

I MINA'TRENTAI TRES NA LIHESLATURAN GUÅHAN
2015 (FIRST) Regular Session

Bill No. 210-33 (COR)

Introduced by:

FRANK B. AGUON, JR.



AN ACT TO REZONE LOT NO. 6-R1, BLOCK 1, TRACT 221, IN THE MUNICIPALITY OF BARRIGADA, GUAM FROM RURAL-AGRICULTURAL ZONE (A) TO INDUSTRIAL ZONE (M1).

2015 NOV 20 AM 9:10



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

2 **Section 1. Legislative Findings and Intent** *I Liheslaturan Guåhan* finds
3 that Lot No. 6-R1, Block 1, Tract 221 is located on the fringe of the Barrigada
4 Municipality. The property was created by subdivision per recorded document
5 number 090077(LM Map No. 150FY69) and further subdivided to identify
6 additional lands for the expansion of Alegeta Road (Refer to LM Map No.
7 332FY97).

8 *I Liheslaturan Guåhan* further finds that the property occurs between two
9 easements, Alegeta Road and Macheche Road and appears to be one of five
10 remaining vacant lots within Tract 221. The property is currently Zoned "A"
11 (Rural-Agricultural), and within Tract 221, is surrounded by residential
12 development. With the exception of the Kautz and Sons Glass Company, all
13 properties are Rural-Agricultural Zoned within Tract 221.

14 *I Liheslaturan Guåhan* further finds that, the development of non-residential
15 use in extended areas particularly those of commercial or industrial activities are
16 due to certain land use pressures within 1,500 feet of the property, this includes:
17 the expansion of the Guam International Airport Authority's facilities, inclusive of

1 a defined Air Installation Compatible Use Zone (AICUZ); redirected land use
2 overlay of areas best known as “Bello” from Rural to Light Industrial use; and, the
3 development and expansion of Routes 16 and 10A.

4 *I Liheslaturan Guåhan* further finds that, the Guam Land Use Commission
5 approved certain properties in the immediate area to light industrial, to
6 accommodate a car repair and body shop operation as well as other business
7 developments. Such looming development pressures present an obvious case to
8 support industrial or commercial enterprise for Lot 6-R1 and surrounding lots.
9 Likewise, these pressures are and will remain embedded as they may be interpreted
10 as economic elements critical to the island. Thus, a faint opportunity exists to
11 effectuate full enjoyment and safety of residential development, or for such matter
12 afford harmonious co-existence.

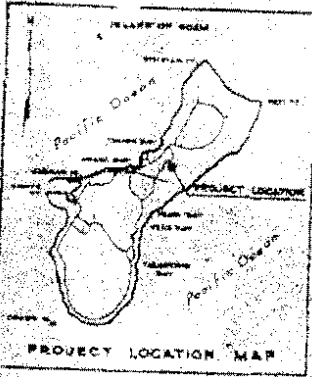
13 Furthermore, *I Liheslaturan Guåhan* finds that Mr. Francisco R. Sanchez,
14 property owner of Lot No. 6-R1, Block 1, Tract 221, in the municipality of
15 Barrigada, Guam, which is currently designated as a Rural-Agricultural Zone (A),
16 seeks to rezone the property to an Industrial Zone (M1) for the purpose of
17 maximizing the economic use of the property for the benefit of the family and the
18 surrounding community.

19 Therefore, it is the intent of *I Liheslaturan Guåhan* to rezone Lot No. 6-R1,
20 Block 1, Tract 221, located within the municipality of Barrigada, Guam, in the
21 registered ownership of Mr. Francisco R. Sanchez, from Rural-Agricultural Zone
22 (A) to Industrial Zone (M1).

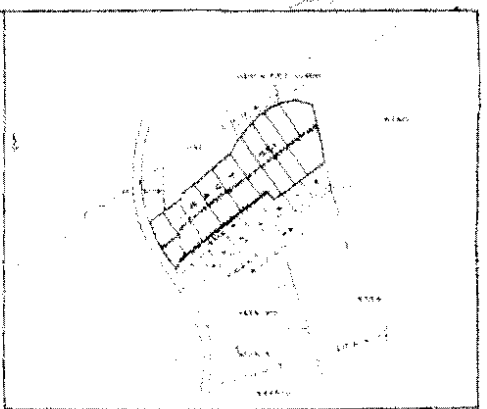
23 **Section 2. Lot Rezoning.** Notwithstanding any other provision of law,
24 Lot No. 6-R1, Block 1, Tract 221, located in the municipality of Barrigada, Guam,
25 in the registered ownership of Mr. Francisco R. Sanchez, is hereby rezoned from
26 Rural-Agricultural Zone (A) to Industrial Zone (M1).

7076

7092



- 1. SURVEY OF THE TRACT TO BE SUBDIVIDED
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- 13. SURVEY OF THE TRACT TO BE SUBDIVIDED
- 14. SURVEY OF THE TRACT TO BE SUBDIVIDED



SYMBOLS:

- AREA OF EXISTING AND PROPOSED LOTS
- CENTER OF LOT
- AREA OF EXISTING AND PROPOSED LOTS

NOTES:

1. THIS MAP IS A PLAN OF THE TRACT TO BE SUBDIVIDED...
2. THE TRACT IS BOUNDARY LINE...
3. THE TRACT IS BOUNDARY LINE...
4. THE TRACT IS BOUNDARY LINE...
5. THE TRACT IS BOUNDARY LINE...
6. THE TRACT IS BOUNDARY LINE...

| NO. | DATE | BRIEF DESCRIPTION | BY | APPROVED |
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APPROVED: *[Signature]* DATE: 12-16-63

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 5, TITLE 16, GOVERNMENT CODE OF PHILIPPINES AND REGULATIONS THEREUNDER ON THE 15th DAY OF DECEMBER 1963.

REGISTERED SURVEYOR

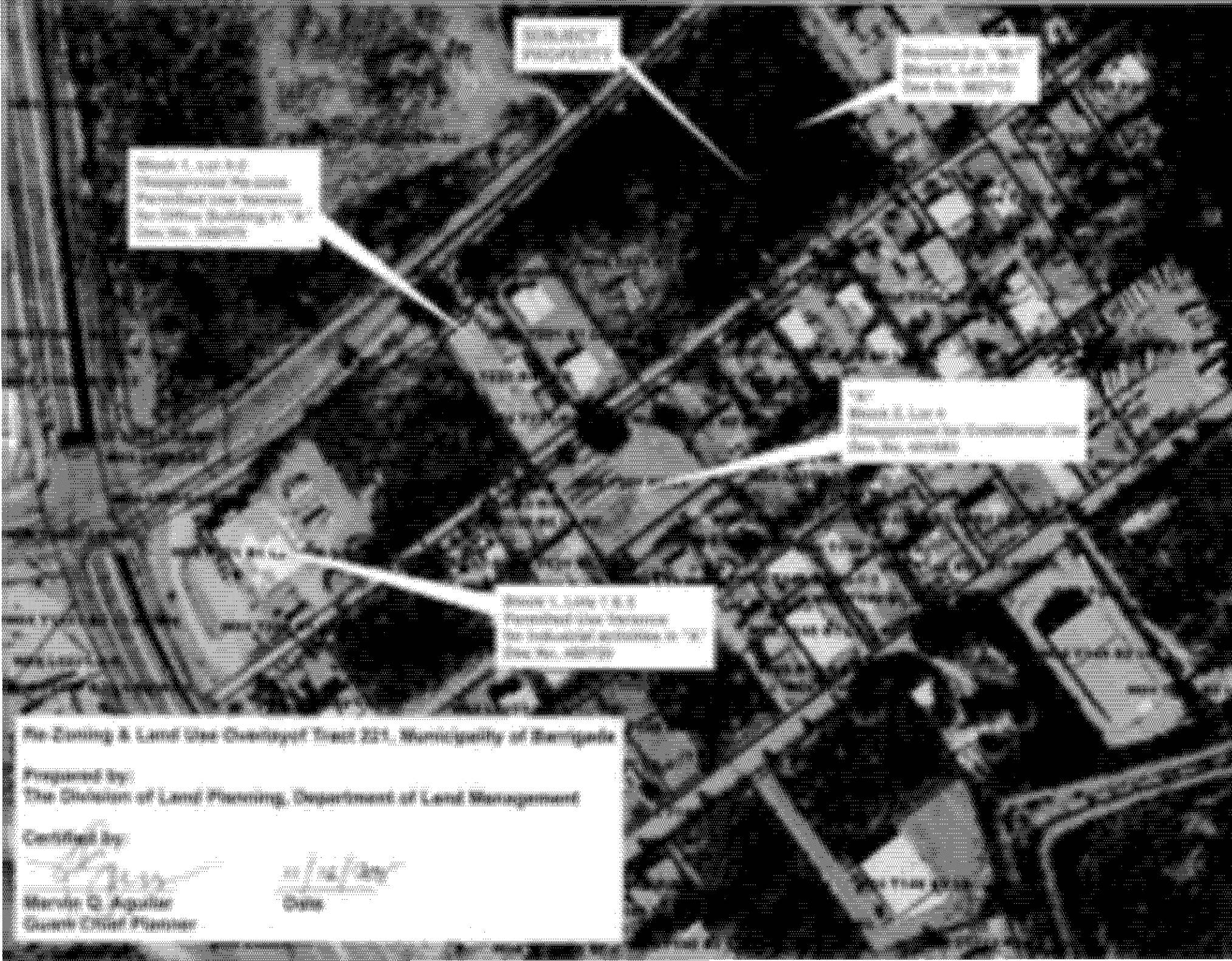
JOSEPH T. UNTALAN, R.L.S. NO. 8

UNTALAN'S SURVEY SERVICES
JOSEPH T. UNTALAN, REGISTERED LAND SURVEYOR NO. 8
1001 10th Street, Cebu City, Philippines

RURAL SUBDIVISION MAP
TRACT 221
SITUATED IN UNBAHIAN
MUNICIPAL JURISDICTION OF BARASAIN
LAND 22 IN SECTION 14

LAND MANAGEMENT DATA

| | |
|--------------------------|------------------|
| MANAGE BY: UNTALAN, J.T. | REQUIREMENT NO.: |
| DATE: 12-16-63 | DATE: 12-16-63 |
| 150-FY-60 | 150-FY-60 |
| 11-307 | 11-307-68B |



Block 1, Lot 1
Residential use - medium
density housing - 100
sq. ft. min. lot area

Block 1, Lot 2
Residential use - medium
density housing - 100
sq. ft. min. lot area

Block 1, Lot 3
Residential use - medium
density housing - 100
sq. ft. min. lot area

Block 1, Lot 4
Residential use - medium
density housing - 100
sq. ft. min. lot area

Block 1, Lot 5
Residential use - medium
density housing - 100
sq. ft. min. lot area

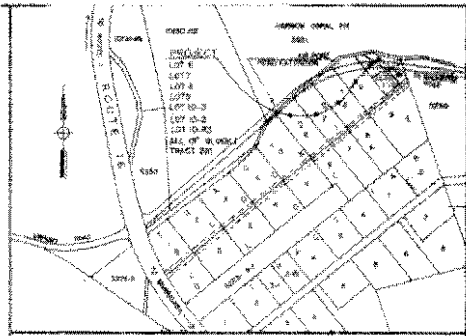
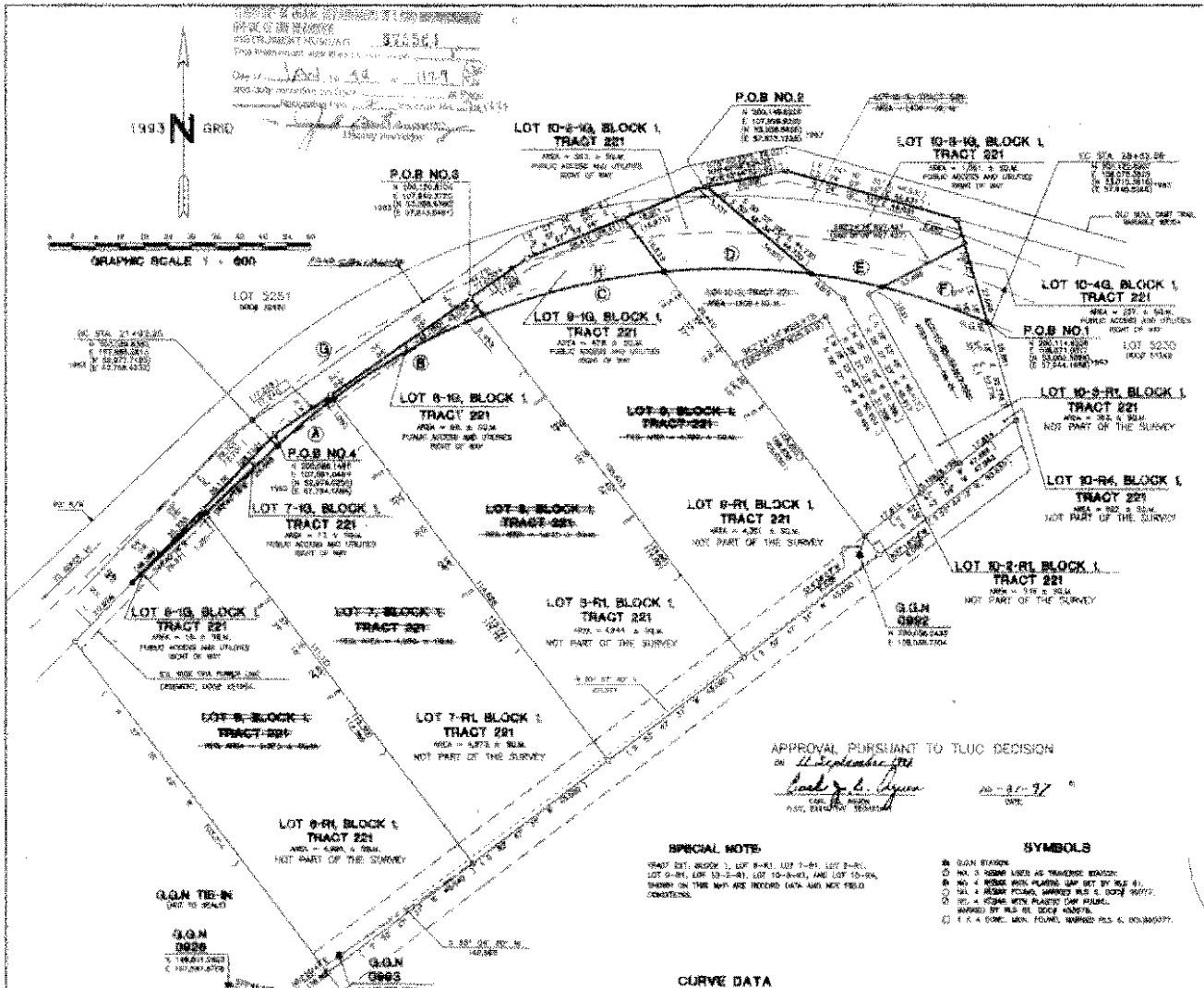
Re-Zoning & Land Use Development Tract 221, Municipality of Barrigada

Prepared by:
The Division of Land Planning, Department of Land Management

Certified by:


Maria C. Aguilar
Quasi Chief Planner


[illegible]
City



NOTES:

1. SURVEY AND MAPS ON PREVIOUS PROPERTY MARKED AS SHOWN AND SURVEY DATA SPECIFIED ON THE REFERENCED LOTZ PLANS.
2. ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
3. BEARING IS DEFINED BY THE INTERIOR ANGLE TO THE RIGHT AND REFERRED TO AS PERIODIC NOS. 300-359 AND EXCEPT WHERE NOTED OTHERWISE, OTHER ANGLES ARE TRUE ANGLES.
4. SURVEY LINE IS THE CENTER LINE UNLESS OTHERWISE NOTED ON THE APPROVAL MAP.

REFERENCES:

1. TRACT 10-10, PARTIAL SUBDIVISION MAP OF TRACT 221, BLOCK 1, LOT 10.
2. TRACT 11-10, SUB DIVISION SURVEY MAP OF TRACT 221, PREPARED BY R.S. & J.M. MOYER, INC., DATED 1997.

SURVEY AUTHORIZED BY:

ROBERTO A. MOYA, JR.
 DIRECTOR OF PUBLIC WORKS (Acting)

REVIEWED BY:

GEORGE K. SULLIVAN, JR.
 ENGINEER

CERTIFICATIONS:

APPROVAL PURSUANT TO TITLE 21, GUAM CODE ANNOTATED CHAPTER 40, SUBSECTION 40A

APPROVAL PURSUANT TO TUC DECISION
 ON 11 September 1997
 [Signature]
 ASST. DIRECTOR

SPECIAL NOTE:
 TRACT 221, BLOCK 1, LOT 8-8, LOT 9-8, LOT 10-8, LOT 10-9, LOT 10-10, LOT 10-11, LOT 10-12, LOT 10-13, LOT 10-14, LOT 10-15, LOT 10-16, LOT 10-17, LOT 10-18, LOT 10-19, LOT 10-20, LOT 10-21, LOT 10-22, LOT 10-23, LOT 10-24, LOT 10-25, LOT 10-26, LOT 10-27, LOT 10-28, LOT 10-29, LOT 10-30, LOT 10-31, LOT 10-32, LOT 10-33, LOT 10-34, LOT 10-35, LOT 10-36, LOT 10-37, LOT 10-38, LOT 10-39, LOT 10-40, LOT 10-41, LOT 10-42, LOT 10-43, LOT 10-44, LOT 10-45, LOT 10-46, LOT 10-47, LOT 10-48, LOT 10-49, LOT 10-50, LOT 10-51, LOT 10-52, LOT 10-53, LOT 10-54, LOT 10-55, LOT 10-56, LOT 10-57, LOT 10-58, LOT 10-59, LOT 10-60, LOT 10-61, LOT 10-62, LOT 10-63, LOT 10-64, LOT 10-65, LOT 10-66, LOT 10-67, LOT 10-68, LOT 10-69, LOT 10-70, LOT 10-71, LOT 10-72, LOT 10-73, LOT 10-74, LOT 10-75, LOT 10-76, LOT 10-77, LOT 10-78, LOT 10-79, LOT 10-80, LOT 10-81, LOT 10-82, LOT 10-83, LOT 10-84, LOT 10-85, LOT 10-86, LOT 10-87, LOT 10-88, LOT 10-89, LOT 10-90, LOT 10-91, LOT 10-92, LOT 10-93, LOT 10-94, LOT 10-95, LOT 10-96, LOT 10-97, LOT 10-98, LOT 10-99, LOT 10-100.

SYMBOLS

1. G.I.N. 0926
2. NO. 3 ROAD MARKS AS TRAFFIC SIGN
3. NO. 4 ROAD MARKS AS TRAFFIC SIGN
4. ALL A ROAD MARKS MARKED PER S.D. 9975
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100. ALL A ROAD MARKS MARKED PER S.D. 9975

CURVE DATA

| Curve | Stationing | Radius (m) | Chord (m) | Delta (deg) | Delta/2 (deg) | Chord/2 (m) | Offset (m) |
|-------|------------|------------|-----------|-------------|---------------|-------------|------------|
| A | 10+00.00 | 100.00 | 100.00 | 180.00 | 90.00 | 100.00 | 0.00 |
| B | 10+00.00 | 100.00 | 100.00 | 180.00 | 90.00 | 100.00 | 0.00 |
| C | 10+00.00 | 100.00 | 100.00 | 180.00 | 90.00 | 100.00 | 0.00 |
| D | 10+00.00 | 100.00 | 100.00 | 180.00 | 90.00 | 100.00 | 0.00 |
| E | 10+00.00 | 100.00 | 100.00 | 180.00 | 90.00 | 100.00 | 0.00 |
| F | 10+00.00 | 100.00 | 100.00 | 180.00 | 90.00 | 100.00 | 0.00 |
| G | 10+00.00 | 100.00 | 100.00 | 180.00 | 90.00 | 100.00 | 0.00 |
| H | 10+00.00 | 100.00 | 100.00 | 180.00 | 90.00 | 100.00 | 0.00 |

BASIC LOT DATA

| Lot No. | Area (sq. m) | Perimeter (m) | Area (sq. ft) | Perimeter (ft) |
|---------|--------------|---------------|---------------|----------------|
| 6 | 100.00 | 100.00 | 1076.41 | 1000.00 |
| 7 | 100.00 | 100.00 | 1076.41 | 1000.00 |
| 8 | 100.00 | 100.00 | 1076.41 | 1000.00 |
| 9 | 100.00 | 100.00 | 1076.41 | 1000.00 |
| 10 | 100.00 | 100.00 | 1076.41 | 1000.00 |

**GOVERNMENT OF GUAM
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF HIGHWAYS
 SURVEY SERVICES SECTION**

**REAL ESTATE REQUIREMENT
 BEVERAGE MAP OF
 LOT 6, LOT 7, LOT 8, LOT 9,
 LOT 10-2, LOT 10-3, AND LOT 10-4,
 ALL OF BLOCK 1, TRACT 221**
 (MUNICIPALITY OF GUAM)

ROBERTO A. MOYA
 REGISTERED LAND SURVEYOR
 472-2217/472-2218/472-2219/472-2220

| LOT NUMBER | ZONE DESIGNATION | COMMENTS |
|----------------------|--------------------------------|--------------------|
| L10130-R2NEW-R4 | M-1 | PL 22-154 |
| T221, B1, L2NEW-1-R1 | M-1 | GLUC ACTION 690270 |
| T221, B1, L3-R1 | M-1 | GLUC ACTION 690270 |
| T221, B1, L4-2 | A - WITH ZONE VARIANCE FOR USE | GLUC ACTION 588475 |
| T221, B1, L7-R1 | M-1 | GLUC ACTION 862712 |
| L5235-1 | M-1 | PL 22-16 |
| L5235-2 | M-1 | PL 22-16 |
| L5235-3 | M-1 | PL 22-16 |
| L5235-4 | M-1 | PL 22-16 |
| L5235-5 | M-1 | PL 22-16 |
| L5235-6 | M-1 | PL 22-16 |
| L5235-7 | M-1 | PL 22-16 |
| T148, B1, L7-1 | M-1 | GLUC ACTION |
| T148, B1, L8 | M-1 | GLUC ACTION |
| T148, B2, L7-R1 | M-1 | GLUC ACTION |

FOR
RECORDATION
AT
DEPARTMENT
OF
LAND
MANAGEMENT,
GOVERNMENT
OF
GUAM

Ministry of Government of Guam
Department of Land Management, Office of the Recorder
Instrument No. 632465
on the year 20 01, Month 1, Day 22, June 201
Recording Fee 30. Receipt No. 1779293
Deputy Recorder [Signature]

(ABOVE SPACE FOR RECORDERS USE ONLY)

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

Parties, Consideration and Grant

KNOW YE, that NAVMAR FEDERAL CREDIT UNION now known as
COMMUNITY FIRST FEDERAL CREDIT UNION, (Tax Payers I.D. No. _____),
whose mailing address is 810 W. Marine Dr., Hagatña, Guam 96911
who is hereinafter referred to as the "GRANTOR", for good and in lawful consideration
in the sum of (\$10.00), and other valuable consideration paid by, FRANCISCO R.
SANCHEZ, (Social Security No. ██████████ - 8034), a single man, whose
mailing address is 790 N. Marine Dr., P.O. Box 970, Tumon, Guam 96911, and
MARIE E. TAITANO, (Social Security No. ██████████ - 1708), a single
woman, whose mailing address is 790 W. Marine Dr., P.O. Box 970, Tumon, Guam 96911
who are hereinafter referred to as the "GRANTEES", the receipt of which is hereby
acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEES,
in fee simple, as joint tenants with rights of survivorship, forever, the following
described parcel of property:

PROPERTY DESCRIPTION

LOT NO. 6, BLOCK NO. 1, TRACT NO. 221, BARRIGADA, GUAM, ESTATE NO.
17157, SUBURBAN, as said lot is marked and designated on Map Drawing No.
11-20T. 68 B, dated: March 5, 1969 and recorded on May 7, 1969 in the
Department of Land Management, Government of Guam, under Instrument
No. 90077.

The following is shown for information purposes only: Said map shows the
area to be: 53,916 ± Square Feet; Last Certificate of Title No. 25217 issued to
Sinfороso C. Tolentino and Concepcion M. Tolentino.

AFFIDAVIT

I, FRANCISCO R. SANCHEZ, first duly sworn, deposes and says:

1. That I acquired the following described property identified as:

LOT NO. 6, BLOCK NO. 1, TRACT NO. 221, BARRIGADA, GUAM, ESTATE NO. 17157, SUBURBAN, as said lot is marked and designated on Map Drawing No. 11-20T. 68 B, dated: March 5, 1969 and recorded on May 7, 1969 in the Department of Land Management, Government of Guam, under Instrument No. 90077.

The following is shown for information purposes only: Said map shows the area to be: 53,916 ± Square Feet; Last Certificate of Title No. 25217 issued to Sinforoso C. Tolentino and Concepcion M. Tolentino.

2. That I am a single man.

3. That the above described property was acquired joint tenants with rights of survivorship with Marie E. Taitano.

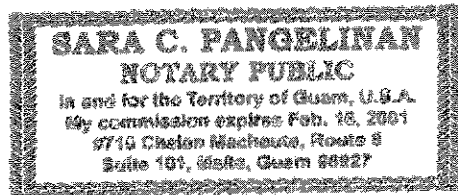
4. That this affidavit is made for the purpose of complying with the requirement of Title 21 Guam Code Annotated Section 29158.

[Handwritten Signature]
FRANCISCO R. SANCHEZ

SUBSCRIBED and sworn to before me this 19 day of January, 2001.

) SEAL (

[Handwritten Signature]
Notary Public



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

632467

File fee record is Instrument No. _____

on the year 20 01 Month 1 Day 22 Time 2:05

Recording Fee 2 Receipt No. 1179293

Deputy Recorder *[Handwritten Signature]*

FOR)
RECORDATION)
AT)
DEPARTMENT)
OF)
LAND)
MANAGEMENT,)
GOVERNMENT)
OF)
GUAM)

Island of Guam, Government of Guam
Department of Land Management, Office of The Recorder
File for record is Instrument No. 632465
on the year 20 01, Month 1, Day 22, Time 2:01
Recording Fee 30. Receipt No. 1779292
Deputy Recorder [Signature]

(ABOVE SPACE FOR RECORDERS USE ONLY)

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

Parties, Consideration and Grant

KNOW YE, that NAVMAR FEDERAL CREDIT UNION now known as COMMUNITY FIRST FEDERAL CREDIT UNION, (Tax Payers I.D. No: _____), whose mailing address is 810 W. Marine Dr., Hagatña, Guam 96911 who is hereinafter referred to as the "GRANTOR", for good and in lawful consideration in the sum of (\$10.00), and other valuable consideration paid by, FRANCISCO R. SANCHEZ, (Social Security No.: [Redacted] - 4034), a single man, whose mailing address is 790 N. Marine Dr., PMB 970, Tumon, Guam 96911, and MARIE E. TAITANO, (Social Security No.: [Redacted] - 0908), a single woman, whose mailing address is 790 N. Marine Dr., PMB 970, Tumon, Guam 96911 who are hereinafter referred to as the "GRANTEES", the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEES, in fee simple, as joint tenants with rights of survivorship, forever, the following described parcel of property:

PROPERTY DESCRIPTION

LOT NO. 6, BLOCK NO. 1, TRACT NO. 221, BARRIGADA, GUAM, ESTATE NO. 17157, SUBURBAN, as said lot is marked and designated on Map Drawing No. 11-20T. 68 B, dated: March 5, 1969 and recorded on May 7, 1969 in the Department of Land Management, Government of Guam, under Instrument No. 90077.

The following is shown for information purposes only: Said map shows the area to be: 53,916 ± Square Feet; Last Certificate of Title No. 25217 issued to Sinforoso C. Tolentino and Concepcion M. Tolentino.

AFFIDAVIT

I, MARIE E. TAITANO, first duly sworn, deposes and says:

1. That I acquired the following described property identified as:

LOT NO. 6, BLOCK NO. 1, TRACT NO. 221, BARRIGADA, GUAM, ESTATE NO. 17157, SUBURBAN, as said lot is marked and designated on Map Drawing No. 11-20T. 68 B, dated: March 5, 1969 and recorded on May 7, 1969 in the Department of Land Management, Government of Guam, under Instrument No. 90077.

The following is shown for information purposes only: Said map shows the area to be: 53,916 ± Square Feet; Last Certificate of Title No. 25217 issued to Sinforoso C. Tolentino and Concepcion M. Tolentino.

2. That I am a single woman.

3. That the above described property was acquired joint tenants with rights of survivorship with Francisco R. Sanchez.

4. That this affidavit is made for the purpose of complying with the requirement of Title 21 Guam Code Annotated Section 29158.

Marie E. Taitano
MARIE E. TAITANO

SUBSCRIBED and sworn to before me this 19 day of January, 2001.

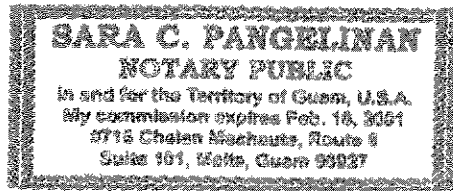
) SEAL (

Sara C. Pangelinan
Notary Public

Department of Land Management, Office of the Recorder.

File (Instrument No.) Instrument No. 632488
on the year 20 01 Month 1 Day 22 Time 2:09
Recording Fee 2 Receipt No. 1179293

Deputy Recorder [Signature]



PARCEL DESCRIPTION

M04 T221 BI L6-R1

Municipality Barrigada Suburban

Land Area 4993 Sq ft

Parcel Identification Number (PIN): 1367768149

Owner: SANCHEZ FRANCISCO R

Mailing Address: PO BOX 21555
BARRIGADA GU 96921**YOUR PROPERTY TAX VALUES**

Tax Period: January 01, 2014 to December 31, 2014

Appraised Value:

| | | |
|----------------|----|--------|
| Land | \$ | 244685 |
| Building | \$ | 0 |
| Total Value: | \$ | 244685 |
| Exemption: | \$ | 0 |
| Taxable Value: | \$ | 244685 |

Taxes Payable Year: 2014

Invoice Number: RP14009324

Year Assessed: 2014

Print Date: 12/12/13

| | | | | | |
|-----------------------------|----|--------|---------------|----|-------|
| 1. Land Assessed Value: | \$ | 244685 | Land Tax: | \$ | 214.1 |
| 2. Building Assessed Value: | \$ | 0 | Building Tax: | \$ | 0 |
| 3. Total Tax Due: | | 214.1 | | | |

YOUR PROPERTY TAX AND HOW IT IS REDUCED BY THE GOVERNMENT OF GUAM

4. Property taxes before reduction by Chapter 24 Title 11 GCA
5. Credits of January 23, 2015
6. Tax Assessment / Penalties / Credits

| | | | | |
|--------------|----|-------|------------|--|
| LAND TAX | \$ | 214.1 | Item 1 | |
| BUILDING TAX | \$ | 0 | Item 2 | |
| CREDITS | \$ | 0 | Item 5 (a) | |
| PAYMENTS | \$ | 0 | | |

| | | |
|--------------------|----|---|
| DELINQUENT PENALTY | \$ | 0 |
| PREPARATION FEE | \$ | 0 |
| COPY FEE | \$ | 0 |
| OTHER FEES | \$ | 0 |

Tax less Credits and Payments Subtotal: \$ 214.1

| | | |
|---------------|----|-------|
| 7. Total Due: | \$ | 214.1 |
|---------------|----|-------|

1st Installment DUE April 20, 2015: \$ 107.05

2nd Installment DUE May 20, 2015: \$ 107.05

APR 17 2015
TREASURER OF GUAM
#15

PAID
APR 17 2015
TREASURER OF GUAM