


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

Bill No. 272-33 (cor)

Introduced by:

T.C. Ada 

2016 MAR -11 PM 4:50  


**AN ACT TO AUTHORIZE *I MAGA'LÅHEN GUAHAN* TO  
SELL THOSE PORTIONS OF LOT NO. 554-1 AND LOT  
NO. 553-1 CONTAINED WITHIN LOT NO. 25, BLOCK  
NO. 23 IN NEW AGANA, GUAM; AND TO DEPOSIT  
THE PROCEEDS OF THE SALE IN THE CHAMORRO  
LAND TRUST INFRASTRUCTURE AND SURVEY  
FUND.**

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

**Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds that Old Agana Lot No. 552 contained within New Agana Lot No. 25 in Block No. 23 located in the City of New Hagatna is landlocked on the northern boundary by certain portions of Old Agana Lot No. 554-1 and Old Agana Lot No. 553-1; is landlocked on the western boundary by New Agana Lot No. 24, Block 23; is landlocked on the southern boundary by Government of Guam Land known as “the Old Agana Cortez Street”; and is landlocked on the eastern boundary by New Agana Lot No. 26, Block 23.

*I Liheslaturan Guåhan* finds that the owners of Lot No. 552 Michael E. Perez and Christina T. Perez would like to resolve the landlocked issue by purchasing certain portions of Lot Nos. 554-1 and 553-1, containing an approximate total area of

1 one hundred forty seven (147) plus or minus square meters. Lots 554-1 and 553-1  
2 belong to the Government of Guam and are not currently utilized.

3 *I Liheslaturan Guåhan* further finds that Lot No. 552 in Lot 25, Block 23 is  
4 used to operate a small business delicatessen and bakery, and that the owners of Lot  
5 552 Michael E. Perez and Christina T. Perez would like to expand their business but  
6 are unable to do so until the landlocked situation is resolved.

7 It is the intent of *I Liheslaturan Guåhan* to authorize and make available for  
8 purchase certain portions of Lot Nos. 554-1 and 553-1 in Lot 25, Block 23 to the  
9 abutting property owners of that certain portion of Lot No. 552 Michael E. Perez and  
10 Christina T. Perez.

11 **Section 2. Sale of Government Land Authorized.** *I Maga'Lahen Guahan* is  
12 hereby authorized to sell, at fair market value, certain portions of Lot No. 554-1 and  
13 Lot No. 553-1 contained within Lot No. 25, Block No. 23, City of Hagåtña, Guam to  
14 Michael E. Perez and Christina T. Perez the owners of that certain portion of Lot No.  
15 552 that is contained in Lot 25, Block 23. The Governor shall report such transaction  
16 to the Speaker within thirty days (30) of its completion.

17 **Section 3. Fair Market Value and Appraisals.** In determining the fair market  
18 value of the properties, §2107 Chapter 2 Title 2 Guam Code Annotated and Section  
19 6.04 (c) (i) of the Standing Rules of *I Mina' Trentai Tres Na Liheslaturan Guåhan*  
20 relative to the appraisals of land *shall* apply to this Act.

21 **Section 4. Proceeds from Sale to be Deposited in the Chamorro Land**  
22 **Trust Infrastructure and Survey Fund.** All proceeds from the sale of land  
23 authorized in Section 2 of this Act shall be deposited in the Chamorro Land Trust  
24 Infrastructure and Survey Fund.

25 **Section 5. Severability.** If any provision of this Law or its application to any  
26 person or circumstance is found to be invalid or contrary to law, such invalidity shall

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

