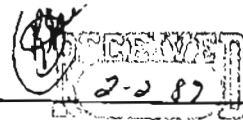




Territory of Guam
Territorio de Guam

OFFICE OF THE GOVERNOR
L'FISINAN I MAGA'LAHE
AGANA, GUAM 96910 U.S.A.



JAN 31 1989

The Honorable Joe T. San Agustin
Speaker, Twentieth Guam Legislature
Post Office Box CB-1
Agana, Guam 96910

Dear Mr. Speaker:

Transmitted herewith is Bill No. 974, which I have signed into law this date as
Public Law 19-56.

Sincerely,

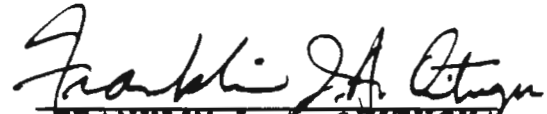
Joseph F. Ada
JOSEPH F. ADA
Governor of Guam

Attachment

NINETEENTH GUAM LEGISLATURE
1988 (SECOND) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Bill No. 974 (LS), "AN ACT TO AMEND SECTION 3 OF PUBLIC LAW 18-35, RESPECTING A CONVEYANCE TO THE GUAM ASSOCIATION OF RETIRED PERSONS, INC.," was on the 31st day of December, 1988, duly and regularly passed.


FRANKLIN J. A. QUITUGUA
Speaker

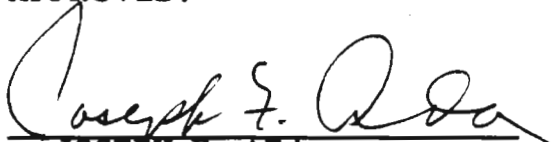
Attested:


PILAR C. LUJAN
Senator and Legislative Secretary

This Act was received by the Governor this 1st day of January, 1989,
at 12:53 o'clock p.m.


KATHERINE A. MARAMBA
Assistant Staff Officer
Governor's Office

APPROVED:


JOSEPH F. ADA
Governor of Guam

Date: JAN 31 1989

Public Law No. 19-56

NINETEENTH GUAM LEGISLATURE
1988 (SECOND) Regular Session

Bill No. 974 (LS)

Introduced by:

T. S. Nelson
M. Z. Bordallo
E. P. Arriola

J. G. Bamba
H. D. Dierking
E. R. Duenas
E. M. Espaldon
F. J. Gutierrez
M. K. Hartsock
P. C. Lujan
M. D. A. Manibusan
J. G. Miles
D. Parkinson
F. J. A. Quitugua
J. M. Rivera
M. C. Ruth
J. T. San Agustin
F. R. Santos
A. J. Shelton

AN ACT TO AMEND SECTION 3 OF PUBLIC
LAW 18-35 RESPECTING A CONVEYANCE TO
THE GUAM ASSOCIATION OF RETIRED
PERSONS, INC.

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:
2 Section 1. Section 3 of Public Law 18-35 is amended to read:
3 "Section 3. Notwithstanding any other provision of law, the
4 Governor of Guam is authorized to convey for One Dollar (\$1) to the
5 Guam Association of Retired Persons, Inc. ("GARP"), all title and
6 interest of the government of Guam in that parcel of land designated
7 as Lot No. 86-2 in the Municipality of Agana, Guam, containing 6,000
8 square meters ±, to construct a clubhouse facility for GARP; provided,
9 that in the event that GARP does not commence construction of a
10 clubhouse within five (5) years from the date of conveyance of the
11 subject property and issuance of a building permit, then Lot No. 86-2
12 shall revert to the government of Guam at no cost to the government;
13 and, further, provided, that if at any time the property is no longer

1 being used for a facility for GARP the property shall revert to the
2 government of Guam. These covenants shall be contained in any deed
3 issued by the government of Guam to GARP."



NINETEENTH GUAM LEGISLATURE

163 Chalan Santo Papa Street
P.O. Box CB-1
Agana, Guam 96910
Tel: 472-3425/3426/3427

November 2, 1988

Senator
Madeleine Z. Bordallo

CHAIRPERSON

COMMITTEE ON
HOUSING & COMMUNITY
DEVELOPMENT

MEMBER:

Committee on Justice,
Judiciary & Criminal Justice

Committee on Youth,
Human Resources, Senior
Citizens & Cultural Affairs

Committee on Ways & Means

Committee on General
Governmental Operations

Committee on Health,
Welfare & Ecology

Committee on Energy,
Utilities & Consumer
Protection

Committee on Rules

Honorable Franklin J. Quitugua
Speaker, Nineteenth Guam Legislature
Post Office Box CB-1
Agana, Guam 96910

Dear Mr. Speaker:

The Committee on Housing and Community Development, to which was referred Bill No. 974, "AN ACT TO AMEND SECTION 3 OF PUBLIC LAW 18-35," does recommend that the Bill, as Amended, be passed by the Nineteenth Guam Legislature.

Votes of the Committee Members are as follow:

| | |
|-------------------------------|----------|
| To Pass | <u>9</u> |
| To Not Pass | <u>0</u> |
| To Report Out Only | <u>0</u> |
| To Place In The Inactive File | <u>0</u> |
| Abstained | <u>0</u> |
| Off-Island | <u>0</u> |
| Not Available | <u>0</u> |

Respectfully submitted,

Madeleine Z. Bordallo
MADELEINE Z. BORDALLO

Enclosures

COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

COMMITTEE REPORT ON BILL NOS. 974 and 977

Bill 974: "AN ACT TO AMEND SECTION 3 OF PUBLIC LAW 18-35"

Bill 977: "AN ACT TO AMEND PUBLIC LAW 18-35, SECTION 3,
RELATIVE TO CONVEYING GOVERNMENT REAL PROPERTY
TO THE GUAM ASSOCIATION OF RETIRED PERSONS, INC."

A Public Hearing on Bill Nos. 974 and 977 was conducted by the Committee on Housing and Community Development on September 13, 1988 at 9:00 a.m. in the Legislative Session Hall.

Committee Members Present: Chairperson Senator Madeleine Z. Bordallo; Vice Chairperson Pilar C. Lujan; Senators Elizabeth P. Arriola, Herminia D. Dierking, Ted S. Nelson, James Miles, and Martha C. Ruth.

Witnesses Heard: Frank Castro, Acting Director of Land Management; F. T. Ramirez, President, Guam Association of Retired Persons (GARP); Pete Siguenza, President, local Chapter of the National Association of Retired Persons (NARFE); Jose S. San Nicolas, Legislative Liaison Officer for GARP.

SUMMARY OF TESTIMONY

All witnesses testified in favor of both Bills. Although the Bills addressed the same intent, amendments were requested to be made to Bill 977 as follows:

- Line 17: Add the word commence after the word not;
- Line 18: Add ion of after the word construct;
- Line 19: Add and issuance of building permit, after the word property.

In that issuance of a building permit sometimes requires a lengthy process, it was felt that the above amendments are necessary to allow the Association time to initiate and complete construction of the clubhouse.

The property designated under Public Law 18-35, Section 3, requires a lot of backfilling, and is affected by the Agana Flood Control project. This Bill would remove GARP from the area. Witnesses noted that the architect and surveyor have already inspected the new site, and the Association would be able to start building once this Bill becomes law. As of this date, the Association has \$67,000 plus an additional \$12,000 donated by private individuals, and will seek long-term financing.

The purpose of this clubhouse is to provide a meeting place for GovGuam retired senior citizens, and would be opened daily. To be eligible for membership in the Association, the person must be a retiree of the Government of Guam. There are currently about 125 members.

Mr. Siguenza, NARFE, noted that his Association is also looking for a place to build a clubhouse, and suggested that GARP might be willing to share their clubhouse with NARFE.

Senator Miles suggested that the membership might be expanded to include any retired person, whether the person might be from off island who happened to come to Guam, as long as membership dues are paid.

Senator Ruth suggested that the Director of Land Management look into the proposed property to ensure that there is no administrative nor legal commitment to the site, and to also ensure that the zone designation would not hold back the construction of the clubhouse should this bill pass into law.

COMMITTEE FINDINGS/RECOMMENDATIONS

The Chair stated that Bill 977 would be consolidated with Senator Nelson's Bill 974, and reported out using the earlier number. Amendments requested by GARP have been incorporated in an amended Bill 974.

Senator Dierking suggested that the word "clubhouse" be replaced with "facility for the use of retired persons." The Bill has been amended to substitute "facility" for "clubhouse."

In a separate discussion with the Chair, the GEPA Administrator expressed his concern over potential GARP facility encroachment onto federally protected wetlands on the fringes of Lot 86-2, that may present a barrier to development. The Bureau of Planning was requested to comment on this aspect on September 21. The Bureau and GEPA jointly inspected the site, and verified that placement of fill material has developed the wetlands within the lot boundaries, and protections would not be applicable to the subject lot.

The Director of Land Management has responded to Senator Ruth's concern by stating that the subject lot is within both Commercial and Agricultural zone designations. Proposed construction by GARP would require a conditional use application to the Territorial Planning Commission, not rezoning for unspecified commercial use.

Neither Mr. Siguenza's nor Senator Miles' suggestions are imposed on GARP as a legal condition for receiving this land.

The Committee recommends Bill 974, as Amended, to be Passed by the Nineteenth Guam Legislature.

ATTACHMENTS

1. Committee Voting Sheet on Bill No. 974, as Amended.
2. Bill No. 974, as Amended.
3. Bill No. 974, as submitted to the Committee.
4. Bill No. 977.
5. Map of Lot 86-2.
6. Map of proposed Agana Flood Control project.
7. Transmittal of draft bill by Governor Ada, dated 7/5/88.
8. Testimony of Acting Director of Land Management.
9. Testimony of Jose S. San Nicolas, GARP.
10. P.L. 19-11, Section 2.
11. Chairperson's letter to Bureau of Planning of 9/21/88, re GEPA's concern.
12. Bureau of Planning's response, dated October 12, 1988.
13. Fiscal Note from Bureau of Budget & Management Research.
14. Committee Members Attendance Sheet.
15. Witnesses Attendance Sheet.

COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

VOTING SHEET

Bill No. 974, as Amended

"AN ACT TO AMEND SECTION 3 OF PUBLIC LAW 18-35"

| <u>COMMITTEE MEMBER</u> | <u>TO PASS</u> | <u>NOT TO PASS</u> | <u>TO REPORT OUT ONLY</u> | <u>TO PLACE IN INACTIVE FILE</u> |
|--|----------------------|--------------------|---------------------------|----------------------------------|
| <i>Madelaine Z. Bordallo</i> MADELEINE Z. BORDALLO Chairperson | ✓ | | | |
| <i>P. C. Lujan</i> PILAR C. LUJAN Vice-Chairperson | ✓ | | | |
| <i>Elizabeth P. Arriola</i> ELIZABETH P. ARRIOLA Member | ✓ | | | |
| <i>Herminia D. Dierking</i> HERMINIA D. DIERKING Member | ✓ | | | |
| <i>Ted S. Nelson</i> TED S. NELSON Member | ✓ | | | |
| <i>Joe T. San Agustin</i> JOE T. SAN AGUSTIN Member | ✓ | | | |
| <i>Ernesto Espaldon</i> ERNESTO ESPALDON Member | ✓ | | | |
| <i>Jim Miles</i> JIM MILES Member | ✓ | | | |
| <i>Martha C. Ruth</i> MARTHA C. RUTH Member | <i>Mr</i> 11/1/88 | | | |

NINETEENTH GUAM LEGISLATURE
1988 (SECOND) REGULAR SESSION

BILL NO. 974
As Amended by the
Committee on Housing
and Community Development

INTRODUCED BY:

T.S. NELSON
M.Z. BORDALLO

By Request of the Governor

AN ACT TO AMEND SECTION 3
OF PUBLIC LAW 18-35

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

2 Section 1. Public Law 18-35, Section 3, [should be] is amended
3 to read as follows:

4 "Section 3. Notwithstanding any other provision of law, the
5 Governor of Guam is authorized to convey for One Dollar (\$1.00) to
6 the Guam Association of Retired Person, Inc., all title and interest
7 of the Government of Guam in that parcel of land designated as Lot
8 No. [1507-3] 86-2 in the Municipality of Agana, Territory of Guam of
9 an area of [5348] 6,000 square meters +/- for the purpose of
10 constructing a [clubhouse] facility for the Guam Association of
11 Retired Persons, Inc.; provided, that in the event that the Guam
12 Association of Retired Persons, Inc. does not commence construction
13 of a clubhouse within five (5) years from the date of conveyance of
14 the subject property and issuance of a building permit, then Lot No.
15 [1507-3] 86-2 shall revert to the Government of Guam at no cost to
16 the government; and further provided that if at any time the [said]
17 property is no longer being used for a [clubhouse] facility for the
18 Guam Association of Retired Persons, Inc., the property shall revert
19 to the Government of Guam. These covenants shall be contained in
20 any deed issued by the Government of Guam to the Guam Association of
21 Retired Persons, Inc."

Introduced

AUG 22 '88

NINETEENTH GUAM LEGISLATURE
REGULAR SESSION

Bill No. 17-1

Introduced By: 

AN ACT TO AMEND SECTION 3
OF PUBLIC LAW 18-35

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

Section 1. Section 3 of Public Law 18-35 should be amended to read:

Section 3. Notwithstanding any other provision of law, the Governor of Guam is authorized to convey for One Dollar (\$1.00) to the Guam Association of Retired Persons, Inc., all title and interest of the Government of Guam in that parcel of land designated as Lot No. 86-2 [1507-3], in the Municipality of Agaña, Territory of Guam of an area of 6,000 [5,348] square meters ± for the purpose of constructing a clubhouse for the Guam Association of Retired Persons, Inc., provided, that in the event that the Guam Association of Retired Persons, Inc. does not construct a clubhouse within five (5) years from the date of conveyance of the subject property, then Lot No. 86-2 [1507-3] shall revert to the Government of Guam at no cost to the government; and further provided that if at any time the said property is no longer being used for a clubhouse for the Guam Association of Retired Persons, Inc., the property shall revert to the Government of Guam. These covenants shall be contained in any Deed issued by the Government of Guam to the Guam Association of Retired Persons, Inc.

Introduced

AUG 22 '88

NINETEENTH GUAM LEGISLATURE
1988 (SECOND) REGULAR SESSION

BILL NO. 977

INTRODUCED BY:

M.Z. BORDALLO *MZB*

BY REQUEST OF THE GOVERNOR

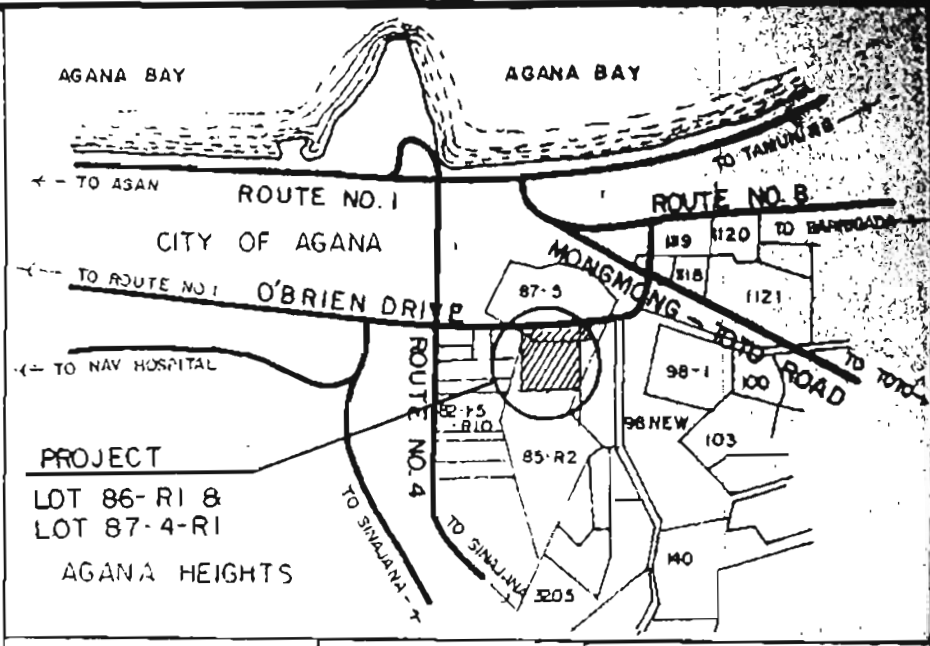
AN ACT TO AMEND PUBLIC LAW 18-35, SECTION 3,
RELATIVE TO CONVEYING GOVERNMENT REAL PROPERTY
TO THE GUAM ASSOCIATION OF RETIRED PERSONS, INC.

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF
2 GUAM:

3 Section 1. Public Law 18-35, Section 3,
4 shall be amended to read:

5
6 Section 3. Notwithstanding any other
7 provision of law, the Governor of Guam is
8 authorized to convey for One Dollar (\$1.00) to the
9 Guam Association of Retired Person, Inc., all
10 title and interest of the government of Guam in
11 that parcel of land designated as Lot No. [1507-3]
12 86-2 in the Municipality of Agana, territory of
13 Guam of an area of [5348] 6,000 square meters +/-
14 for the purpose of constructing a clubhouse for
15 the Guam Association of Retired Persons, Inc.;
16 provided, that in the event that the Guam
17 Association of Retired Persons, Inc. does not
18 construct a clubhouse within five (5) years from
19 the date of conveyance of the subject property,

1 then Lot No. [1507-3] 86-2 shall revert to the
2 government of Guam at no cost to the government;
3 and further provided that if at any time the said
4 property is no longer being used for a clubhouse
5 for the Guam Association of Retired Persons, Inc.,
6 the property shall revert to the government of
7 Guam. These covenants shall be contained in any
8 Deed issued by the government of Guam to the Guam
9 Association of Retired Persons, Inc.



PROJECT
 LOT 86-R1 &
 LOT 87-4-R1
 AGANA HEIGHTS

VICINITY MAP
 NOT TO SCALE

REFERENCES

1 DWG. NO. I4-77T074, LAND REGISTRATION OF LOT NOS. 35-R2, 95-2, 86-R1, 87-4-R1, 87-5, 87-6, 87-2, 87-3, 98-4 AND 87-16, PREPARED BY DEPT. OF LAND MGMT. LM # 170-FY 79 DOC. # 304316.

CERTIFICATIONS:

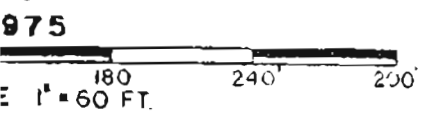
APPROVAL PURSUANT TO CHAPTER 3, TITLE 19, GOVERNMENT CODE OF GUAM

TERRITORIAL PLANNER *[Signature]* DATE 5-10-88

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 9, TITLE 14, GOVERNMENT CODE OF GUAM AND REGULATIONS THEREUNDER ON THIS 12th DAY OF MAY 1988

TERRITORIAL SURVEYOR *[Signature]*

I, CANDIDO I 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 APRIL 1988 IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS
[Signature] 5/6/1988
 CANDIDO I CASTRO RLS NO. 48 DATE



424.34
W
29
49
U.S.

LOT 88-4NEW
 DOC#96708B 315234

(S 28° 23' 00" W)
 S 28° 19' 08" W
 217.7

| REVISION | DATE | BRIEF DESCRIPTION | BY | APPROVED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------|--|----|----------|-------------|------|--|----------|---------------|---------|-------|----------|---------------|------------|-----|-------|-----|------------|-----|----------------------------------|--|---|--|--|--|--|---|--|--|--|--|---|--|--|
| <table border="1"> <tr> <td>SURVEY DATA</td> <td>DATE</td> <td rowspan="6"> <p>CANDIDO I. CASTRO SURVEYOR PLANNER RLS # 48 (GUAM) RLS # 5 (SAIPAN) P.O. BOX 108, AGANA, GUAM 96910 TEL: 565-9241 AGANA, GUAM M.I. CHALAN PLAZ, SAIPAN M.I.</p> </td> </tr> <tr> <td>FIELD BY</td> <td>MIC APR. 1988</td> </tr> <tr> <td>BOOK NO</td> <td>CC-34</td> </tr> <tr> <td>COMPUTED</td> <td>CIC APR. 1988</td> </tr> <tr> <td>RESEARCHED</td> <td>MIC</td> </tr> <tr> <td>DRAWN</td> <td>MIC</td> </tr> <tr> <td>CHECKED BY</td> <td>CIC</td> </tr> <tr> <td colspan="2">SATISFACTORY TO AND APPROVED BY:</td> <td colspan="3"> <p>PARCELLING SURVEY PLAT OF LOTS 87-4-R1, & 86-R1 MUNICIPALITY OF SINAJANA LS 19 SEC. 2</p> </td> </tr> <tr> <td colspan="2"> DIR. OF LAND MGMT. L.M. CHECKED NO. 249 - FY 88 </td> <td colspan="3"> BASIC LOTS 87-4-R1 / 86-R1 REGISTERED ON 8-27-1980 CERT. OF TITLE: DOC. 315234 IN NAME OF GOVERNMENT OF GUAM </td> </tr> <tr> <td colspan="2"></td> <td colspan="3"> SCALE: 1" = 50 FT. SHEET 1 OF 1 DRAWING NO. CC-8809 S </td> </tr> </table> | | | | | SURVEY DATA | DATE | <p>CANDIDO I. CASTRO SURVEYOR PLANNER RLS # 48 (GUAM) RLS # 5 (SAIPAN) P.O. BOX 108, AGANA, GUAM 96910 TEL: 565-9241 AGANA, GUAM M.I. CHALAN PLAZ, SAIPAN M.I.</p> | FIELD BY | MIC APR. 1988 | BOOK NO | CC-34 | COMPUTED | CIC APR. 1988 | RESEARCHED | MIC | DRAWN | MIC | CHECKED BY | CIC | SATISFACTORY TO AND APPROVED BY: | | <p>PARCELLING SURVEY PLAT OF LOTS 87-4-R1, & 86-R1 MUNICIPALITY OF SINAJANA LS 19 SEC. 2</p> | | | DIR. OF LAND MGMT. L.M. CHECKED NO. 249 - FY 88 | | BASIC LOTS 87-4-R1 / 86-R1 REGISTERED ON 8-27-1980 CERT. OF TITLE: DOC. 315234 IN NAME OF GOVERNMENT OF GUAM | | | | | SCALE: 1" = 50 FT. SHEET 1 OF 1 DRAWING NO. CC-8809 S | | |
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| FIELD BY | MIC APR. 1988 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BOOK NO | CC-34 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COMPUTED | CIC APR. 1988 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RESEARCHED | MIC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DRAWN | MIC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CHECKED BY | CIC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SATISFACTORY TO AND APPROVED BY: | | <p>PARCELLING SURVEY PLAT OF LOTS 87-4-R1, & 86-R1 MUNICIPALITY OF SINAJANA LS 19 SEC. 2</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIR. OF LAND MGMT. L.M. CHECKED NO. 249 - FY 88 | | BASIC LOTS 87-4-R1 / 86-R1 REGISTERED ON 8-27-1980 CERT. OF TITLE: DOC. 315234 IN NAME OF GOVERNMENT OF GUAM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | SCALE: 1" = 50 FT. SHEET 1 OF 1 DRAWING NO. CC-8809 S | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



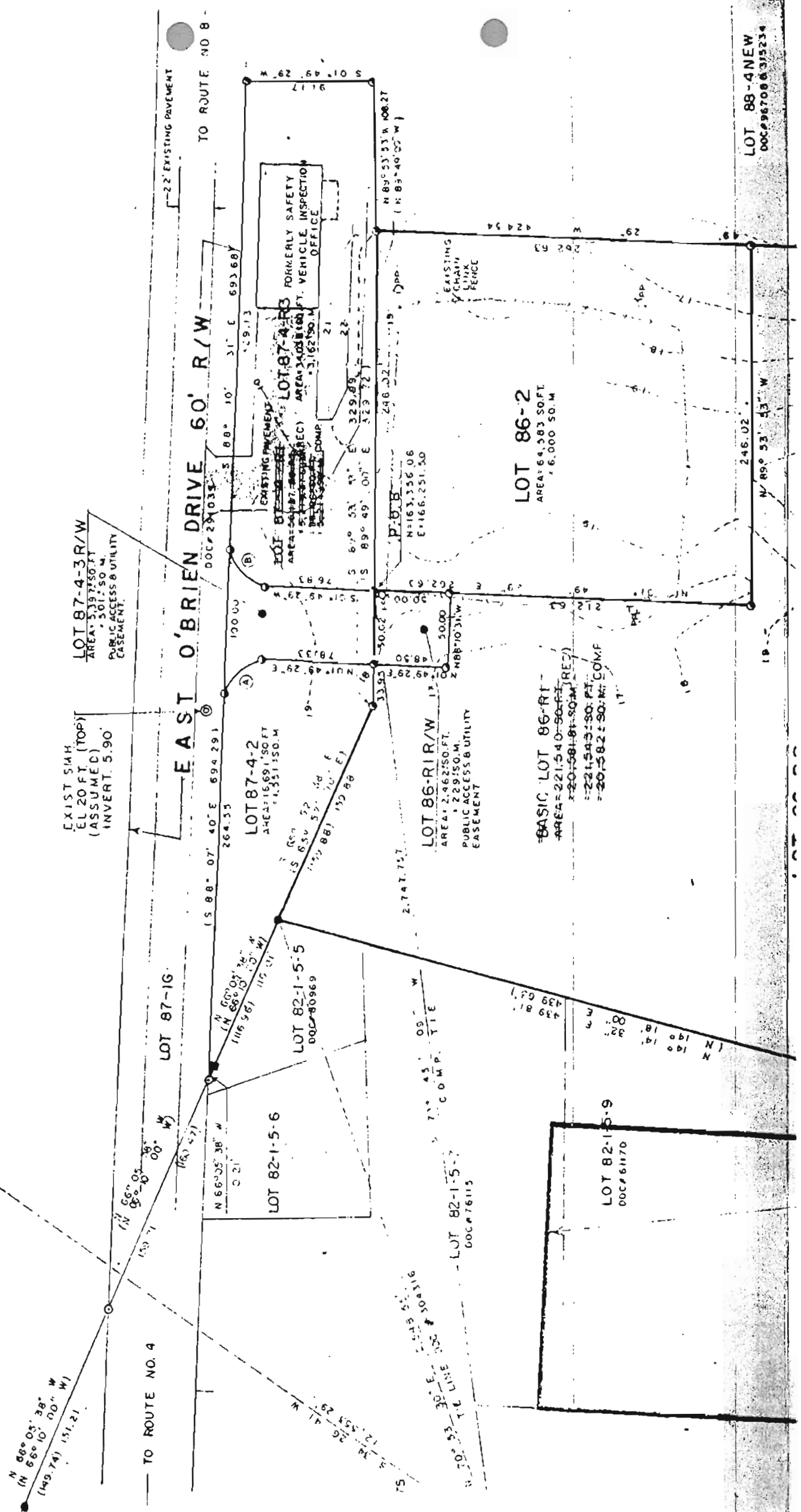
GGTN 1975



GRAPHIC SCALE 1"=60 FT.

CURVE DATA

- (A) $\Delta = 90^{\circ}00'00"$
 $R = 25.00$
 $L = 39.270$
 $C = 35.355$
- (B) $\Delta = 54^{\circ}00'00"$
 $R = 10.00$
 $L = 11.781$
 $C = 10.968$



EXIST. S.M.H.
 EL 20 FT. (TOP)
 (ASSUMED)
 INVERT: 5.90

EAST O'BRIEN DRIVE 60' R/W

TO ROUTE NO. 8

TO ROUTE NO. 4

LOT 87-4-4
 AREA: 3,162 SQ. M.
 FORMERLY SAFETY OFFICE

LOT 87-4-2
 AREA: 1,351 SQ. M.

LOT 82-1-5-6
 DOC# 80969

LOT 82-1-5-5
 DOC# 80969

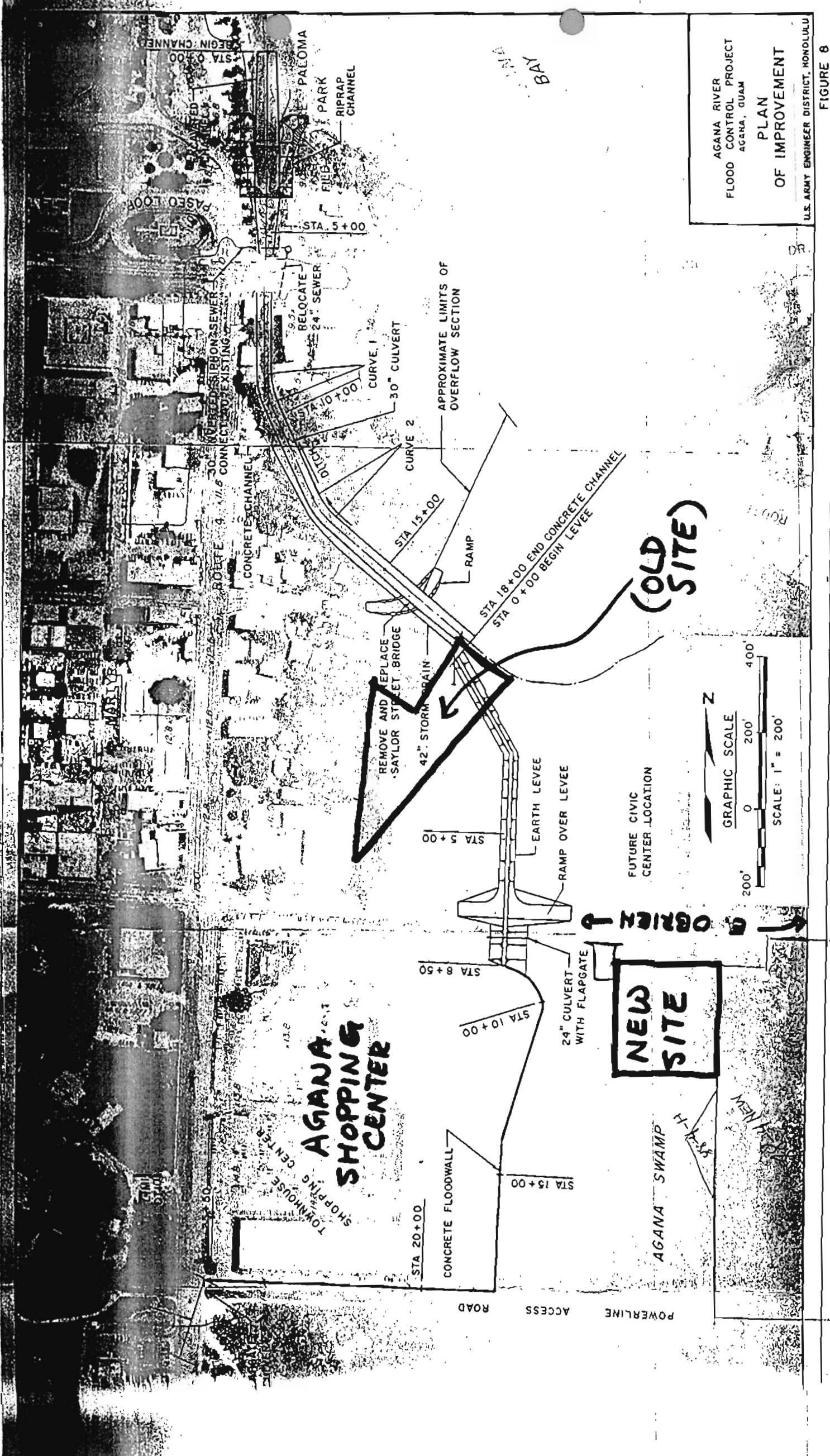
LOT 86-1-1
 AREA: 2,462 SQ. FT.
 PUBLIC ACCESS & UTILITY EASEMENT

LOT 86-2
 AREA: 6,583 SQ. FT.
 6,000 SQ. M.

BASIC LOT 86-1-1
 AREA: 221,540 SQ. FT. (REC)
 20,581.81 SQ. M.

LOT 82-1-5-9
 DOC# 61170

LOT 88-4-NEW
 DOC# 96708 & 39234



AGANA RIVER
 FLOOD CONTROL PROJECT
 AGANA, GUAM

PLAN
 OF IMPROVEMENT

U.S. ARMY ENGINEER DISTRICT, HONOLULU

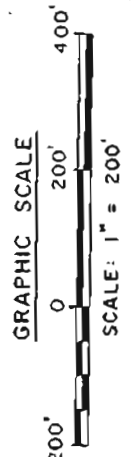
FIGURE 8

(OLD SITE)

NEW SITE

AGANA SHOPPING CENTER

FUTURE CIVIC CENTER LOCATION



DR.

POWERLINE ACCESS ROAD

AGANA SWAMP

H-1-1-88

NEW

STA 20+00

STA 15+00

STA 10+00

STA 8+50

STA 5+00

STA 15+00

STA 10+00

STA 5+00

STA 0+00

STA 5+00

STA 10+00

STA 15+00

STA 20+00

STA 25+00

STA 30+00

STA 35+00

STA 40+00

STA 45+00

STA 50+00

STA 55+00

STA 60+00

STA 65+00

STA 70+00

STA 75+00

STA 80+00

STA 85+00

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STA 200+00

STA 205+00

STA 210+00

STA 215+00

STA 220+00

STA 225+00

STA 230+00

STA 235+00

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STA 245+00

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STA 255+00

STA 260+00

STA 265+00

STA 270+00

STA 275+00

STA 280+00

STA 285+00

STA 290+00

STA 295+00

STA 300+00

STA 305+00

STA 310+00

STA 315+00

STA 320+00

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STA 335+00

STA 340+00

STA 345+00

STA 350+00

STA 355+00

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STA 475+00

STA 480+00

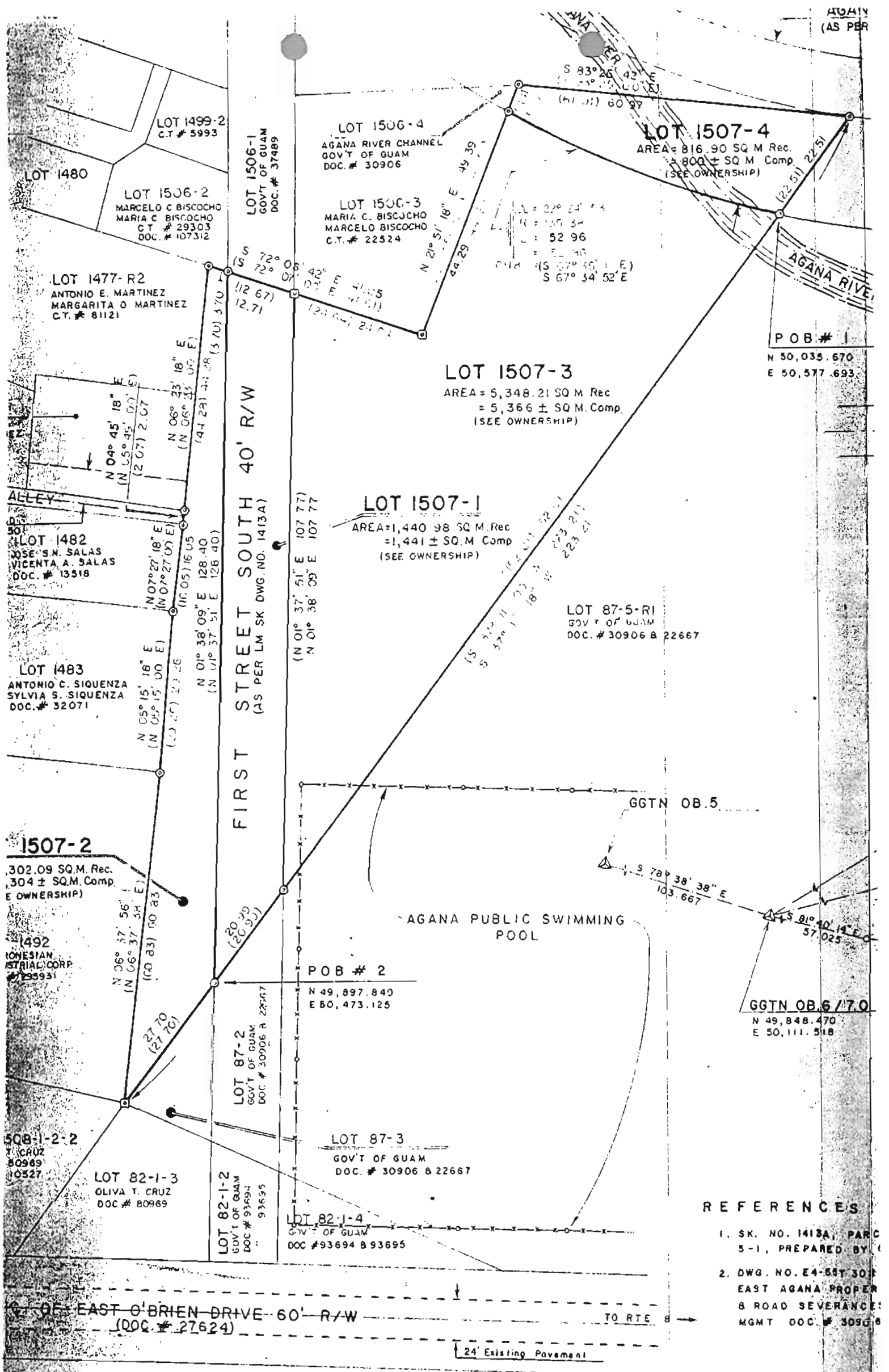
STA 485+00

STA 490+00

STA 495+00

STA 500+00

AGAIN
(AS PER



POB # 1
 N 50,035.670
 E 50,577.693

LOT 87-5-R1
 GOV'T OF GUAM
 DOC. # 30906 & 22667

POB # 2
 N 49,897.840
 E 50,473.125

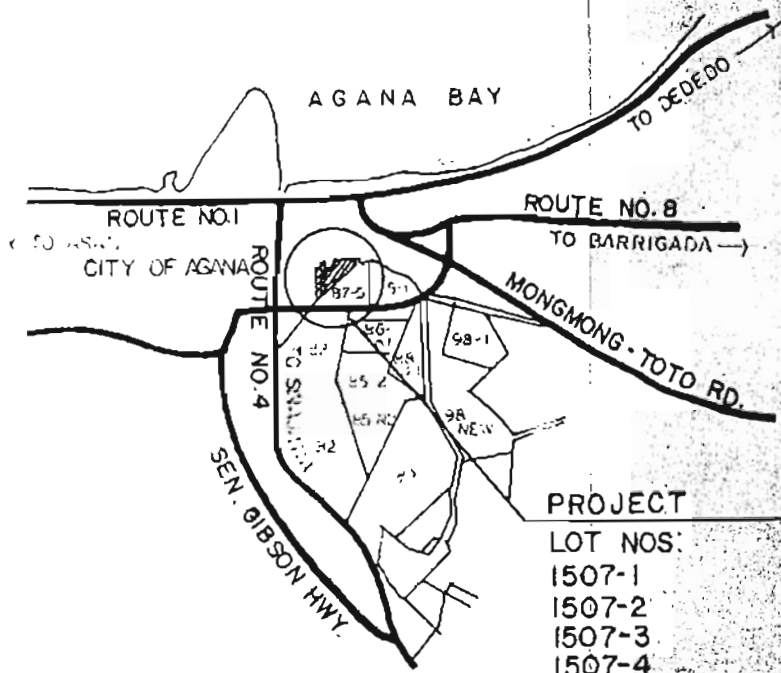
GGTN OB. 6 / 7.0
 N 49,848.470
 E 50,111.518

- REFERENCES
1. SK. NO. 1413A, PARC 5-1, PREPARED BY (
 2. DWG. NO. E4-55T 301 EAST AGANA PROPER & ROAD SEVERANCE: MGMT DOC. # 30906

GRAPHIC SCALE



GGTN 1963



PROJECT
LOT NOS:
1507-1
1507-2
1507-3
1507-4

LOCATION MAP

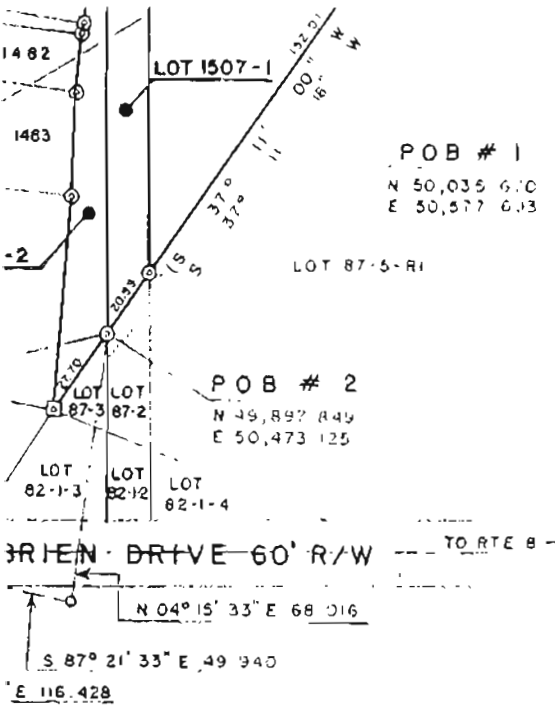
THAT IT MEETS ALL THE REQUIREMENTS OF CHAPTER 9, TITLE XIV OF THE GOVERNMENT CODE OF GUAM AND REGULATIONS THEREUNDER

[Signature] 12-17-86
TERRITORIAL SURVEYOR DATE

APPROVAL PURSUANT TO PUBLIC LAW 6-134 TITLE 19 GOVERNMENT CODE OF GUAM.

[Signature] 12/12/86
TERRITORIAL PLANNER Acting DATE

APPROVED BY: *[Signature]* 12/22/86
DIRECTOR OF LAND MANAGEMENT DATE



SURVEY DATA

| SUBJECT | BY | DATES |
|-------------|----------------|-----------|
| JOB NO. | 320-10-86 | OCT. 1986 |
| RESEARCHED | R. CRUZ | OCT. 1986 |
| FIELD BY | R.D.D & CREW | OCT. 1986 |
| FIELD SUPV. | B. ORTEGA, JR. | OCT. 1986 |
| COMPUTED BY | B. ORTEGA, JR. | OCT. 1986 |
| DRAWN BY | JIC / JGI | OCT. 1986 |
| CHECKED BY | N.B. CARINO | DEC. 1986 |

ABSTRACT OF TITLE

BASIC LOT SEE OWNERSHIP
CERT. OF TITLE
REGISTERED ON UNREGISTERED
IN NAME OF:
GOVERNMENT OF GUAM

GGTN TIE LINE
SCALE

TOOLS:
TM TRIANGULATION STATION
MC. MON. FOUND, SET BY UNKNOWN
4 REBAR SET, MARKED GOV-GUAM
VERSE STATION

| REV. | DATE | BRIEF DESCRIPTION | BY | DATE | APPROVED |
|------|------|-------------------|----|------|----------|
| | | | | | |

RETRACEMENT AND LAND REGISTRATION
SURVEY MAP OF
LOTS 1507-1, 1507-2, 1507-3
& 1507-4

MUNICIPALITY OF AGANA
LS 13 SEC. 3 units x & y — LS 19 SEC. 2 units x & y

GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT
LAND SURVEY DIVISION

| OWNER | DOCUMENT | C.T. No. | REGISTERED ON |
|--------------|----------------|----------|---------------|
| CITY OF GUAM | 22667 30906 | --- | UNREGISTERED |
| CITY OF GUAM | 22667 30906 | --- | UNREGISTERED |
| CITY OF GUAM | 22667 30906 | --- | UNREGISTERED |
| CITY OF GUAM | 22667 30906 | --- | UNREGISTERED |

SCALE 1" = 15 mtrs.
SHEET 1 OF 1
DRAWING NUMBER:
LM CHECKED NO. LAND MANAGEMENT
024-FY 87 I4-87T293



Secretary of Guam
For the Governor

OFFICE OF THE GOVERNOR
 P. H. SINANIMAGA LAHI
 AGANA, GUAM 96910 U.S.A.

B *m*
RECEIVED
 JUL 06 1988
11:01 AM

JUL 05 1988

Honorable Franklin J.A. Quitugua
 Speaker
 Nineteenth Guam Legislature
 P. O. Box CB-1
 Agana, Guam 96910

Hafa Adai Speaker Quitugua:

As you may be aware, the Army Corps of Engineers has designed the Agana River Development Plan, which will affect several lots within the immediate project site. To be specific, Lot 1507-3, in Agana, which was conveyed to the Guam Association of Retired Persons, Inc., pursuant to Public Law 18-35, is within the proposed project site. As a result, an alternate government parcel was identified, Lot No. 86-2 situated near the old Vehicle Inspection Station in Agana. The new site will not be affected by the Agana River Development Plan; nor will it be needed by the Government for any plans now or in the future.

In this regard, I respectfully request that Public Law 18-35 be amended to reflect the alternate lot indicated. Attached is a proposed bill for the purpose mentioned herein.

In light of the above, I have given my consent and I trust the Legislature will act similarly. I therefore respectfully request your favorable and expeditious action in this regard.

With warmest personal regard.

Si Yu'os Ma'ase',
Joseph F. Ada
 JOSEPH F. ADA
 Governor of Guam

Enclosure

190610

Res: Leyal
7/6/88
11:20 AM
KC

004134

NINETEENTH GUAM LEGISLATURE
1988 (SECOND) Regular Session

Bill No.

Introduced By:

AN ACT TO AMEND SECTION 3
OF PUBLIC LAW 18-35

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

Section 1. Section 3 of Public Law 18-35 ^{is} ~~should~~ be amended to read:

Section 3. Notwithstanding any other provision of law, the Governor of Guam is authorized to convey for One Dollar (\$1.00) to the Guam Association of Retired Persons, Inc., all title and interest of the Government of Guam in that parcel of land designated as Lot No. 86-2 [1507-3], in the Municipality of Agana, Territory of Guam of an area of 6,000 [5,348] square meters ± for the purpose of constructing a clubhouse for the Guam Association of Retired Persons, Inc., provided, that in the event that the Guam Association of Retired Persons, Inc. does not construct a clubhouse within five (5) years from the date of conveyance of the subject property, then Lot No. 86-2 [1507-3] shall revert to the Government of Guam at no cost to the government; and further provided that if at any time the said property is no longer being used for a clubhouse for the Guam Association of Retired Persons, Inc., the property shall revert to the Government of Guam. These covenants shall be contained in any Deed issued by the Government of Guam to the Guam Association of Retired Persons, Inc.



DEPARTMENT OF LAND MANAGEMENT
GOVERNMENT OF GUAM
AGANA, GUAM 96910

September 13, 1988

Senator Madeleine Z. Bordallo
Chairperson, Committee on Housing
and Community Development
Nineteenth Guam Legislature
P.O. Box CB-1
Agana, Guam 96910

Dear Madame Chairperson:

Since Bill Nos. 974 and 977 are identical as well as expressing the same intent, our testimony will address both at this point in time.

This amendment is necessary to remove the Retired Person Inc. from the area affected by the Agana Flood Control.

It was for this reason that the present administration found the amendment to be crucial to avoid unnecessary delay of the flood control project. With this in mind, we fully endorsed passage of said Bill.

Thank you for allowing us to voice our views on the bill affecting the Department's projects and progress.

Sincerely yours,

F. L.G. CASTRO
Director, Department of
Land Management, Acting

September 13, 1988

Honorable Senator Madeleine Z. Bordallo
Chairman, Committee on Housing
& Community Development
Nineteenth Guam Legislature
P.O. Box CB-1
Agana, Guam 96910

Dear Senator and Committee Members:

My name is Jose S. San Nicolas, Legislative Liaison Officer for Guam Association of Retired Persons. I am here to testify in favor of Bill No. 977 relative to P.L. 18-35.


This bill, when approved will enable the Guam Association of Retired Persons to expedite construction of a club house because the site does not require large expense in backfilling and grading. The money could be used in the actual construction of the building instead of site preparation.

Honorable Senators we would like to request an amendment on the language of the bill on line 17 and 18 after does not read "commence construction of a clubhouse ..." and line 19 after property and "issuance of building permit,

The reason for this request is that we would like to be given as much time to build the clubhouse after the actual issuance of the building permit. Five years is not a long time, especially for the retirees. We could finish the clubhouse within that time, but we would like for the five years to start from the actual issuance of the building permit so that any delay encountered in the process of obtaining the permit would not be included in the five years time.

Thank you for supporting the Guam Association of Retired Persons in this endeavor to have a clubhouse of their own.

Sincerely,


JOSE S. SAN NICOLAS

PL 19-11
(Bill 389)

GARP

1 Pigua Subdivision, Merizo, containing a total area of 1,680 square
2 meters, more or less, as shown on Land Management Drawing No.
3 14-87T288, and having a fair market value of Sixteen Thousand Seven
4 Hundred Twenty Dollars (\$16,720.00), with Lot 425-1G, Alileng,
5 Merizo, containing an area of 1,360 square meters, more or less, as
6 shown in Land Management Drawing No. 056 FY87 and having a fair
7 market value of Five Thousand Four Hundred Forty Dollars
8 (\$5,440.00). The difference in value of Eleven Thousand Two
9 Hundred Eighty Dollars (\$11,280.00) will be paid by the applicant."

10 Section 2. Section 3 of P. L. 18-35 is amended to read as follows:

11 "Section 3. Notwithstanding any other provision of law, the
12 Governor of Guam is authorized to convey for One Dollar (\$1.00) to
13 the Guam Association of Retired Persons, Inc., all title and interest of
14 the Government of Guam in that parcel of land designated as Lot No.
15 1507-3-R1, in the Municipality of Agana, containing an area of 5,126
16 square meters, more or less, for the purpose of constructing a
17 clubhouse for the Guam Association of Retired Persons, Inc. does not
18 construct a clubhouse within five (5) years from the date of
19 conveyance of the subject property, then Lot No. 1507-3-R1 shall
20 revert to the Government of Guam at no cost to the government; and
21 further provided that if at any time the said property is no longer
22 being used for a clubhouse for the Guam Association of Retired
23 Persons, Inc., the property shall revert to the Government of Guam.
24 These covenants shall be contained in any Deed issued by the
25 Government of Guam to the Guam Association of Retired Persons, Inc."

26 Section 3. The sum of Five Hundred Eighty-Five Thousand Dollars
27 ~~(\$585,000.00)~~ ^{-0- PAda} is appropriated from the General Fund to the Public Utility
28 Agency of Guam for the design and construction of a six-inch (6") water
29 distribution line in Ipan-Talofofa in the Camp Dealy area to serve
30 approximately One Hundred Forty (140) homes.

31 Section 4. There is hereby appropriated the sum of Fifty-Nine
32 Thousand Seventy-Five Dollars (\$59,075.00) from the General Fund to the
33 Department of Land Management for the acquisition by the Government of
34 Guam of that parcel of land in the municipality of Agana Heights identified



NINETEENTH GUAM LEGISLATURE

163 Chalan Santo Papa
P.O. Box CB-1
Agana, Guam 96910
Tel: 472-3425/3426/3427

Senator

Madeleine Z. Bordallo

CHAIRPERSON

COMMITTEE ON
HOUSING & COMMUNITY
DEVELOPMENT

MEMBER:

Committee on Justice,
Judiciary & Criminal Justice

Committee on Youth,
Human Resources, Senior
Citizens & Cultural Affairs

Committee on Ways & Means

Committee on General
Governmental Operations

Committee on Health,
Welfare & Ecology

Committee on Energy,
Utilities & Consumer
Protection

Committee on Rules

September 21, 1988

Mr. Peter P. Leon Guerrero
Director, Bureau of Planning
Post Office Box 2950
Agana, Guam 96910

Dear Mr. Leon Guerrero:

This Committee recently heard Bills No. 974 and 977, specifying which Agana public property is to be made available to the Guam Association of Retired Persons, Inc. for construction of a permanent facility. Your office was notified directly of this public hearing, but no comments were received.

The Administrator of Guam Environmental Protection Agency has subsequently expressed concern over potential encroachment onto federally protected wetlands by the proposed facility.

Enclosed is a copy of Bill 974, as amended, and a map of the subject lot 86-2. The Committee would appreciate your perspectives on this unexamined aspect of the Bill. Because the Committee wishes to act on this Bill before the next session, we hope to get the information within ten days from receipt of this letter.

I thank you for your assistance in this matter.

Sincerely,

MADELEINE Z. BORDALLO

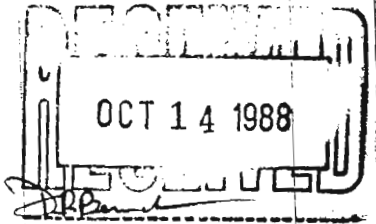
Enclosures

rec'd
John
9/21/88



*Warrup
For your
info.*

SETBISION MAMPLANEHA
GOVERNMENT OF GUAM
AGANA, GUAM 96910



OCT 12 1988

Honorable Madeleine Z. Bordallo
Chairperson
Committee on Housing and Community
Development
Nineteenth Guam Legislature
163 Chalan Santo Papa
Post Office Box CB-1
Agana, Guam 96910

Hafa Adai Senator Bordallo:

In response to your letter of September 21, 1988, regarding Bill Nos. 974 and 977, the Bureau has consulted with Guam Environmental Protection Agency (GEPA) and the Department of Public Works (DPW).

As a result, we have concluded that Lot No. 86-2 has been disturbed by development and, therefore it should not be considered as protected wetland. The Guam Association of Retired Persons (GARP) should work with DPW and GEPA, as well as the Army Corps of Engineers (ACOE) for assistance when ready for construction.

I hope this answers your questions. If you require any further information, please do not hesitate to contact my office.

Si Yu'os Ma'ase',

Michael J. Cruz
MICHAEL J. CRUZ
Acting Director



MICHAEL J. REIDY
Director

BUREAU OF BUDGET & MANAGEMENT RESEARCH
OFFICE OF THE GOVERNOR, Post Office Box 2950, Agana, Guam 96910

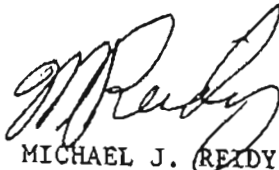
BBMR F-8



SEP 09 1968

The Bureau requests that Bill No. 974(LS) and 977 be granted a waiver pursuant to Public Law 12-229 for the following reason(s):

Bills 974(LS) and 977 both propose to amend Section 3 of P.L. 18-35 by conveying \$1.00 to the Guam Association of Retired Persons, Inc. for lot no. 86-2 which was previously lot no 1507-3, in Agana. This land covers an area of 6,000 sq. m., while the previous lot covered 5,348 sq. m., will be used as the construction site for Guam Association of Retired Persons, Inc.'s clubhouse. As such, these bills are administrative in nature.


MICHAEL J. REIDY

ATTENDANCE SHEET

NINETEENTH GUAM LEGISLATORS

PUBLIC HEARING DATE: 9-13-88 ON BILL NO. 974 & 977

INITIAL

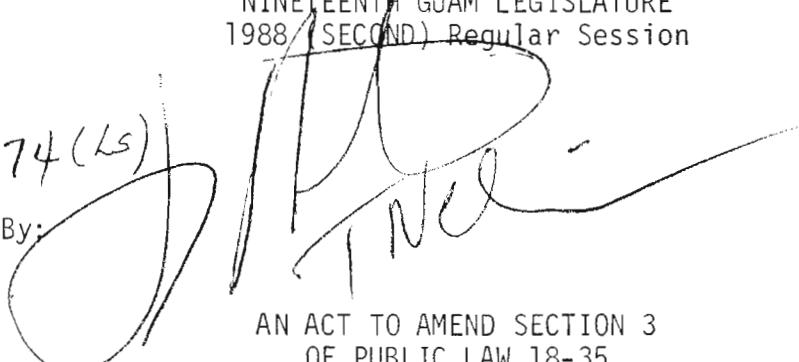
- | | | |
|-----|----------------------------------|-------------------------|
| 1. | SPEAKER Franklin QUITUGUA | _____ |
| 2. | Senator Elizabeth P. ARRIOLA (M) | <u>E. Arriola</u> |
| 3. | Senator Herminia D. DIERKING (M) | <u>H. Dierking</u> |
| 4. | Senator Franklin J. GUTIERREZ | _____ |
| 5. | Senator Marcia HARTSOCK | _____ |
| 6. | Senator Pilar C. LUJAN (M) | <u>P. Lujan</u> |
| 7. | Senator Ted NELSON (M) | _____ |
| 8. | Senator Don PARKINSON | _____ |
| 9. | Senator John Quan | _____ |
| 10. | Senator Joe T. SAN AGUSTIN (M) | _____ |
| 11. | Senator Frank SANTOS | _____ |
| 12. | Senator Austin J. SHELTON | _____ |
| 13. | Senator George J. BAMBA | _____ |
| 14. | Senator Eddie R. DUENAS | _____ |
| 15. | Senator Ernesto ESPALDON (M) | _____ |
| 16. | Senator Alberto J. LAMORENA III | _____ |
| 17. | Senator Marilyn MANIBUSAN | _____ |
| 18. | Senator James MILES (M) | <u>J. Miles 9.13-88</u> |
| 19. | Senator Jerry RIVERA | _____ |
| 20. | Senator Martha RUTH (M) | <u>M. Ruth 9/13</u> |

AUG 22 '88

NINETEENTH GUAM LEGISLATURE
1988 (SECOND) Regular Session

Bill No. 974 (LS)

Introduced By:



AN ACT TO AMEND SECTION 3
OF PUBLIC LAW 18-35

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

Section 1. Section 3 of Public Law 18-35 should be amended to read:

Section 3. Notwithstanding any other provision of law, the Governor of Guam is authorized to convey for One Dollar (\$1.00) to the Guam Association of Retired Persons, Inc., all title and interest of the Government of Guam in that parcel of land designated as Lot No. 86-2 [1507-3], in the Municipality of Agana, Territory of Guam of an area of 6,000 [5,348] square meters + for the purpose of constructing a clubhouse for the Guam Association of Retired Persons, Inc., provided, that in the event that the Guam Association of Retired Persons, Inc. does not construct a clubhouse within five (5) years from the date of conveyance of the subject property, then Lot No. 86-2 [1507-3] shall revert to the Government of Guam at no cost to the government; and further provided that if at any time the said property is no longer being used for a clubhouse for the Guam Association of Retired Persons, Inc., the property shall revert to the Government of Guam. These covenants shall be contained in any Deed issued by the Government of Guam to the Guam Association of Retired Persons, Inc.