

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

Bill No. 331-33 (COR)

Introduced By:

T.R. MUNA BARNES
B.J.F. CRUZ
F.B. AGUON JR.
F.F. BLAS, JR.
V.A. ADA
J. ESPALDON

AN ACT TO TRANSFER PORTIONS OF LOT 5075,
MUNICIPALITY OF TAMUNING OWNED BY THE
CHAMORRO LAND TRUST COMMISSION TO DECHA
FARMS, INC. IN A LAND EXCHANGE.

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that Decha Farms, Inc. would like to acquire a portion of lot 5075, Tamuning,
4 owned by the Chamorro Land Trust Commission in a value-for-value exchange for
5 a portion of property on Lot 154-1, Yona owned by Decha Farms, Inc.

6 **Section 2. Transfer of Property.** An area approximately eight thousand
7 eight hundred eight ($\pm 8,808$) square meters of Lot Number 5075, Tamuning,
8 owned by Chamorro Land Trust Commission, shall be transferred to Decha Farms,
9 Inc. in a value-for-value land exchange for property owned by Decha Farms, Inc.
10 on Lot 154-1, Yona. The portion of Lot Number 5075 to be transferred shall come
11 from the southern portion of the lot as depicted in Exhibit A. The portion of Lot
12 Number 154-1 shall come from the northeast portion of the lot as depicted in
13 Exhibit B and shall be inclusive of the Guam Waterworks pump station facility.
14 The value of the properties shall be fair market value determined as the average of
15 two appraisals with appraisers approved by the Director of the Department of Land

2016 JUN -3 AM 11:37

1 Management. The services of the appraisers shall be paid by Decha Farms, Inc.
2 Decha Farms, Inc. shall also have the properties surveyed at its expense and the
3 survey map shall be approved and recorded at the Department of Land
4 Management. The Guam Waterworks pump station facility area shall be included
5 in the CLTC portion to be transferred but shall be severed out from and made a
6 separate lot from the CLTC portion. Following the approval of the map and the
7 completion of the sale, the Department of Land Management shall provide a
8 certificate of title to the landowner within sixty (60) days of the sale.

9 **Section 3. Effective Date.** The provisions contained herein shall be
10 effective upon enactment of this Act.

11

EXHIBIT A

EXHIBIT B

