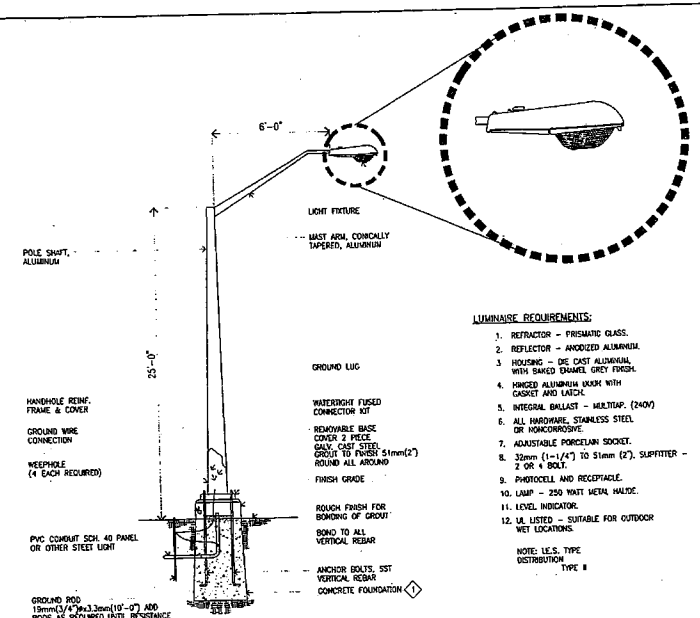


1 E-4 TELEVISION HANDHOLE DETAIL
NOT TO SCALE

NOTES:

1. COORDINATE LAYOUT AND EXACT DIMENSIONS WITH GTA AND CABLE COMPANY ENGINEERING DEPARTMENT PRIOR TO INSTALLATION.
2. THIS TYPE OF HANDHOLE IS TO BE USED IN AREAS SUBJECT TO VEHICULAR TRAFFIC.
3. GROUND ALL HARDWARE IN THE HANDHOLE.
4. TOP OF THE HANDHOLE SHALL BE FLUSH WITH THE SIDEWALK SURFACE, OTHERWISE, THERE SHOULD BE A 2" CLEARANCE FROM FINISH GROUND SURFACE.
5. AREA OF CONDUIT ENTRANCES SHOULD BE 8" MINIMUM FROM THE FLOOR SLAB, 10" MINIMUM FROM LEFT OR RIGHT SIDE WALL, AND 12" MINIMUM FROM THE TOP OF THE HANDHOLE.
6. PROVIDE APPROXIMATELY 1/8" CLEARANCE BETWEEN HANDHOLE COVERS AND BETWEEN COVERS AND LEDGE SIDES.

ITEM	BILL OF MATERIALS DESCRIPTION
1	5/8"ø X 8'-0" COPPER WELD GROUND ROD
2	5/8"ø COPPER GROUND ROD CLAMP
3	3/4"ø MAX. GRAVEL SIZE,FILL TO FINISH FLOOR
4	#4 REBAR @ 10" O.C. VERTICAL
5	#4 REBAR @ 10" O.C. HORIZONTAL
6	#6 COPPER WIRE (SOLID) FOR GROUNDING HARDWARES
7	CONDUIT WITH END BELL 6" FROM FLOOR SLAB SIZE AND QUANTITY AS REQUIRED.
8	CABLE RACK, HOT DIP GALVANIZED
9	HOOK TYPE INSULATOR
10	INSULATOR WELDED SUPPORT
11	PULLING IRON 7/8"ø GALVANIZED, LOCATED AT OPPOSITE END OF EACH CONDUIT ENTRANCE.
12	4"X4"X3/8" ANGLE IRON HOT DIP GALVANIZED.
13	3/8"ø STEEL ROD WELDED TO FRAME EVERY 12" O.C.
14	6" THK. CONCRETE FLOOR SLAB AND WALL @ 3000 PSI YIELD STRENGTH OF GRADE 40 REBARS.
15	SLOT FOR 1/2" BOLT AND LEAD ANCHOR.



NOTE:

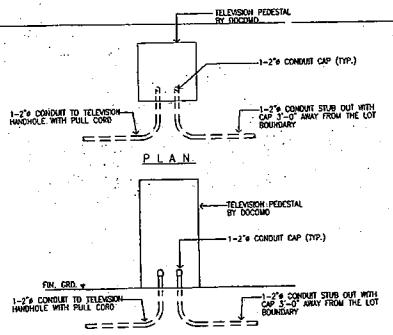
1 CONTRACTOR SHALL PROVIDE POLE FOUNDATION DESIGN. DESIGN SHALL MEET 175MP BASIC WIND SPEED UBC 1997 EXPOSURE-D BASED ON ACTUAL POLE AND LIGHT FIXTURE AND WEIGHT, EFFECTIVE PROJECT AREA (EPA), AND SOIL BEARING CAPACITY. SUBMIT SHOP DRAWING FOR APPROVAL. ADDITIONAL COST TO THE OWNER

LUMINAIRE REQUIREMENTS:

1. REFRACTOR – PRISMATIC GLASS.
2. REFLECTOR – ANODIZED ALUMINUM.
3. HOUSING – DIE CAST ALUMINUM, WITH BAKED ENAMEL GREY FINISH.
4. HINGED ALUMINUM DOOR WITH GASKET AND LATCH.
5. INTEGRAL BALLAST – MERCURY. (240V)
6. ALL HARDWARE, STAINLESS STEEL OR NONCORROSIVE.
7. ADJUSTABLE PORCELAIN SOCKET.
8. 32mm (1-1/4") TO 51mm (2"). SLIPFITTER – 2 OR 4 BOLT.
9. PHOTOCELL AND RECEPTACLE.
10. LAMP – 250 WATT METAL HALIDE.
11. LEVEL INDICATOR.
12. UL LISTED – SUITABLE FOR OUTDOOR WET LOCATIONS.

NOTE: I.E.S. TYPE DISTRIBUTION TYPE II

4 E-4 LIGHT POLE DETAIL
NOT TO SCALE



3 E-4 TELEVISION PEDESTAL DETAIL
NOT TO SCALE

PANEL "A"&"B" 120/240 VOLTS 1 PHASE 3 WIRE
SURFACE MOUNTING NEMA 3R ENCLOSURE
10,000 MINIMUM AIC 70A MAIN BREAKER

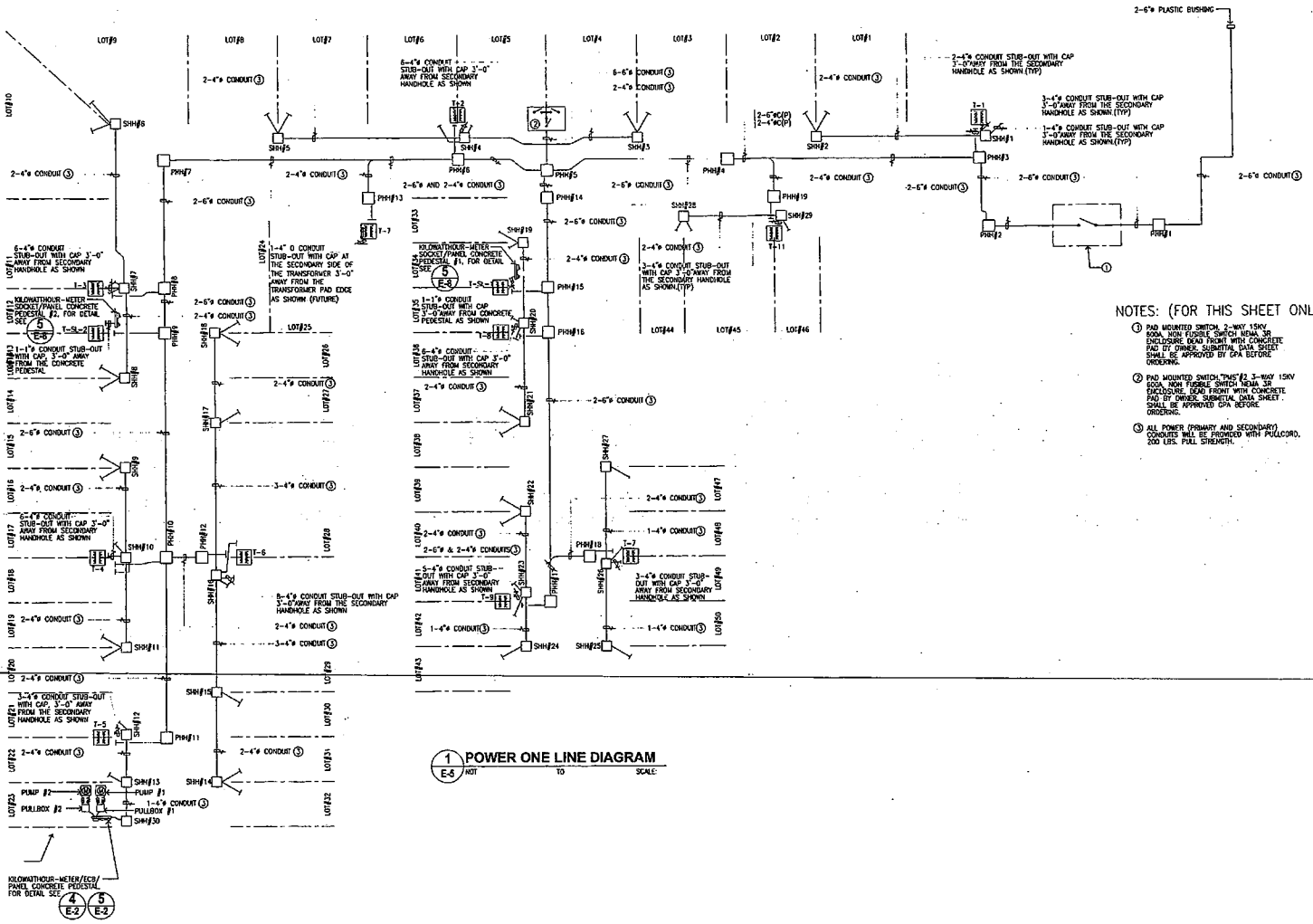
CKT. NO.	USE	CIRCUIT BREAKER POLE	AMPS	LOAD VA #A	#B	WIRE SIZE
1	STREET LIGHTS	2	40	1500		#6
2	STREET LIGHTS	2	40	1500		#6
3	PART OF CKT. #1				1500	
4	PART OF CKT. #2				1500	
5	PTB					
6	PTB					
	LOAD PER PHASE (VA)			3000	3000	
	TOTAL LOAD (VA)			6000		
	TOTAL DEMAND FACTOR			1.0		
	TOTAL DEMAND LOAD (VA)			6000		I_T =26.08A

AS NOTED IN SEC 2416 OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: TELEVISION PEDESTAL DETAIL, PANEL-LOAD SCHEDULE, TELEVISION HANDHOLE DETAIL AND LIGHT POLE DETAIL

DWG. NO. E-4
SHEET 31 OF 38



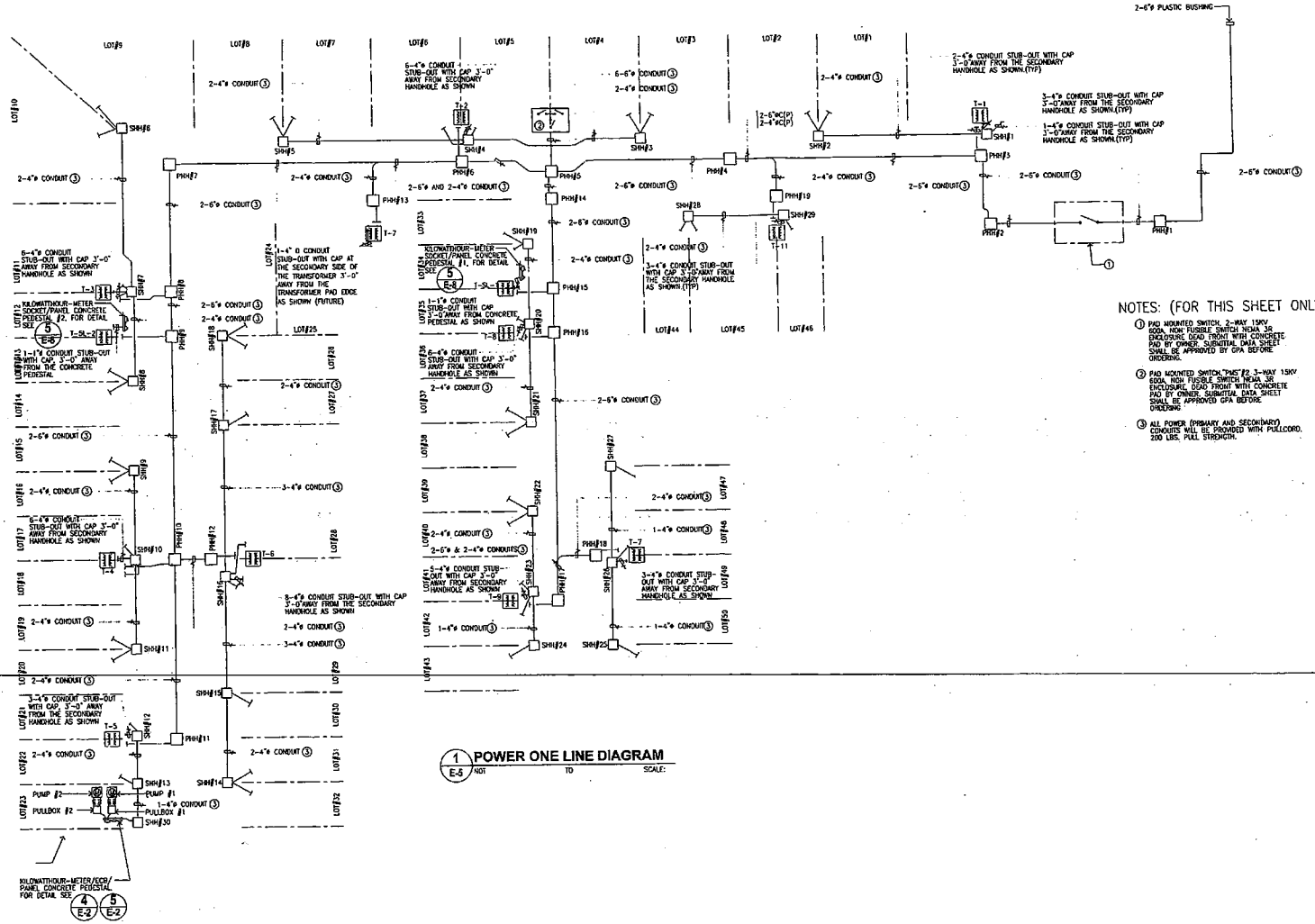
1 E-5 POWER ONE LINE DIAGRAM
NOT TO SCALE

NOTES: (FOR THIS SHEET ONLY)

1. PAD MOUNTED SWITCH, 2-WAY 15KV 600A, NON FUSIBLE SWITCH NEMA 3R ENCLOSURE, DEAD FRONT WITH CONCRETE PAD BY OWNER. SUBMITTAL DATA SHEET SHALL BE APPROVED BY GPA BEFORE ORDERING.
2. PAD MOUNTED SWITCH,"PMS"#2 3-WAY 15KV 600A, NON FUSIBLE SWITCH NEMA 3R ENCLOSURE, DEAD FRONT WITH CONCRETE PAD BY OWNER. SUBMITTAL DATA SHEET SHALL BE APPROVED GPA BEFORE ORDERING.
3. ALL POWER (PRIMARY AND SECONDARY) CONDUITS WILL BE PROVIDED WITH PULLCORD, 200 LBS. PULL STRENGTH.

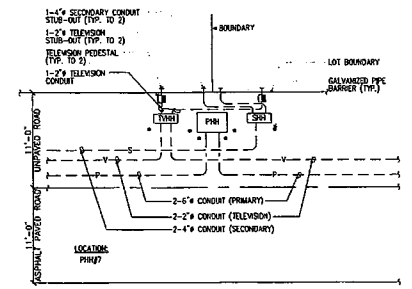
AS NOTED IN RULE 208 OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

PROJECT:	PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION:	LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER:	DON SADHWANI
CONTRACTOR:	
SHEET CONTENT:	POWER ONE LINE DIAGRAM
DWG. NO.	E-5
SHEET 32 OF 38	

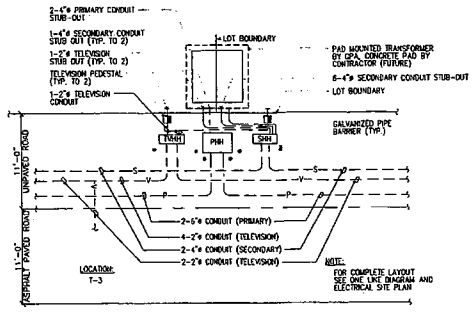


1 E-5 **POWER ONE LINE DIAGRAM**
NOT TO SCALE

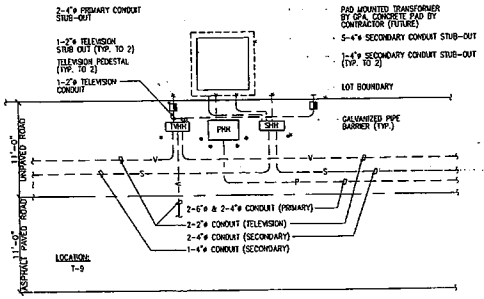
PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: POWER ONE LINE DIAGRAM
DWG. NO. E-5
SHEET 32 OF 38



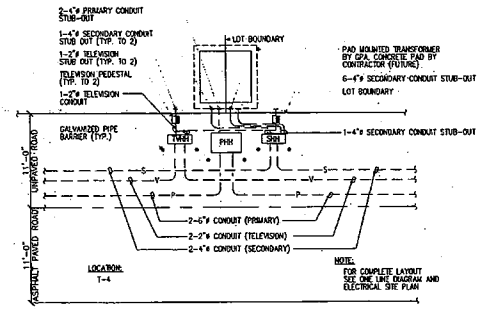
1 E-6 **HANDHOLE / TRANSFORMER GROUP #10 ENLARGED PLAN**
NOT TO SCALE



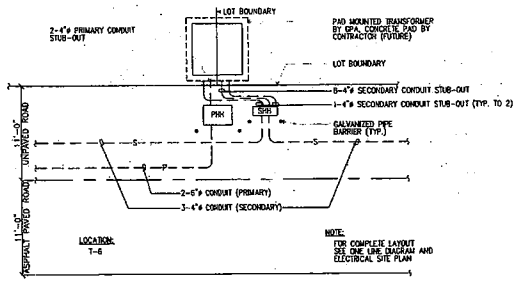
4 E-6 **HANDHOLE / TRANSFORMER GROUP #13 ENLARGED PLAN**
NOT TO SCALE



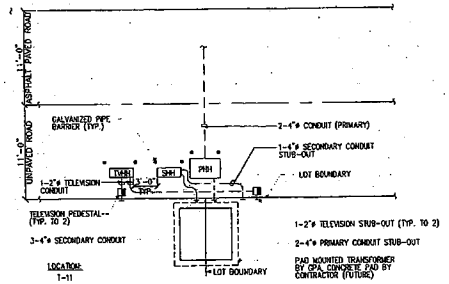
7 E-6 **HANDHOLE / TRANSFORMER GROUP #16 ENLARGED PLAN**
NOT TO SCALE



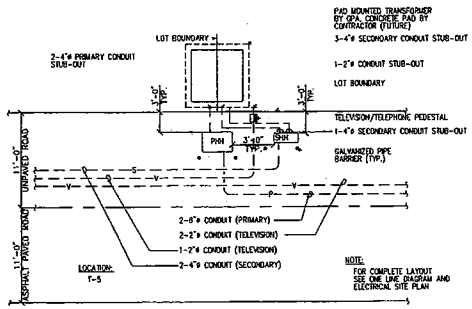
2 E-6 **HANDHOLE / TRANSFORMER GROUP #11 ENLARGED PLAN**
NOT TO SCALE



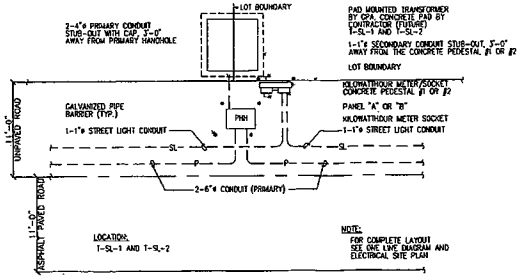
5 E-6 **HANDHOLE / TRANSFORMER GROUP #14 ENLARGED PLAN**
NOT TO SCALE



8 E-6 **HANDHOLE / TRANSFORMER GROUP #17 ENLARGED PLAN**
NOT TO SCALE



3 E-6 **HANDHOLE / TRANSFORMER GROUP #14 ENLARGED PLAN**
NOT TO SCALE

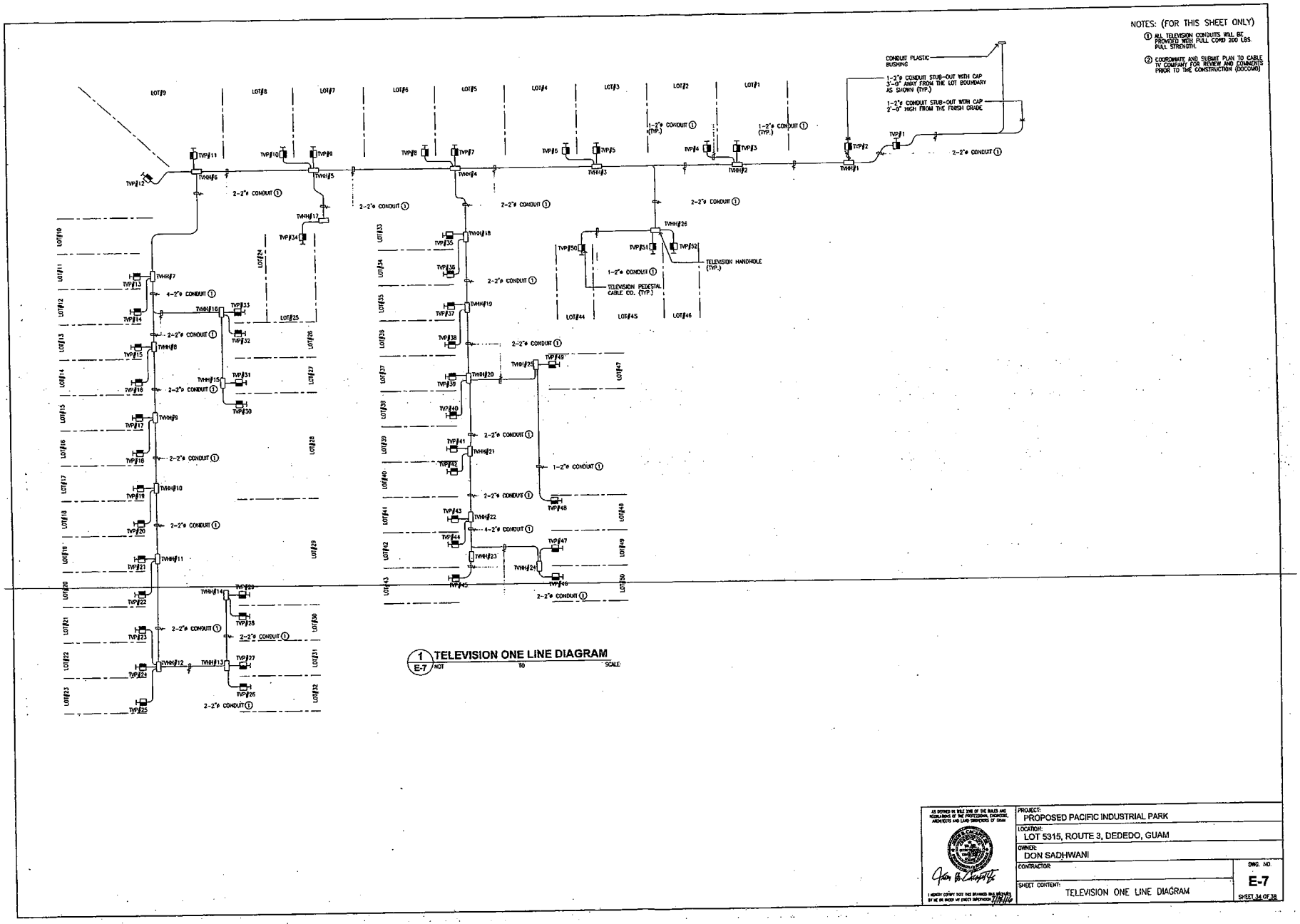


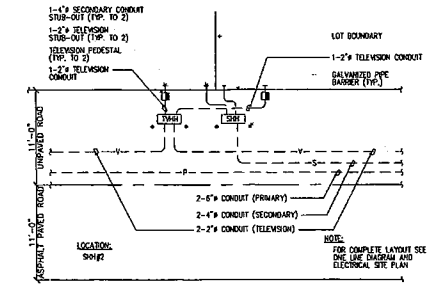
6 E-6 **HANDHOLE / TRANSFORMER GROUP #15 ENLARGED PLAN**
NOT TO SCALE

AS DEFINED IN TITLE 21GA OF GC RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

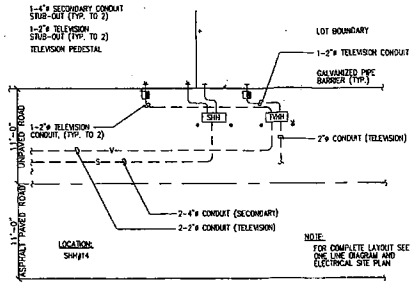
I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: HANDHOLE/TRANSFORMER GROUP ENLARGED PLAN
DWG. NO. E-6
SHEET 33 OF 38

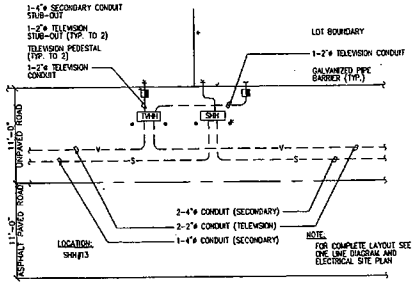

NOTES: (FOR THIS SHEET ONLY)
① ALL TELEVISION CONDUITS WILL BE PROVIDED WITH PULL CORD 200 LBS. PULL STRENGTH.
② COORDINATE AND SUBMIT PLAN TO CABLE TV COMPANY FOR REVIEW AND COMMENTS PRIOR TO THE CONSTRUCTION (DOCOMO)
CONDUIT PLASTIC BUSHING
1-2"ø CONDUIT STUB-OUT WITH CAP 3'-0" AWAY FROM THE LOT BOUNDARY AS SHOWN (TYP.)
1-2"ø CONDUIT STUB-OUT WITH CAP 2'-0" HIGH FROM THE FINISH GRADE
TELEVISION HANDHOLE (TYP.)
TELEVISION PEDESTAL CABLE CO. (TYP.)
1 E-7 TELEVISION ONE LINE DIAGRAM
NOT TO SCALE
PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: TELEVISION ONE LINE DIAGRAM
DWG. NO. E-7
SHEET 34 OF 38



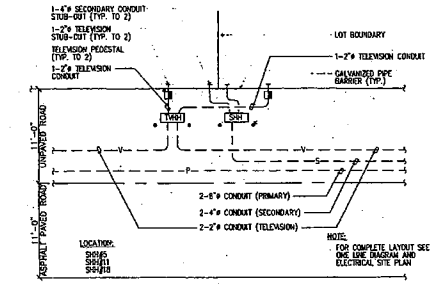
1 E-8 HANDHOLE / TRANSFORMER GROUP #1 ENLARGED PLAN
NOT TO SCALE



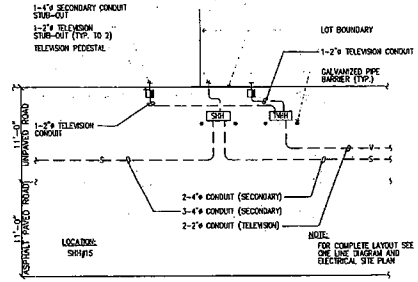
4 E-8 HANDHOLE / TRANSFORMER GROUP #4 ENLARGED PLAN
NOT TO SCALE



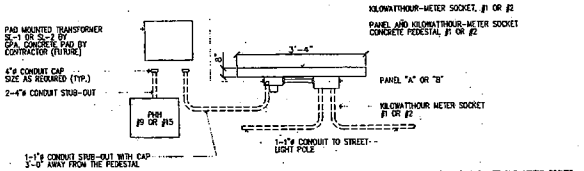
7 E-8 HANDHOLE / TRANSFORMER GROUP #26 ENLARGED PLAN
NOT TO SCALE



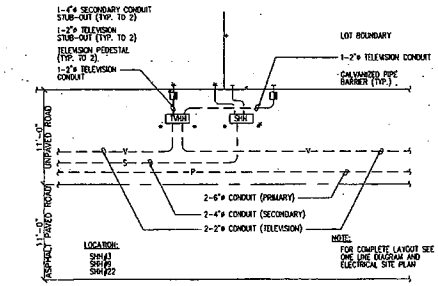
2 E-8 HANDHOLE / TRANSFORMER GROUP #2 ENLARGED PLAN
NOT TO SCALE



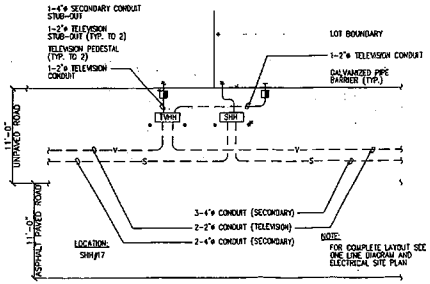
5 E-8 HANDHOLE / TRANSFORMER GROUP #5 ENLARGED PLAN
NOT TO SCALE



8 E-8 KILOWATTHOUR AND PANEL CONCRETE PEDESTAL DETAIL
NOT TO SCALE



3 E-8 HANDHOLE / TRANSFORMER GROUP #3 ENLARGED PLAN
NOT TO SCALE

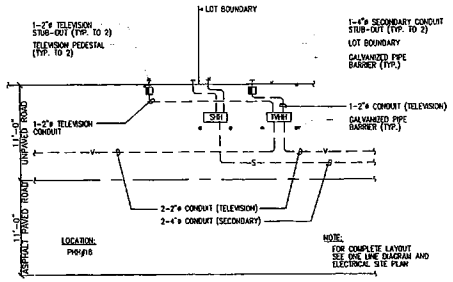


6 E-8 HANDHOLE / TRANSFORMER GROUP #6 ENLARGED PLAN
NOT TO SCALE

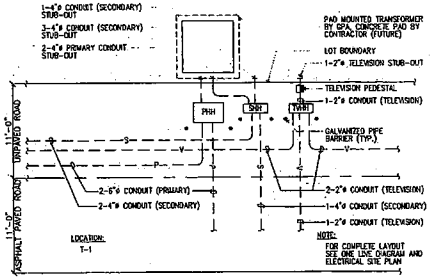
AS REVISED BY TITLE 21HR OF 3RC RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

I HEREBY CERTIFY THAT THIS DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

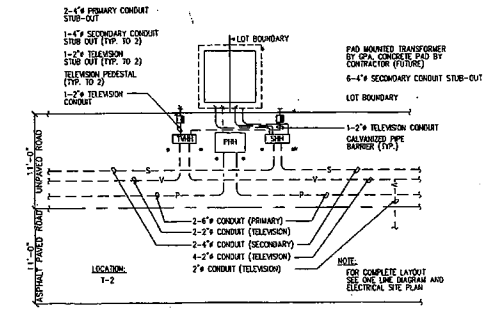
PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: HANDHOLES/TRANSFORMERS GROUP ENLARGED PLAN AND KILOWATTHOUR-METER/PANEL CONCRETE PEDESTAL DETAIL
DWG. NO. E-8
SHEET 35 OF 38



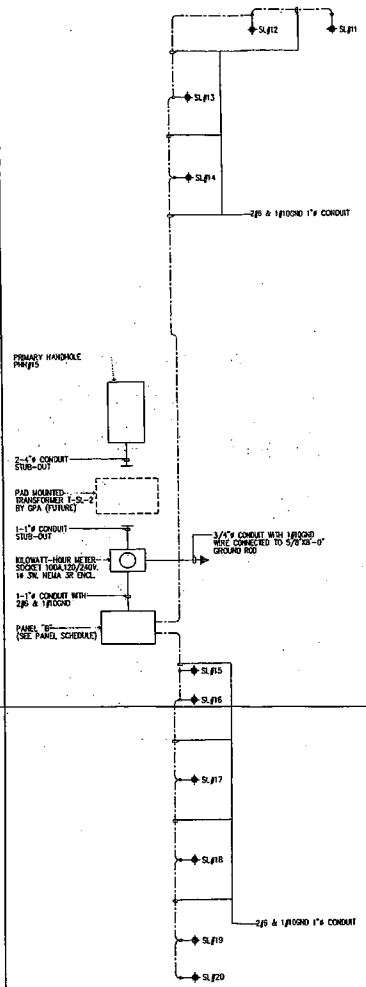
1 E-9 **HANDHOLE / TRANSFORMER GROUP #7 ENLARGED PLAN**
NOT TO SCALE



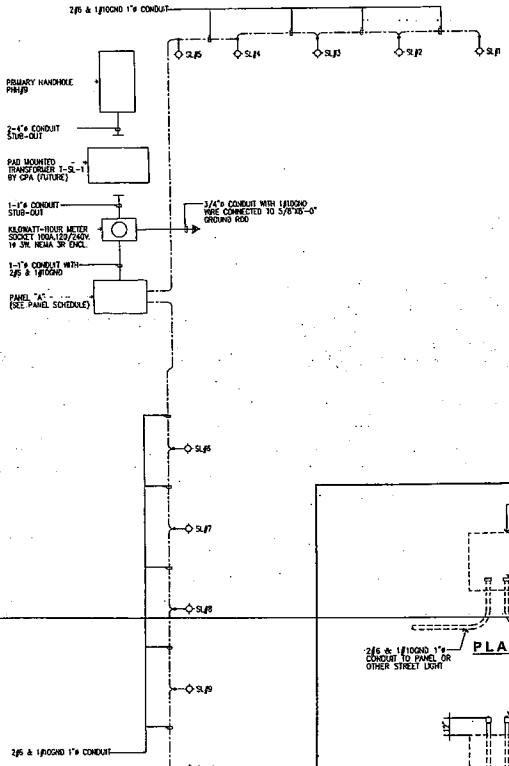
2 E-9 **HANDHOLE / TRANSFORMER GROUP #8 ENLARGED PLAN**
NOT TO SCALE

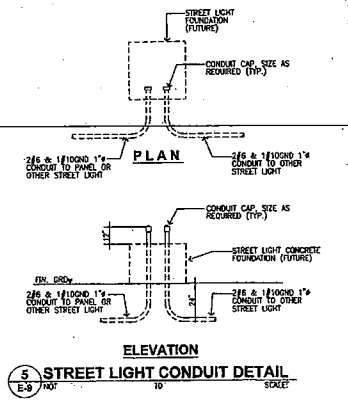


3 E-9 **HANDHOLE / TRANSFORMER GROUP #9 ENLARGED PLAN**
NOT TO SCALE



4 E-9 **STREET LIGHT ONE LINE DIAGRAM**
NOT TO SCALE



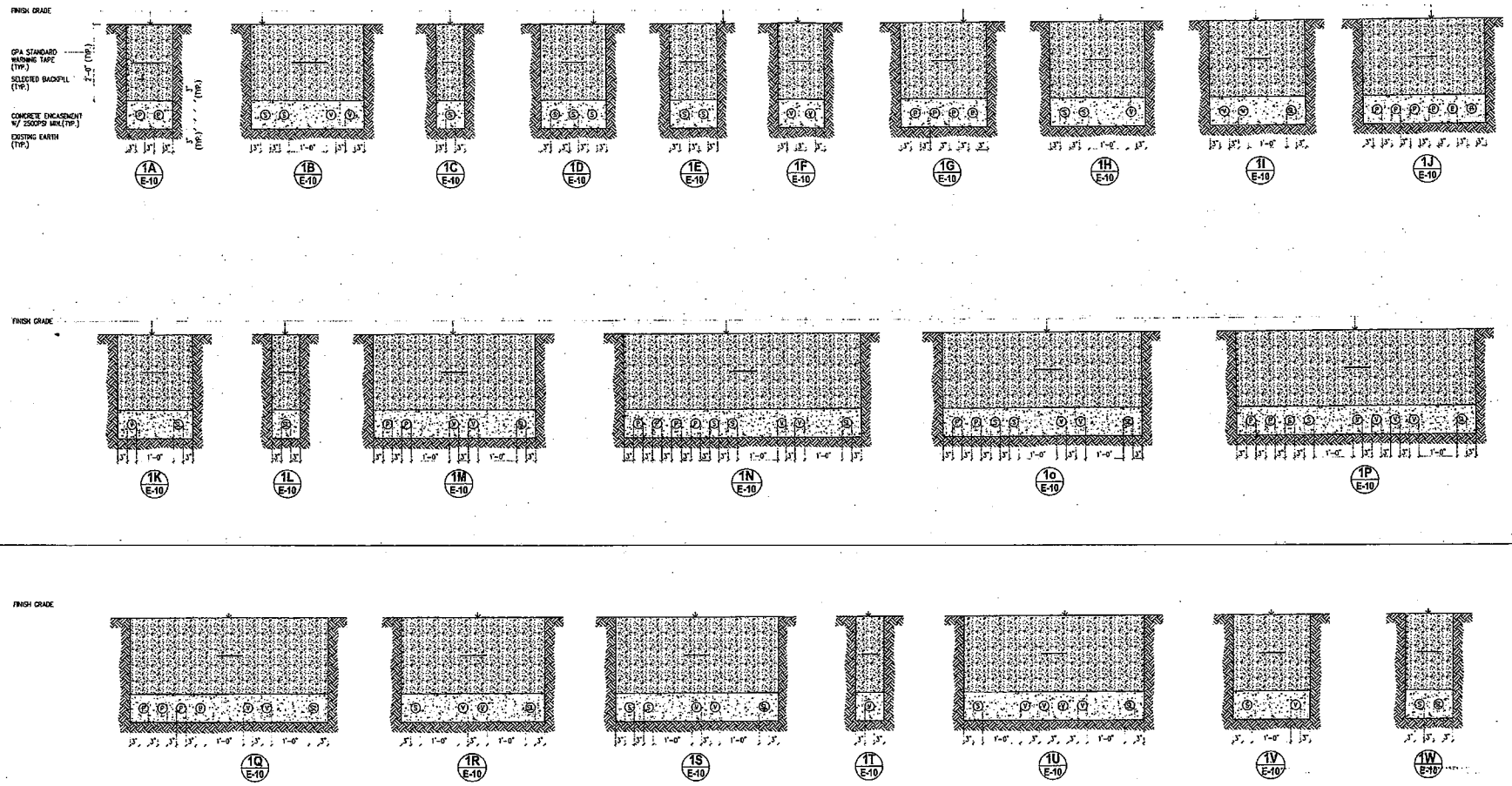


5 E-9 **STREET LIGHT CONDUIT DETAIL**
NOT TO SCALE

AS DEFINED IN TITLE 21GCA OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM.

I HEREBY CERTIFY THAT THE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
SHEET CONTENT: STREET LIGHT CONDUIT DETAIL, STREET LIGHT ONE LINE DIAGRAM AND HANDHOLES/TRANSFORMER GROUP ENLARGED PLAN.
DWG. NO. E-9
SHEET 35 OF 38



PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK

LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM

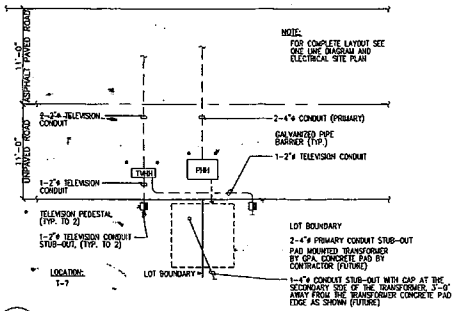
OWNER: DON SADHWANI

CONTRACTOR:

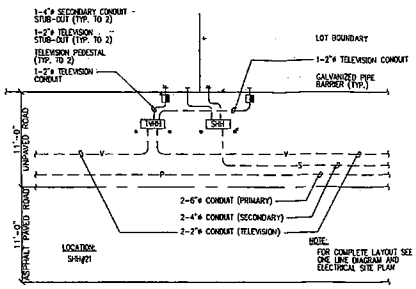
SHEET CONTENT: CONDUIT TRENCH DETAIL

DWG. NO. E-10

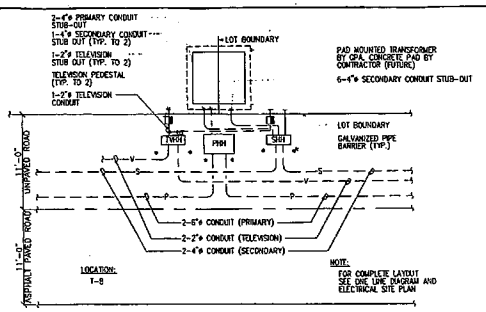
SHEET 37 OF 38



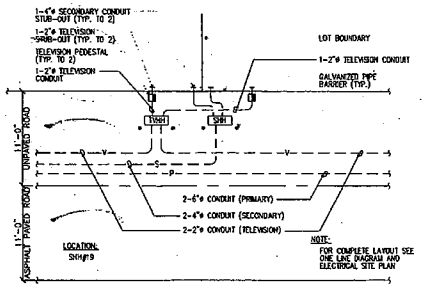
1 E-11 HANDHOLE / TRANSFORMER GROUP #18 ENLARGED PLAN
NOT TO SCALE



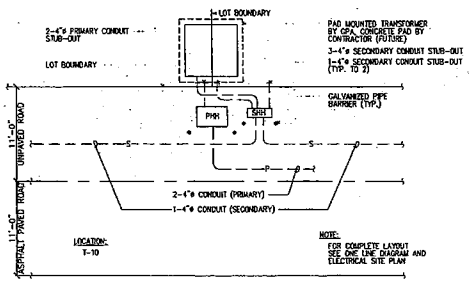
4 E-11 HANDHOLE / TRANSFORMER GROUP #21 ENLARGED PLAN
NOT TO SCALE



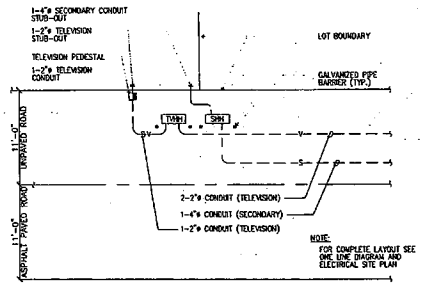
7 E-11 HANDHOLE / TRANSFORMER GROUP #24 ENLARGED PLAN
NOT TO SCALE



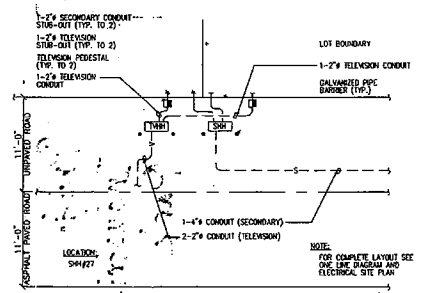
2 E-11 HANDHOLE / TRANSFORMER GROUP #19 ENLARGED PLAN
NOT TO SCALE



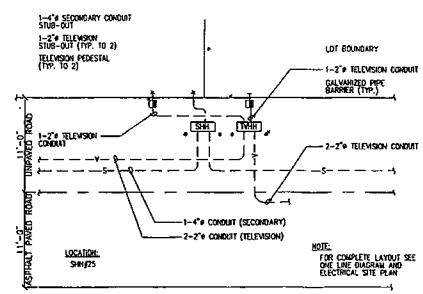
5 E-11 HANDHOLE / TRANSFORMER GROUP #22 ENLARGED PLAN
NOT TO SCALE



8 E-11 HANDHOLE / TRANSFORMER GROUP #25 ENLARGED PLAN
NOT TO SCALE



3 E-11 HANDHOLE / TRANSFORMER GROUP #20 ENLARGED PLAN
NOT TO SCALE

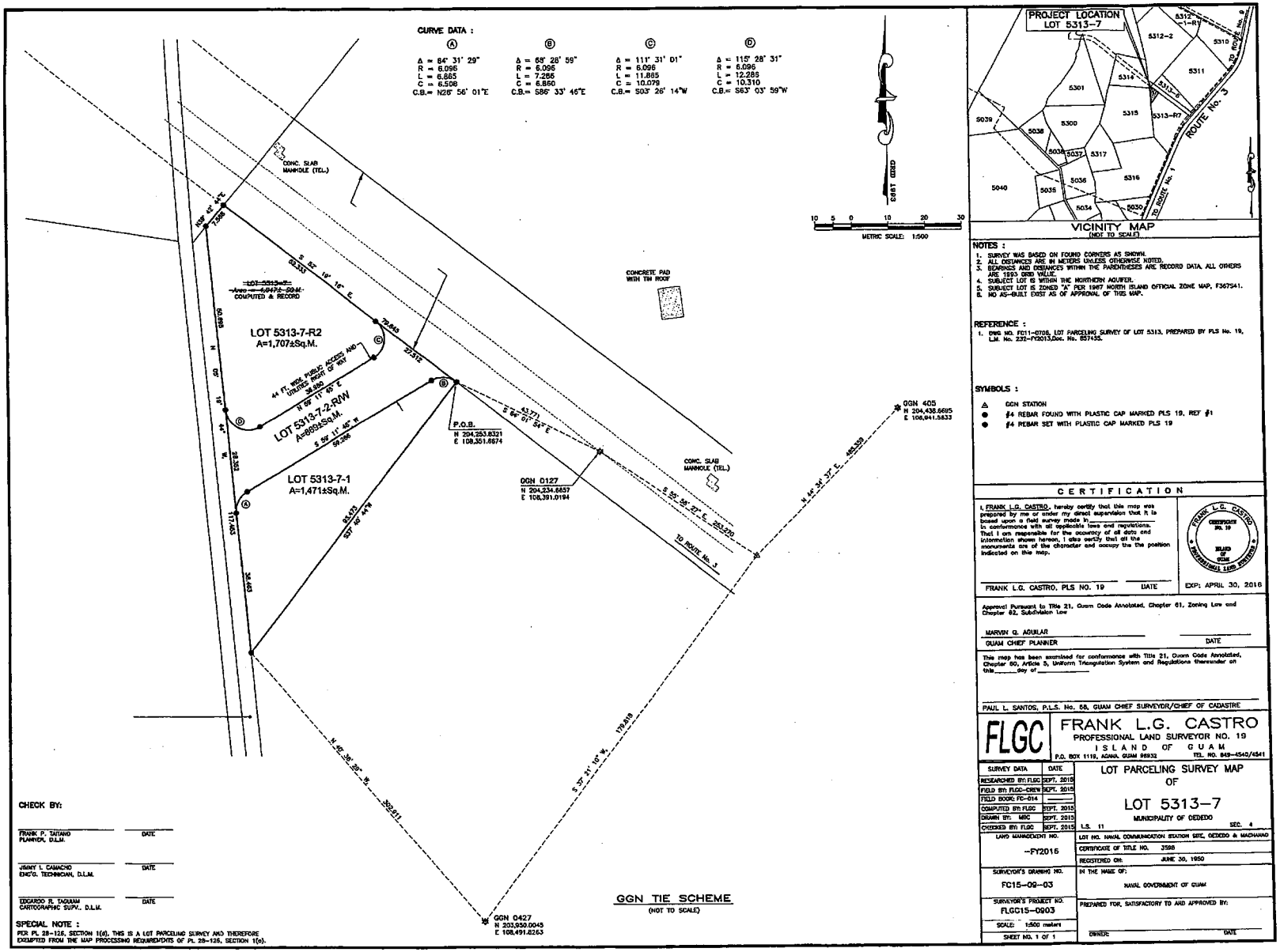


6 E-11 HANDHOLE / TRANSFORMER GROUP #23 ENLARGED PLAN
NOT TO SCALE

AS DEFINED IN TITLE 21GCA OF THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS OF GUAM

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

PROJECT: PROPOSED PACIFIC INDUSTRIAL PARK
LOCATION: LOT 5315, ROUTE 3, DEDEDO, GUAM
OWNER: DON SADHWANI
CONTRACTOR:
DWG. NO. E-11
SHEET CONTENT: HANDHOLES/TRANSFORMERS GROUP ENLARGED PLAN
SHEET 38 OF 38


CURVE DATA :
Δ = 84° 31' 29"
R = 6.096
L = 6.885
C = 6.508
C.B.= N26° 56' 01"E
Δ = 68° 28' 59"
R = 6.096
L = 7.286
C = 6.860
C.B.= S86° 33' 46"E
Δ = 111° 31' 01"
R = 6.096
L = 11.865
C = 10.079
C.B.= S03° 26' 14"W
Δ = 115° 28' 31"
R = 6.096
L = 12.286
C = 10.310
C.B.= S63° 03' 59"W
CONC. SLAB MANHOLE (TEL.)
N09° 43' 44"E
7.508
S 32° 18' 16" E
62.330
LOT 5313-7-R2
A=1,707±Sq.M.
COMPUTED & RECORD
79.845
27.512
44 FT. WIDE PUBLIC ACCESS AND UTILITIES RIGHT OF WAY
N 59° 11' 40" E
38.886
LOT 5313-7-2-R/W
A=895±Sq.M.
S 59° 11' 40" W
59.266
LOT 5313-7-1
A=1,471±Sq.M.
N 09° 43' 44" W
28.393
117.453
30.483
P.O.B.
N 204,253.8321
E 108,351.6674
43.771
S 64° 01' 54" E
DGN 0127
N 204,234.6857
E 108,391.0194
CONC. SLAB MANHOLE (TEL.)
S 59° 58' 27" E 283.270
TO ROUTE No. 3
N 44° 34' 37" E 485.359
DGN 405
N 204,438.6695
E 108,941.5833
CONCRETE PAD WITH TM ROOF
S 37° 21' 10" W 178.818
N 52° 38' 28" W 302.811
DGN 0427
N 203,959.0045
E 108,491.6263
GGN TIE SCHEME
(NOT TO SCALE)
CHECK BY:
FRANK P. TAITANO
PLANNER, D.L.M.
DATE
JIMMY I. CAMACHO
ENG'G. TECHNICIAN, D.L.M.
DATE
EDCARDO R. TAGUIAM
CARTOGRAPHIC SUPV., D.L.M.
DATE
SPECIAL NOTE :
PER PL 28-126, SECTION 1(d), THIS IS A LOT PARCELING SURVEY AND THEREFORE EXEMPTED FROM THE MAP PROCESSING REQUIREMENTS OF PL 28-126, SECTION 1(e).
10 5 0 10 20 30
METRIC SCALE: 1:500
PROJECT LOCATION
LOT 5313-7
5312-1-R1
5312-2
5310
5311
5314
5313-6
5301
5315
5313-R7
5029
5038
5300
5037
5317
5316
5040
5035
5034
5030
ROUTE No. 3
TO ROUTE No. 1
TO ROUTE No. 9
VICINITY MAP
(NOT TO SCALE)
NOTES :
1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
2. ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
3. BEARINGS AND DISTANCES WITHIN THE PARENTHESES ARE RECORD DATA. ALL OTHERS ARE 1993 GRID VALUE.
4. SUBJECT LOT IS WITHIN THE NORTHERN AQUIFER.
5. SUBJECT LOT IS ZONED "A" PER 1987 NORTH ISLAND OFFICIAL ZONE MAP, F367S41.
6. NO AS-BUILT EXIST AS OF APPROVAL OF THIS MAP.
REFERENCE :
1. DWG NO. FC11-0706, LOT PARCELING SURVEY OF LOT 5313, PREPARED BY PLS No. 19, L.M. No. 232-FY2013,Doc. No. 857455.
SYMBOLS :
GGN STATION
#4 REBAR FOUND WITH PLASTIC CAP MARKED PLS 19, REF #1
#4 REBAR SET WITH PLASTIC CAP MARKED PLS 19
CERTIFICATION
I, FRANK L.G. CASTRO, hereby certify that this map was prepared by me or under my direct supervision that it is based upon a field survey made in ____ in conformance with all applicable laws and regulations. That I am responsible for the accuracy of all data and information shown hereon, I also certify that all the monuments are of the character and occupy the the position indicated on this map.
FRANK L.G. CASTRO, PLS NO. 19
DATE
FRANK L.G. CASTRO CERTIFICATE NO. 19 ISLAND OF GUAM PROFESSIONAL LAND SURVEYOR
EXP: APRIL 30, 2016
Approval Pursuant to Title 21, Guam Code Annotated, Chapter 61, Zoning Law and Chapter 62, Subdivision Law
MARVIN Q. AGUILAR
GUAM CHIEF PLANNER
DATE
This map has been examined for conformance with Title 21, Guam Code Annotated, Chapter 60, Article 5, Uniform Triangulation System and Regulations thereunder on this ____ day of ____
PAUL L. SANTOS, P.L.S. No. 58, GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE
FLGC
FRANK L.G. CASTRO
PROFESSIONAL LAND SURVEYOR NO. 19
ISLAND OF GUAM
P.O. BOX 1119, AGANA, GUAM 96932
TEL. NO. 649-4540/4541
SURVEY DATA | DATE
RESEARCHED BY: FLGC | SEPT. 2015
FIELD BY: FLGC-CREW | SEPT. 2015
FIELD BOOK: FC-014 | ____
COMPUTED BY: FLGC | SEPT. 2015
DRAWN BY: MBC | SEPT. 2015
CHECKED BY: FLGC | SEPT. 2015
LAND MANAGEMENT NO.
-FY2015
SURVEYOR'S DRAWING NO.
FC15-09-03
SURVEYOR'S PROJECT NO.
FLGC15-0903
SCALE 1:500 meters
SHEET NO. 1 OF 1
LOT PARCELING SURVEY MAP
OF
LOT 5313-7
MUNICIPALITY OF DEDEDO
L.S. 11
SEC. 4
LOT NO. NAVAL COMMUNICATION STATION SITE, DEDEDO & MACHANAO
CERTIFICATE OF TITLE NO. 3588
REGISTERED ON: JUNE 30, 1950
IN THE NAME OF:
NAVAL GOVERNMENT OF GUAM
PREPARED FOR, SATISFACTORY TO AND APPROVED BY:
OWNER:
DATE

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

File for Record is Instrument No. 884231

On the Year 15 Month 10 Day 09 Time 12:50

Recording Fee [illegible] Receipt No. _____

Deputy Recorder JANET YAMASAKI

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change***."

GUAM LAND USE COMMISSION

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam, 96932

NOTICE OF ACTION

September 25, 2015
Date

To: Deepak & Kiran Sadhwani
c/o FC Benavente Planners
127 Bejong St.
Barrigada, Guam 96913

Application No. 2015-26

The Guam Land Use Commission, at its meeting on **September 24, 2015**.

____/ Approved ____ Disapproved XX/ Approved with Conditions

____/ Tabled

Your request on Lot 5315 in the Municipality of Dededo, as recorded under Document Number 803785, as approval of this Notice of Action for a:

ZONING

___/ Zone Change***

___/ Conditional Use

___/ Zone Variance
[ ] Height [ ] Use
[ ] Density [ ] Other (Specify)
[ ] Setback

___/ TENTATIVE DEVELOPMENT PLAN

SUBDIVISION

XX / **Tentative**

___/ Final

___/ Extension of Time

___/ PL 28-126, SECTION 1(A)

NOTE ON ZONE CHANGE

***Approval by the Guam Land Use Commission of a ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]

SEASHORE

___/ Wetland Permit

___/ Seashore Clearance

HORIZONTAL PROPERTY REGIME

___/ Preliminary

___/ Final

___/ Supplementary (Specify)

MISCELLANEOUS

___/ Determination of Policy and/or Definitions

___/ Other (Specify)

APPLICATION DESCRIPTION: The applicants, Deepak and Kiran Sadhwani represented by Mr. Richard Sana of FC Benavente Planners, is requesting approval of a Tentative Subdivision in an "M-1 zone" to create an industrial park consisting of fifty-one (51) lots on Lot 5315, in the Municipality of Dededo.

COMMISSION DECISION: The Guam Land Use Commission **Approved** the applicants request subject to the applicant adhering to the following conditions:

a) Applicant must work with DPW to provide adequate road widths to facilitate safe and efficient ingress/egress *to and from* the subdivision; such coordination should include input from the Chief Planner. Condition was amended to include input must be obtained from the Guam Fire Department;

b) Applicant shall provide full improvement infrastructure to address the intended use and operation needs of an industrial park subdivision. This shall be vetted and approved by the pertinent government entities and as required pursuant to Title 21GCA, Chapter 21, Section 62401 at the time of approval of this request and Title 21GCA, Chapter 62, Section 62402 at the time the applicant requests for approval of a final subdivision;

c) That the CCRs must be submitted to the Chief Planner per his recommendation (any activity associated with the sale, lease, rent or any form of alienation to include securing reservation for lease or sale of the subdivision or individual lots thereof, shall not be permitted until document instrument(s) containing CCRs as proposed by the applicant are in place to ensure that the proposed subdivision will be used strictly for light industrial use. Such CCRs shall be reviewed and approved by the Guam Chief Planner and Chairman of the GLUC, and recorded for every lot at the Department of Land Management;

d) Plans prepared for the final subdivision approval shall contain elements of surface water run-off containment as recommended by BSP and Guam EPA; and that these plans be available to the GLUC upon the submission of the application for a final subdivision approval;

e) That the tentative subdivision plan be reviewed and approved by the Survey Division of the Department of Land Management in the appropriate timeframe; and

f) The applicant must include a fencing plan upon submittal of the application for the final subdivision approval.

Marvin Q. Aguilar **Guam Chief Planner**	9·28·2015 **Date**	**Lawrence S. Rivera** **Chairman** **Guam Land Use Commission**	9/28/2015 **Date**

In reference to Condition c of this Notice of Action, by using the term "special uses" that does not include applications for temporary workforce housing or any variances that must an independent application that goes to the Chief Planner and the GLUC

CERTIFICATION OF UNDERSTANDING

I/We _____ / Richard J. Sana
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We. further **AGREE** and **ACCEPT** the conditions above as a part of the Notice of Action and further **AGREE TO ANY AND ALL CONDITIONS** made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

_____ _____ _____ 10.8.15
Signature of Applicant Date Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

_____ _____ _____ 10-8-15
Applicant **Date** **Representative** **Date**

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

File for Record is Instrument No. 900212

On the Year 16 Month 11 Day 23 Time 2:33

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder _____

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change*."**

GUAM LAND USE COMMISSION

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

NOTICE OF ACTION

November 16, 2016
Date

To: **Deepak & Kiran Sadhwani**
c/o FC Benavente Planners
127 Bejong St.
Barrigada, Guam 96913

Application No. 2015-26B

The Guam Land Use Commission, at its meeting on **October 27, 2016**.

___/ Approved ___/ Disapproved **XX/** Approved with Conditions

___/ Tabled

The applicant's request **for a one-year extension of a previously-approved Tentative Subdivision Plan on Lot 5315, Municipality of Dededo.**

Application No. 2015-26B

S1s00e

ZONING

___/ Zone Change***

___/ Conditional Use

___/ Zone Variance
[ ] Height [ ] Use
[ ] Density [ ] Other (Specify)
[ ] Setback

_____/ TENTATIVE DEVELOPMENT PLAN

SUBDIVISION

___/ Tentative

___/ Final

XX / Extension of Time

___/ PL 28-126, SECTION 1(A)

NOTE ON ZONE CHANGE

*****Approval by the Guam Land Use Commission of a ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]**

SEASHORE

___/ Wetland Permit

____/ Seashore Clearance

HORIZONTAL PROPERTY REGIME

___/ Preliminary

___/ Final

___/ Supplementary (Specify)

MISCELLANEOUS

___/ Determination of Policy and/or Definitions

___/ Other (Specify)

Application No. 2015-26B

APPLICATION DESCRIPTION: The applicants, Deepak and Kiran Sadhwani represented by Mr. Richard Sana of FC Benavente Planners, request approval of an extension of time relative to the mandatory one-year submission of final subdivision plans pursuant to Title 21GCA, Ch. 62, §62205. The intent of the previously-approved tentative subdivision plans in an "M-1 zone" is to create an industrial park consisting of fifty-one (51) lots on Lot 5315, in the Municipality of Dededo.

COMMISSION DECISION: The Guam Land Use Commission **Approved** the applicants request for an extension of time to expire on **September 24, 2017** and that all conditions as provided in the applicant's initial Notice of Action, as recorded under DLM Document No. 884231, remain in effect.

Marvin Q. Aguilar
Guam Chief Planner

11/15/2016
Date

John Z. Arroyo
Chairman, Guam Land Use Commission

11/18/16
Date

Case Planner: Jeff P. Baker
Cc: Building Permits Section, DPW

Application No. 2015-26B

CERTIFICATION OF UNDERSTANDING

I/We_____ / _____
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We, further **AGREE** and **ACCEPT** the conditions above as a part of the Notice of Action and further **AGREE TO ANY AND ALL CONDITIONS** made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

_____ _____ _____ 11.23.16
Signature of Applicant Date Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

_____ _____ _____ 11-7-16
Applicant **Date** **Representative** **Date**

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

File for Record is Instrument Number 922275

On the Year 20 18 Month 5 Day 25 Time 243

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder Joel Antenorcruz

JOEL ANTENORCRUZ

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change*."**

GUAM LAND USE COMMISSION
Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

COPY

NOTICE OF ACTION

April 12, 2018
Date

To: **Deepak & Kiran Sadhwani**
c/o FC Benavente Planners
127 Bejong St.
Barrigada, Guam 96913

Application No. 2015-26C

The Guam Land Use Commission, at its meeting on **April 12, 2018**.

____/ Approved ____/ Disapproved **XX/** Approved with Conditions

____/ Tabled

The applicant's request **for a second (2nd) one-year extension of a previously-approved Tentative Subdivision Plan on Lot 5315, Municipality of Dededo.**

NOTICE OF ACTION
Deepak & Kiran Sadhwani
Lot 5315, Municipality of Dededo
GLUC Meeting of April 12, 2018
Page 2 of 4

Application No. 2015-26C

ZONING

___/ Zone Change***

___/ Conditional Use

___/ Zone Variance
[ ] Height [ ] Use
[ ] Density [ ] Other (Specify)
[ ] Setback

_____/ TENTATIVE DEVELOPMENT PLAN

SUBDIVISION

___/ Tentative

___/ Final

_XX_/ Extension of Time

___/ PL 28-126, SECTION 1(A)

NOTE ON ZONE CHANGE

*****Approval by the Guam Land Use Commission of a ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]**

SEASHORE

___/ Wetland Permit

____/ Seashore Clearance

HORIZONTAL PROPERTY REGIME

___/ Preliminary

___/ Final

___/ Supplementary (Specify)

MISCELLANEOUS

___/ Determination of Policy and/or Definitions

___/ Other (Specify)

E. Facilities. The term Facilities refers to utilities including water, sewer, gas, electric and cable. It also includes sidewalks, landscaping, drainage and similar improvements within the Common Easement Areas, and all private roads within the Development, wherever located. The term also encompasses future items of like nature.

4. **Term**. For a term of fifty (50) years from the date of the recording of this Declaration lots in the Development shall be held, transferred, sold, conveyed, leased and occupied subject to the covenants, conditions and restrictions set forth in this Declaration. These covenants, conditions and restrictions shall, upon the expiration of the fifty (50) year period, be automatically extended for successive periods of ten (10) years unless an instrument signed by the Owners of seventy-five percent (75%) of the lots subject to this Declaration has been recorded agreeing to terminate this Declaration.

5. **Development Standards.** At the time of development of each parcel within the Development, and at such other times as an Owner may apply for a building permit for improvements to a lot, or apply for any other permit from a public agency, Owners shall comply with the development standards set forth herein.

A. Review of Plans. No building, structure, fence, road, wall, parking area, lighting, utilities or other improvements including landscaping of any nature, shall be commenced, erected, or planted on the property located in the Development, nor shall any exterior addition or modification to, or change or alteration thereof, be made until the plans and specifications showing the nature, kind, shape, elevation, color, materials, species, lighting plan, utility plan, and location of the same shall have been submitted to and approved in writing by the Association. If the Association fails to approve, disapprove or otherwise respond to such design and location within 30 days after said plans and specifications have been submitted to it, approval will be deemed to have been granted. The purpose of this requirement is to permit the Association to review compliance with applicable regulations and this Declaration.

B. No Barracks. No barracks, whether for housing or other purposes, shall be allowed.

C. Guidelines. In order to obtain and maintain the harmony of external design and location in relation to surrounding structures and topography herein and in order to maintain the general plan of improvement for the mutual benefit of the Development, the Association shall be guided by the following:

1) Design.

a) Any building erected on the premises shall be designed by a licensed architect as may be required by applicable regulations.

b) External ground level or wall-mounted heating, air conditioning, electrical and other equipment shall be installed in a manner that it is screened, covered and otherwise visually obscured from other parcels within the Development.

c) Buildings shall be designed so that the exterior elevation of each will be architecturally and aesthetically compatible with other structures within the Development, and so that the buildings, walls, footings and awnings shall not encroach from one lot onto another lot as re-

APPLICATION DESCRIPTION: The applicants, Deepak and Kiran Sadhwani represented by Mr. Richard Sana of FC Benavente Planners, request approval of a second extension of time relative to the mandatory one-year submission of final subdivision plans pursuant to Title 21GCA, Ch. 62, §62205. The intent of the previously-approved tentative subdivision plans in an "M-1 zone" is to create an industrial park consisting of fifty-one (51) lots on Lot 5315, in the Municipality of Dededo.

COMMISSION DECISION: The Guam Land Use Commission **Approved with conditions** the applicants' request for an extension of time to expire on **April 11, 2019**.

Conditions of approval are as follows:

1. **That all conditions as provided in the applicant's initial Notice of Action, as recorded under DLM Document No. 884231, are to remain in effect; and**

2. **That the Applicant will be required to return on/or before September 30, 2018 for a status report and construction schedule for the project.**

5/24/18 5/29/18

Marvin Q. Aguilar **Date** **John Z. Arroyo** **Date**
Guam Chief Planner **Chairman, Guam Land Use Commission**

Case Planner: MQAguilar
Cc: Building Permits Section, DPW

Application No. 2015-26C

CERTIFICATION OF UNDERSTANDING

I/We_____ / _____
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We, further **AGREE** and **ACCEPT** the conditions above as a part of the Notice of Action and further **AGREE TO ANY AND ALL CONDITIONS** made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

_____ _____ _____ _____
Signature of Applicant Date Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

_____ _____ _____ 7/17/2018
Applicant **Date** **Representative** **Date**

Declaration of Covenants, Conditions and Restrictions

This Declaration of Covenants, Conditions and Restrictions ("Declaration") is made by Deepak Sadhwani ("Declarant") whose mailing address is _____

_____.

1. **Property Subject to Declaration**. Declarant is the owner in fee simple of the following Guam real properties (collectively the "Development") described in more detail in **Exhibit 1**, attached.

2. **Intent.** Declarant desires to improve the Development so as to preserve the values and the aesthetic environment for the benefit of the Owners and to impose on the Development mutually beneficial restrictions, covenants and conditions under a general plan or scheme of improvement for the benefit of the Development and the Owners. Accordingly, the provisions of this Declaration are hereby imposed on the Development. This Declaration and its covenants, conditions, restrictions and reservations shall run with the Development and all subdivisions, partitions, or reconsolidations thereof, including each and every parcel thereof. This Declaration binds and applies to all Owners and occupants of the Development and their respective officers, agents, employees, customers, licensees, invitees, tenants, subtenants, mortgagees, successors, assignees and any other person having any interest in or to any part of the Development or possession thereof by, through or under an Owner, occupant or possessor.

3. **Definitions**.

A. Declarant. The Declarant refers to Deepak Sadhwani ("Sadhwani") and his corporate successors and or assigns, or any other person, entity or organization that succeeds to Sadhwani's legal interest or obligations in the Development.

B. Owners and Tenants Association. Owners and Tenants Association refers to the Association that may be formed at Sadhwani's discretion, among the then existing Owners of properties situated in the Development.

C. Owner(s). Owner or Owners refers to those who acquire a fee simple interest in real property situated in the Development, by deed or real estate contract, that are governed by this Declaration.

D. Common Easement Areas. The Common Easement Areas are defined on the **[Subdivision map]** set forth in the legal descriptions applicable to each lot within the Development.

quired by applicable zoning regulations. Design and construction shall conform with sound architectural construction and engineering standards as established by uniform code and local regulations.

d) Material storage yards are permitted in the Development only if they are reasonably screened, covered, enclosed or otherwise visually obscured from other parcels within the Development to the extent possible. Examples of reasonable screening include but are not limited to plantings of appropriate vegetation or a 6-foot high screened fence.

e) All improvements shall be of good quality.

2) Exterior Colors and Materials.

a) Preferred materials for construction of exterior walls and facias are concrete and masonry, or "Butler building" construction. All exteriors shall have a finished treatment.

b) Colors used in finishing exteriors shall be complimentary earth tones, natural tones or other colors mutually agreed upon by the Association and Owner. Design accents with two or more colors are encouraged. Primary colors will be discouraged except as an accent.

3) Screening. In order to maintain a neat and orderly appearance for the Development, the Association may, when outside material storage is permitted, require an Owner to install or construct berms, opaque walls, fences, shrubbery or other methodology to obscure the view of items stored outdoors. The Association shall not require use of a screening methodology that exceeds six feet in height above grade level of any lot. Where screening is required in the Declaration, a six foot high screening fence or six foot high shrubbery placed along the perimeter boundary of the area sought to be screened, shall satisfy the screening requirements for areas within the perimeter that might otherwise require screening.

4) On-site Lighting. The objective of on-site lighting is to light landscaped areas, pedestrian circulation, buildings, parking or approved storage for decorative or security reasons. Lighting shall be designed to avoid or minimize light diffusion to adjoining property where negative impacts may be created.

6. **Maintenance Standards**. The maintenance standards are intended to outline minimum standards and the required level of upkeep and repair for structures and the surrounding landscaping and property.

A. Buildings. Exterior walls and facings shall not be allowed to become cracked, chipped, faded or in any way deteriorated, or covered with graffiti, so that the aesthetics are impaired, as determined by the Association. Broken windows, doors or other exterior members of structures shall be repaired or replaced promptly.

B. Landscaping. All landscaping shall be maintained in an attractive manner and weed free condition at all times. Plants and shrubs shall be maintained in a healthy, disease free condition. Pools, fountains and the like are to be maintained in a clean and operating condition.

C. Screening. Fencing and any other architectural screen shall be maintained in an aesthetically pleasing form and not allowed to become deteriorated.

D. Paved Areas and Other Surfaces. All paved areas whether used for parking, driveways, truck loading or otherwise, shall not be permitted to become broken, cracked, settled or otherwise in need of repairs. Grass, weeds and other plant material growing in cracks should be removed. Areas covered with gravel, bark, rocks or wood chips are to be kept free of litter and debris. Markings on paved surfaces are to be maintained to be clearly visible.

E. Unimproved Areas. All areas that are not otherwise landscaped or improved shall be maintained in a weed free condition.

7. **Common Easement Areas and Facilities.** Common Easement Areas and Facilities described or shown on the subdivision map of the Development or otherwise of record for the installation and maintenance of utility lines and Facilities, drainage facilities, roadways and walkways and the private water and sewer systems serving the Development are for the common use of all occupants of the Development. The Association reserves for itself, utility providers and governmental entities, the right at any reasonable time to enter upon the Owner's property for the purpose of locating, relocating, installing, constructing, maintaining or otherwise dealing with the Common Easement Areas and Facilities located or to be located in, on; over, under or across the Owner's property.

A. Owner's Right of Enjoyment. The Owners of property in the Development shall have the right to use and enjoy the Common Easement Areas and Facilities, including, but not limited to, the night of ingress and egress across all walkways, roadways and driveways in the Development, easements for utilities, sewage and drainage, and such easements shall be appurtenant to and shall pass with the title to property within the Development subject to the following provisions:

1) The right of the Association to establish uniform rules and regulations (including traffic control measures) pertaining to the use, maintenance and improvement of the Common Easement Areas and Facilities;

2) The right of the Association to dedicate the common roadway areas and utilities to public use;

3) If an Owner desires to relocate its access point for ingress/egress over an easement area or drainage area, Owner shall be responsible for compliance with all federal, Guam and other regulations that may apply and all costs associated with compliance. Also, to the extent existing utilities, sewage and drainage, walkways, roadways, driveways, and parking areas are affected within the Common Easement Areas, Owner shall be responsible for payment of all costs associated with the interruption, relocation, repair or other costs of the affected item or utility, whether the affected entity is the Association, another purveyor of utilities, an adjacent real property owner, or governmental entity.

B. Walkways and Driveways. There shall be no obstruction of any walkways, roadways and driveways located within the Common Easement Areas of the Development, which would interfere with the circulation of foot or vehicle traffic except such obstruction as may be rea-

sonably required in connection with repairs of such walkways, driveways or other Common Easement Areas.

C. Water and Sewer Systems. Main water and sewer lines may be installed at various locations throughout the Development for the use of Owners and their tenants. Neither the Declarant nor the Association shall be responsible for installation or maintenance of drainage systems or water or sewer lines on Owner's property. Installation of fire hydrants and service lines or similar facilities from the easement area to the Owner's facility shall be the responsibility of the Owner of the property. The Association will charge and Owners shall pay for utilities that are owned and operated by the Association and consumed by Owners and occupants at rates established by the Association, said rates to be bona fide and comparable to similarly situated purveyors of utilities.

8. **Assessments**.

A. Cost of Operation and Maintenance. The Association shall operate and maintain the Common Easement Areas and Facilities, including water and sewer systems (but excluding public streets and facilities owned by third parties), the cost of which shall be borne by all Owners and occupants within the Development, pro rata. The Association shall have full authority to establish and determine the amount of assessments, such determination to be based on the Association's best bona fide estimate of the cost of providing services and operation and maintenance of the Common Easement Areas and Facilities. Assessments will be made for services provided by the Association to Owners and occupants of the Development to the extent the services are reasonable and necessary components of operational and maintenance expenses.

B. Calculation. Assessments shall be based upon the ratio of each Owner's square meterage of land owned in the Development as compared to the total square meterage of all of the Owners' land in the Development. The Association shall notify the property Owner in writing, including electronically, of any regular or special assessment and the amount owed by Owner at least thirty (30) days prior to said assessment becoming due.

C. Budget. The Association shall prepare an annual budget for projected operational and maintenance expenses associated with the Development. The Association shall prepare an annual report comparing actual operating and maintenance expenses with budgeted operating and maintenance expenses. Upon request of Owners of real property within the Development, the Association shall make copies of these reports available to the requesting Owner.

9. **Enforcement**. The Association shall have the right to enforce this Declaration and the covenants, conditions and restrictions by any proceedings at law or in equity that it deems appropriate. Unpaid assessments shall constitute a lien against an Owner's property and may be enforced by filing the assessment as a lien by recording notice thereof with the Guam Department of Land Management and enforced by private power of sale or by a foreclosure action in Guam Superior Court. The prevailing party shall be entitled to recover their costs and reasonable attorney's fees in any arbitration or litigation to interpret or enforce this Declaration or the Association's rights. Also, the Association shall have the right to suspend access to Common Easement Areas and Facilities located within them for violation of any covenant, condition or restriction or failure to pay any assessments when due. Prior to the initiation of any enforcement proceeding

or other remedy, the Association shall provide 30 days written or electronic notice, to the offending party specifying the default. During this notice period, the offending party is permitted to cure the default alleged in the notice. If the default alleged is not cured within the notice period, then the Association may invoke any of the enforcement proceedings or remedies provided for 'in this Declaration or otherwise available by law. Each remedy set forth in this Declaration shall be in addition to all other remedies, whether available at law or in equity, and all such remedies, whether or not set forth in this Declaration, shall be cumulative and not exclusive.

10. **Owners and Tenants Association**.

A. Creation. Declarant may establish an Owners and Tenants Association when Declarant determines that formation of the Owners and Tenants Association is desirable, in Declarant's discretion. The purpose for the Owners and Tenants Association is for the Declarant, at Declarant's sole discretion and option, to transfer all or any portion of Declarant's interest in the Common Easement Areas and Facilities, including utility lies and facilities, drainage facilities, roadways, walkways, water system and sewer systems, and in such case, the Owners and Tenants Association shall become the successor to whatever interest in the Common Easement Areas and Facilities Declarant transfers to the Owners and Tenants Association. If Declarant elects to transfer its utility lines or water facilities, or sewer lines or facilities, the Owners and Tenants Association may be required to assume Declarant's obligation to provide such utilities or services to Owners of the real property in the Development. Declarant may, at Declarant's sole option and discretion, transfer said facilities to other purveyors of utilities or governmental organizations as it deems appropriate.

B. Control. The Owners and Tenants Association shall be controlled and administered according to bylaws. The Owners and Tenants Association may adopt rules and regulations or other administrative or operative procedures consistent with this Declaration, the articles of incorporation and bylaws to carry out and implement the obligations of this Declaration. The Owners and Tenants Association shall be empowered to enforce whatever interests that Declarant may transfer to it under the terms of this Declaration.

11. **Environmental Covenants - Hazardous Materials**. Each Owner shall not engage in or allow the generation, use, manufacture, treatment, transportation, storage or disposal of any hazardous substance in, on, under or adjacent to their real property that in any way is prohibited by applicable federal, state and local laws, regulations and orders.

A. Each Owner shall not engage in or allow the unlawful release (from underground tanks or otherwise) of any hazardous substance in, on, under or adjacent to an Owner's real property (including air, surface water and ground water on, in, under or adjacent to the real property). Each Owner shall at all times comply with all applicable law (and shall cause its employees, agents and contractors to be) with respect to real property within the Development, and with respect to any hazardous substance and shall handle all hazardous substances in compliance with good industry standards and management practices. As used in this Declaration, the term "hazardous substance" shall mean any substance, chemical or waste, including any petroleum products or radioactive substances, that is now or shall hereafter be listed, defined or regulated as hazardous, toxic or dangerous under any applicable laws. As used in this Declaration, "applicable law" shall mean any federal, state, Guam or other local laws, ordinances, rules, regulations

and requirements now or hereafter enacted (including consent decrees and administrative orders) relating to the generation, use, manufacture, treatment, transportation, storage, disposal, or release of any hazardous substance.

B. Each Owner shall promptly notify adjacent real property Owners, in writing, if an Owner has or acquires notice or knowledge that any hazardous substance has been or is threatened to be unlawfully released, discharged or disposed of, on, in, under or from the real property. Each Owner shall immediately take such action as is necessary to report to governmental agencies as required by applicable law and to detain the spread of and remove, to the satisfaction of any governmental agency having jurisdiction, any hazardous substances released, discharged or disposed of as the result of or in any way connected with the conduct of Owner's business, and which is now or is hereafter determined to be unlawful or subject to governmentally imposed remedial requirements.

C. Each Owner shall at all times maintain an employee or consultant familiar with applicable law and charged with responsibility for Owner's compliance with all applicable law relating to hazardous substances. Each Owner shall implement a system to review Owner's hazardous substance activities on a regular basis and shall in good faith (consistent with sound business practices) implement and maintain best management practices to minimize the hazards posed by materials utilized by Owner, for example, by reducing the amounts of hazardous substances used and disposed of, by utilizing less dangerous or less toxic materials or by implementing programs to ensure the safe and proper handling, labeling, use and disposal of hazardous substances.

12. **Other Regulations**.

A. Zoning: Real property in the Development may be used as permitted by applicable zoning regulations, except to the extent restricted by this Declaration. In the event of conflict between zoning regulations and this Declaration, the provisions of this Declaration shall control. With the exception of shipping and receiving dock areas and to the extent permitted by governmental authorities, all business functions conducted within the Development shall be conducted indoors unless otherwise properly screened.

B. Offensive Trade. No unlawful, noxious or offensive trade or activity shall be carried on upon the property, nor shall anything be done thereon which may be or so become an annoyance or nuisance to neighboring Owners or occupants, nor shall sound and external noise and odors be permitted which exceeds applicable governmental regulations.

C. Signs. Declarant's intent is to permit reasonable signage in the Development without imposition of strict standards to accommodate flexibility in sign design. However, to ensure compliance with this Declaration, all sign designs, materials, location, size, colors and details must be submitted to the Association for approval prior to installation. Once a given style of sign is approved, additional signs of the same size and style need not be submitted to the Association for approval.

1) Signage shall be coordinated so far as is reasonably possible with the exterior design and colors of the building to which the signs apply. Signage is prohibited within all Common Easement Areas of the Development. The purpose of this restriction is to avoid interference

with the maintenance of landscaping and periodic excavation of utility lines located within the area.

2) Neon, flashing, rotating signs and the like are prohibited.

3) Free standing advertising signs and billboards are prohibited unless the Association approves the same in writing.

4) Approved monument type signs are permitted at the access point to the property, as are directional type signs, however, not within easement areas.

5) Approved wall signs on the exterior of a building are permitted, but limited to the identification of the occupant.

D. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on the property.

E. Rubbish. All rubbish, trash and garbage shall be regularly removed from the property and shall not be allowed to accumulate thereon for a period in excess of seven (7) days.

F. Parking. Parking of all vehicles shall be upon Owner's property and not in the Common Easement Areas of the Development. No vehicle of any type shall be parked on any streets or driveways. All storage of parked trucks or other commercial vehicles will be in an orderly manner in the back of any improvements to the property. To the extent practical, storage parking and loading areas will be screened from those primary office views existing at the time the storage parking and loading area is created through the use of berms and/or planting materials.

G. Owners/Tenants. If an Owner leases to, or allows possession of, Owner's real property by a tenant, each such tenant shall be bound by all of Owner's obligations imposed by this Declaration. An Owner who leases its lot to any person or entity shall be responsible for assuring compliance by its lessee with this Declaration. No Owner may avoid the obligations of this Declaration by virtue of the non-use, renunciation or abandonment of its lot, or by any other act of renunciation or abandonment, nor may it divest itself of any such burden or obligation by attempting to assign responsibility therefor to a tenant, manager or any third person

H. Amendment. This Declaration cannot be amended except in writing signed by Owners of fifty-one percent (51%) of the lots subject to this Declaration.

I. Waiver. The provisions of this Declaration shall be liberally construed for the purpose of creating a uniform plan for the operation and development of the Property. Failure to enforce any provision of this Declaration shall not constitute a waiver of the right thereafter to enforce that provision or any other provision of this Declaration.

J. Severability. If any term or provision of this Declaration or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Declaration and the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term

or provision of this Declaration shall be valid and enforceable to the fullest extent permitted by law.

Date: _____ _____

Deepak Sadhwani

Statutory Short Form Acknowledgment
(21 GCA § 35106)

Tamuning, Guam) ss:

The foregoing Declaration of Covenants, Conditions and Restrictions was acknowledged before me this _____, 2015 by **Deepak Sadhwani.**

_____

Notary Public

F:\1\01 Transactional\00 Files\S-258.17 Sadhwani CCRs\CCRs 06 (comments).docx

FOR RECORDER'S USE

DEED OF DEDICATION

This Deed of Dedication, entered into on the day and year written below, by DEEPAK H. & KIRAN D. SADHWANI, whose address is P.O. Box 11884, Tamuning, Guam 96931, the sole owners of the property which is the subject of this dedication, hereinafter referred to as DEDICATORS:

FOR AND IN CONSIDERATION of the mutual promises and benefits contained herein, DEDICATORS does hereby GRANT, CONVEY and DEDICATE to the GOVERNMENT OF GUAM, to have and to hold for public use forever, or for any other public purpose, to be enjoyed for such purposes by the inhabitants of the surrounding area, and by the public in general, in fee simple, certain roads, easements, and right-of-ways for utilities within Pacific Industrial Park Subdivision, as marked in that certain Final Subdivision Plan of Pacific Industrial Park, Municipality of Dededo, Island of Guam, prepared by Frank L.G. Castro, RLS No. 19 Surveyor's Drawing No. FC15-08-06, Surveyor's Project No. FLGC15-0806, and as more particularly described as follows:

LOT NO:

Tract 11407, Block 1, Lot 1, containing an area of 927 ± square meters
Tract 11407, Block 1, Lot 2, containing an area of 935 ± square meters
Tract 11407, Block 2, Lot 2-R/W containing an area of 13,029 ± square meters
Tract 11407, 1-R/W containing an area of 3,121 ± square meters
L5313-7-2-R/W containing an area of 869 ± square meters
MUNICIPALITY OF DEDEDO

The foregoing land is registered land, being a part of Lot 5315, Tract 11407, and the last Certificate of Title being no. 3598 under the name of Naval Government of Guam.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this _____ day of _____, 2018.

_____
Kiran D. Sadhwani
Dedicator

ACKNOWLEDGEMENT

AGANA GUAM) ss.

On this _____ day of September, 2018, before me a Notary Public in and for the Territory of Guam personally appeared Kiran D. Sadhwani, known to me the person whose name is subscribed to the foregoing Deed of Dedication, and acknowledge to me that he executed the same on behalf of said corporation.

IN WITNESS WHERE OF, I hereby affix my official seal the day and year first above written.

_____
NOTARY PUBLIC OF GUAM
My commission expires:

ACCEPTANCE

I, EDDIE BAZA CALVO, by virtue of Authority vested in me as Governor of Guam, do hereby accept on behalf of the people of Guam the offer for dedication for public use all road parcels, right-of-ways, and easements specified on this Deed of Dedication.
Unincorporated Territory of Guam

_____
Eddie Baza Calvo
Governor of Guam

Date: _____

ATTEST:

_____
Ray Tenorio
LT. Governor of Guam

Date: _____