


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

Bill No. 273-33(COR)

T.C. Ada 

**AN ACT TO AMEND PUBLIC LAW 28-101 RELATIVE
TO THE DEPARTMENT OF CORRECTIONS
PROTECTIVE ZONE AND THE OWNER OF LOT 5400-
R6, MUNICIPALITY OF MANGILAO.**

2016 MAR 21 PM 4:51


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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that Public Law 17-54 created a protective zone surrounding the perimeter of the
4 Department of Corrections (DOC) in *Mangilao* and further authorized *I*
5 *Maga'låhen Guåhan* to conduct land exchanges on an area for area basis with the
6 affected landowners. This zone affects properties contained within a five hundred
7 foot (500') radius of the perimeter surrounding the DOC. This zone includes Lot
8 Number 5400-R6 owned by Teodoro Q. and Dolores C. Llanes, among other lots
9 owned by other landowners.

10 *I Liheslaturan Guåhan* also finds that Public Law 28-101 further authorized
11 *I Maga'låhen Guåhan* to conduct the land exchanges on a value for value basis;
12 with government owned land located in *Dededo* and the privately owned land in
13 *Mangilao*.

14 *I Liheslaturan Guåhan* further finds that the land exchange process has taken
15 so long to close that some of the original landowners have passed away but prior to
16 their death transferred their interest to their children.

1 It is the intent of *I Liheslaturan Guåhan* to amend Public Law 28-101 to
2 place the names of the children in place of the original landowners.

3 **Section 2.** Section 2 of Public Law 28-101, is hereby amended to read as
4 follows:

5 **Section 2. Authorization.** *I Maga'låhen Guåhan* is authorized to
6 exchange on a value for value basis government owned lots located within
7 the Subdivision of Tract 11405, *Dededo*, more particularly described as:

8 "Tract 11405, Municipality of *Dededo*, containing a cumulative area
9 of 283,233 square meters, described within map drawing reference number
10 301-FY99 and 14-99T652 recorded at the Department of Land Management
11 as Document Number 618339."

12 with privately owned property more particularly described as:

13 Lot Number 5400-R6, Lichan Sabana, Municipality of *Mangilao*,
14 Estate No. 15101, Suburban, containing an area of ±10,185.76 square
15 meters, belonging to Teodoro Q. Llanes and Dolores C. Llanes or their
16 surviving heir May C. Llanes or in anywise appertaining unto said surviving
17 heir, her heirs and assigns (Exhibit A – Deed of Gift Document No.
18 700564), with reference map filed at the Department of Land Management
19 as Document Number 90578.

20 **Section 3.** Section 3 of Public Law 28-101, is hereby amended to read as
21 follows:

22 **Section 3. Facilitation of Land Exchange, Fair Market Value**
23 **and Appraisals.**

24 ~~(a) The Director of the Department of Land Management shall~~
25 ~~facilitate for *I Maga'låhen Guåhan* the exchange of land provided for in~~
26 ~~Section 2 upon the completion of two (2) appraisals on all lands concerned~~
27 ~~prepared by two (2) different licensed real estate appraisers, one of whom~~

1 shall be selected by the Department of Land Management and the other by
2 the private landowner. The average of the two (2) appraisals shall be used as
3 the value for the transfer. Appraisals shall correspondingly be paid for by
4 each property owner. The land exchange shall be accomplished within one
5 hundred eighty (180) days from the enactment hereof.

6 (b) ~~The Director of the Department of Land Management is hereby~~
7 ~~authorized to expend up to Four Thousand Dollars (\$4,000) from the sums~~
8 ~~appropriated in Item (8) of Section 6, Part II of Chapter V, Public Law 28-~~
9 ~~68, "General Appropriations Act of Fiscal Year 2006" to pay for appraisals~~
10 ~~conducted on government-owned property in accordance with Subsection~~
11 ~~(a).~~

12 (a) In determining the fair market value of the properties, § 2107 of
13 Chapter 2, Title 2, Guam Code Annotated and Section 6.04(c)(1) of the
14 Standing Rules of I Mina' Trentai Tres Na Liheslaturan Guåhan relative to
15 the appraisals of land shall apply to this Act.

16 (b) The Director of the Department of Land Management shall
17 facilitate for I Maga 'låhen Guåhan the exchange of land provided for in
18 Section 2. This law shall remain in effect until the land exchange has been
19 completed.

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

DEED OF GIFT

KNOW ALL MEN BY THESE PRESENTS:

That we, Teodoro Q. Llanes and Dolores C. Llanes, husband and wife of Dededo, Guam, for and in consideration of the love and affection which I have and bear unto May C. Llanes, single, United States citizen and resident of Dededo, Guam, do by these presents hereby give, grant, alien, and confirm unto the said May C. Llanes the described real property:

Lot Number 5400-R6, Lichan Sabana, Mangilao, Sinajana, Guam, Estate No. 15101, Suburban, containing an area of 10,185.76 square meters, reference to map filed under Document No. 90578.

Together with all and singular the tenents, hereditments and appurtenances thereunto belonging, or in anywise appertaining unto said Donee, her heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of

November, 2004


TEODORO Q. LLANES


DOLORES C. LLANES

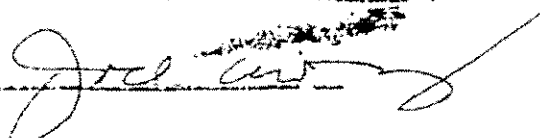
May C. Llanes
P.O. Box 2239
Hagatña, Guam 96932

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

File for record is Instrument No. 700564

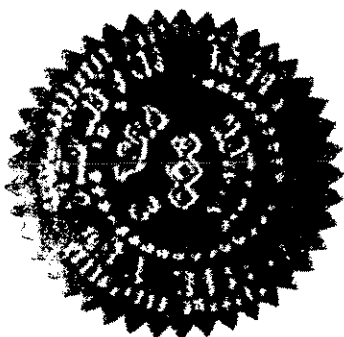
on the year 2004 Month 11 Day 18 Year 1037

Recording Fee 10 Receipt No. 10061



GUAM, U. S. A.)
) S. S.
CITY OF HAGATNA)

On this 6th day of November, 2004, before me, the undersigned notary, personally appeared: TEODORO Q. LLANES, DOLORES C. LLANES and MAY C. LLANES, the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Benjamin G. Galarpe
BENJAMIN G. GALARPE
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires August 9, 2006
P. O. Box 921, Hagatna, Guam 96932