



Office of the Governor of Guam

P.O. Box 2950 Hagåtña, Guam 96932
TEL: (671) 472-8931 • FAX: (671) 477-4826 • EMAIL: governor@mail.gov.gu

Felix P. Camacho
Governor

Michael W. Cruz, M.D.
Lieutenant Governor

11 AUG 2009

2009 AUG 11 PM 4:13

The Honorable Judith T. Won Pat, Ed.D.
Speaker
Mina' Trenta Na Liheslaturan Guåhan
155 Hessler Street
Hagåtña, Guam 96910

Dear Speaker Won Pat:

Transmitted herewith is Bill No. 39 (LS), "AN ACT TO AUTHORIZE I MAGA 'LAHEN GUAHAN TO SELL THE EASEMENT KNOWN AS THE "GOVERNMENT ALLEY" THAT IS BOUND BY THE U.S. DISTRICT COURT ON THE WESTERN BOUNDARY, SOUTH O'BRIEN DRIVE ON THE SOUTHERN BOUNDARY, AND THE METES AND BOUNDS OF THE WESTERN BOUNDARY OF LOT 239-4-1, ALL IN THE MUNICIPALITY OF HAGATNA, WITH A TOTAL AREA OF FIFTY EIGHT AND FIVE TENTHS PLUS OR MINUS SQUARE METERS (58.5 ±SQ. M.) TO MR. AND MRS. RALPH SABLAN (RALPH AND JANIECE) FOR ITS APPRAISED FAIR MARKET VALUE" which I have signed into law on July 14, 2009 as Public Law 30-46.

Please note that "Government Alley" is a substandard unregistered government of Guam property. It must go through land registration with the Superior Court of Guam to determine ownership before the government can dispose of the property and therefore implement the legislation.

Sinseru yan Magåhet,

[Handwritten signature of Michael W. Cruz]

MICHAEL W. CRUZ, M.D.
I Maga'låhen Guåhan, para pa'go
Acting Governor of Guam

Attachment: copy of Bill

30-09-0995
Office of the Speaker
Judith T. Won Pat, Ed. D.
Date: 8/11/09
Time:
Received by: [Signature]

I MINA'TRENTA NA LIHESLATURAN GUÅHAN
2009 (FIRST) Regular Session

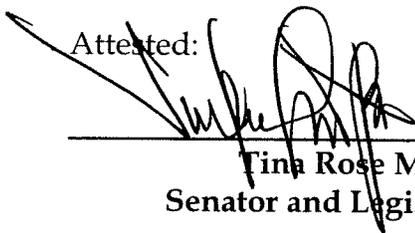
CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'LAHEN GUÅHAN

This is to certify that **Substitute Bill No. 39 (LS)**, "AN ACT TO AUTHORIZE I MAGA'LAHEN GUÅHAN TO SELL THE EASEMENT KNOWN AS THE "GOVERNMENT ALLEY" THAT IS BOUND BY THE U.S. DISTRICT COURT ON THE WESTERN BOUNDARY, SOUTH O'BRIEN DRIVE ON THE SOUTHERN BOUNDARY, AND THE METES AND BOUNDS OF THE WESTERN BOUNDARY OF LOT 239-4-1, ALL IN THE MUNICIPALITY OF HAGATNA, WITH A TOTAL AREA OF FIFTY EIGHT AND FIVE TENTHS PLUS OR MINUS SQUARE METERS (58.5 ± SQ. M.) TO MR. AND MRS. RALPH SABLAN (RALPH AND JANIECE) FOR ITS APPRAISED FAIR MARKET VALUE," was on the 2nd day of July 2009, duly and regularly passed.



Judith T. Won Pat, Ed. D.
Speaker

Attested:



Tina Rose Muña Barnes
Senator and Legislative Secretary

This Act was received by I Maga'lahaen Guåhan this 2 day of July, 2009, at
4:30 o'clock P.M.



Assistant Staff Officer
Maga'lahaen's Office

APPROVED:



MIKE W. CRUZ, MD
GOVERNOR OF GUAM ACTING

Date:

07 14 09

Public Law No. 30-46

I MINA'TRENTA NA LIHESLATURAN GUÅHAN
2009 (FIRST) Regular Session

Bill No. 39 (LS)

As amended on the Floor.

Introduced by:

E. J.B. Calvo
T R. Muña Barnes
R. J. Respicio
T. C. Ada
F. F. Blas, Jr.
F. B. Aguon, Jr.
B. J.F. Cruz
J. V. Espaldon
Judith P. Guthertz, DPA
Adolpho B. Palacios, Sr.
v. c. pangelinan
M. J. Rector
Telo Taitague
Ray Tenorio
Judith T. Won Pat, Ed.D.

AN ACT TO AUTHORIZE *I MAGA'LAHEN GUÅHAN* TO SELL THE EASEMENT KNOWN AS THE "GOVERNMENT ALLEY" THAT IS BOUND BY THE U.S. DISTRICT COURT ON THE WESTERN BOUNDARY, SOUTH O'BRIEN DRIVE ON THE SOUTHERN BOUNDARY, AND THE METES AND BOUNDS OF THE WESTERN BOUNDARY OF LOT 239-4-1, ALL IN THE MUNICIPALITY OF *HAGATNA*, WITH A TOTAL AREA OF FIFTY EIGHT AND FIVE TENTHS PLUS OR MINUS SQUARE METERS (58.5 ± SQ. M.) TO MR. AND MRS. RALPH SABLAN (RALPH AND JANIECE) FOR ITS APPRAISED FAIR MARKET VALUE.

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**
2 **Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds**

1 that Mr. Ralph Gregory and Mrs. Janiece Annette Sablan (the Sablans) are the
2 owners of Lot 239-4-1 (246 ± sq. m.) in the Municipality of *Hagåtña*. The lot,
3 *supra*, together with South O'Brien Drive and the U.S. District Court, contiguously
4 border an appurtenant easement known as the "Government Alley" (58.5 ± sq. m.).
5 The properties are marked and designated on Map Drawing No. CC-7807A
6 (LM#323FY78), dated June 12, 1978 and recorded on July 17, 2000, under
7 Instrument No. 624375.

8 *I Liheslatura* further finds that the Sablans desire to develop the property for
9 mix-use development of commercial and residential space and further find that the
10 "Government Alley", because of its size, has no significant practical purpose
11 because it is too small to be used for rights of way. The "Government Alley" is
12 accessible from South O'Brien Drive, but provides *no* easement of any kind. Upon
13 consolidation of Lot 239-4-1 and the "Government Alley", the property can be
14 developed to its maximum potential.

15 *I Liheslatura* further finds that the "Government Alley" is located parallel to
16 Lot 239-4-1 and due to the minimum legal setback requirements from the
17 "Government Alley" it would be impractical for the Sablans to develop their
18 property. Therefore, it is the Sablans' desire to purchase the 58.5 square meter
19 appurtenant easement known as the "Government Alley" from the government of
20 Guam for its fair market value.

21 It is the intent of *I Liheslatura* to allow the Sablans to purchase the easement
22 known as the "Government Alley" that is appurtenant to Lot 239-4-1, *supra*.

23 **Section 2. Authorization to Sell Government Alley Easement.** *I*
24 *Maga'lahañ Guåhan* is hereby authorized to sell the easement known as the
25 "*Government Alley*", currently bound by the U.S. District Court on the western
26 boundary, South O'Brien Drive on the southern boundary, and the metes and
27 bounds of the western boundary of Lot 239-4-1, all in the municipality of *Hagåtña*,

1 that has a total land area of fifty eight and five tenths plus/minus square meters
2 (58.5 ± sq. m.) to Mr. Ralph Gregory and Mrs. Janiece Annette Sablan for its
3 appraised fair market value. The Director of the Department of Land Management
4 shall select two (2) appraisers to determine the fair market value of the
5 “*Government Alley.*” The cost of the appraisal and all necessary fees *shall* be paid
6 by the Sablans.

6

I MINA' TRENTA NA LIHESLATURAN GUÅHAN

2009 (FIRST) Regular Session

Date: July 2, 2009

VOTING SHEET

Bill No. 39(COR)

Resolution No. _____

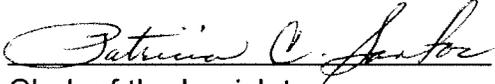
Question: _____

<u>NAME</u>	<u>YEAS</u>	<u>NAYS</u>	<u>NOT VOTING/ ABSTAINED</u>	<u>OUT DURING ROLL CALL</u>	<u>ABSENT</u>
ADA, Thomas C.	✓				
AGUON, Frank B., Jr.					EA
BLAS, Frank F., Jr.	✓				
CALVO, Edward J.B.					EA
CRUZ, Benjamin J. F.	✓				
ESPALDON, James V.					EA
GUTHERTZ, Judith Paulette	✓				
MUNA-BARNES, Tina Rose	✓				
PALACIOS, Adolpho Borja, Sr.	✓				
PANGELINAN, vicente (ben) cabrera	✓				
RECTOR, Matthew	✓				
RESPICIO, Rory J.	✓				
TAITAGUE, Telo	✓				
TENORIO, Ray	✓				
WON PAT, Judith T.	✓				

TOTAL

12 0 0 0 3

CERTIFIED TRUE AND CORRECT:


Clerk of the Legislature

* 3 Passes = No vote
EA = Excused Absence



Mina' Trenta Na Liheslaturan Guåhan

Senator vicente (ben) c. pangelinan (D)

May 21, 2009

The Honorable Judith T. Won Pat, Ed.D
Speaker
Mina' Trenta Na Liheslaturan Guåhan
155 Hesler Place
Hagatna, Guam 96910

VIA: **The Honorable Rory J. Respicio**
Chairperson, Committee on Rules

RE: Committee Report – Bill No. 39 (LS)

Hafa Adai Speaker Won Pat,

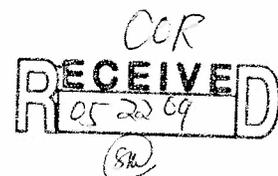
The Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and Land, to which Bill No. 39(LS): **“An Act to Authorize *I Maga'Lahen Guahan* to sell the easement known as the “Government Alley” that is bound by the U.S. District Court on the western boundary, South O'Brien Drive on the southern boundary, and the metes and bounds of the western boundary of Lot 239-4-1, all in the Municipality of *Hagatna* with a total area of fifty eight and five hundredths plus or minus square meters (58.5+sq meters) to Mr. and Mrs. Ralph Sablan (Ralph and Janiece) for its appraised fair market value.”**, hereby reports out with the recommendation TO DO PASS.

Committee votes are as follows:

4 TO PASS
____ TO NOT PASS
____ TO ABSTAIN
2 TO REPORT OUT ONLY

Si Yu'os Ma'åse!

vicente c. pangelinan
Chairman



2009 MAY 26 PM 12:44 WPN

Chairman
Committee on
Appropriations, Taxation,
Banking, Insurance, and
Land

Member
Committee on Education

Member
Committee on
Municipal Affairs,
Aviation, Housing, and
Recreation

Member
Committee on Labor, the
Public Structure,
Public Libraries, and
Technology

Office of



The People

Mina'Trenta Na Liheslaturan Guahan

Senator vicente (ben) c. pangelinan (D)

Chairman
Committee on
Appropriations, Taxation,
Banking, Insurance, and
Land

Member
Committee on Education

Member
Committee on
Municipal Affairs,
Aviation, Housing, and
Recreation

Member
Committee on Labor, the
Public Structure,
Public Libraries, and
Technology

Committee Report on Bill No. 39(LS):

“An Act to Authorize *I Maga’Lahen Guahan* to sell the easement known as the “Government Alley” that is bound by the U.S. District Court on the western boundary, South O’Brien Drive on the southern boundary, and the metes and bounds of the western boundary of Lot 239-4-1, all in the Municipality of *Hagatna* with a total area of fifty eight and five hundredths plus or minus square meters (58.5+sq meters) to Mr. and Mrs. Ralph Sablan (Ralph and Janiece) for its appraised fair market value.”



Mina' Trenta Na Liheslaturan Guahan

Senator vicente (ben) c. pangelinan (D)

May 21, 2009

MEMORANDUM

Chairman
Committee on
Appropriations, Taxation,
Banking, Insurance, and
Land

Member
Committee on Education

Member
Committee on
Municipal Affairs,
Aviation, Housing, and
Recreation

Member
Committee on Labor, the
Public Structure,
Public Libraries, and
Technology

To: Committee Members

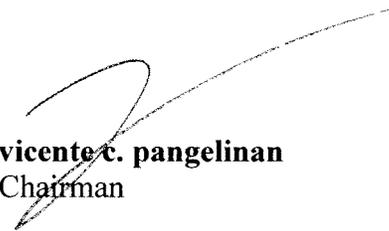
From: Chairman, Committee on Appropriations, Taxation,
Banking, Insurance, Retirement, and Land

Subject: Committee report on Bill No.39 (LS)

This memorandum is accompanied by the following:

1. Committee voting sheet
2. Committee Narrative
3. Public Hearing sign-in sheet
4. Testimonies submitted
5. Bill No. 39
6. Referral of Bills
7. Public Hearing Notice

Please take the appropriate action on the attached voting sheet. Your attention and cooperation in this matter is greatly appreciated. Should there be any questions regarding this matter, please contact my office at 473-4236.



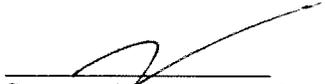
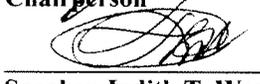
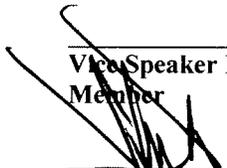
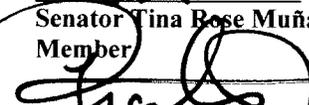
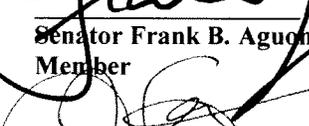
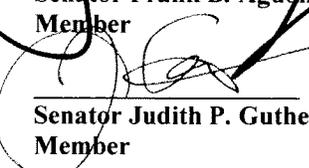
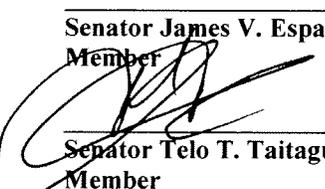
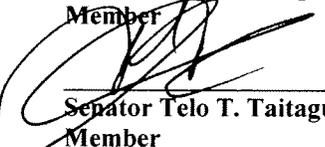
vicente c. pangelinan
Chairman

I MINA' TRENTA NA LIHESLATURAN GUÁHAN

Committee Voting Sheet

Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and Land

Bill No.39 (COR): "An Act to Authorize *I Maga'Lahen Guahan* to sell the easement known as the "Government Alley" that is bound by the U.S. District Court on the western boundary, South O'Brien Drive on the southern boundary, and the metes and bounds of the western boundary of Lot 239-4-1, all in the Municipality of *Hagatna* with a total area of fifty eight and five hundredths plus or minus square meters (58.5+sq meters) to Mr. and Mrs. Ralph Sablan (Ralph and Janiece) for its appraised fair market value."

Committee Members	To Pass	Not To Pass	Report Out	Abstain	Inactive Files
 Senator Vicente C. Pangelinan Chairperson	✓				
 Speaker Judith T. Won Pat, Ed.D Vice Chairperson	✓				
 Vice Speaker Benjamin J.F. Cruz Member			✓		
 Senator Tina Rose Muña-Barnes Member					
 Senator Frank B. Aguon Jr. Member	5/22/09 ✓				
 Senator Judith P. Guthertz Member			✓		
 Senator James V. Espaldon Member	✓				
 Senator Telo T. Taitague Member					
Senator Frank Blas, Jr. Member					



The People

Chairman
Committee on
Appropriations, Taxation,
Banking, Insurance, and
Land

Member
Committee on Education

Member
Committee on
Municipal Affairs,
Aviation, Housing, and
Recreation

Member
Committee on Labor, the
Public Structure,
Public Libraries, and
Technology

Committee Report on

Bill No. 39(LS): “An Act to Authorize *I Maga’Lahen Guahan* to sell the easement known as the “Government Alley” that is bound by the U.S. District Court on the western boundary, South O’Brien Drive on the southern boundary, and the metes and bounds of the western boundary of Lot 239-4-1, all in the Municipality of *Hagatna* with a total area of fifty eight and five hundredths plus or minus square meters (58.5+sq meters) to Mr. and Mrs. Ralph Sablan (Ralph and Janiece) for its appraised fair market value.”

I. OVERVIEW

The Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and Land held a public hearing Thursday, March 19, 2009, at I Liheslaturan Guahans Public Hearing Room on Bill No. 39(LS): “An Act to Authorize *I Maga’Lahen Guahan* to sell the easement known as the “Government Alley” that is bound by the U.S. District Court on the western boundary, South O’Brien Drive on the southern boundary, and the metes and bounds of the western boundary of Lot 239-4-1, all in the Municipality of *Hagatna* with a total area of fifty eight and five hundredths plus or minus square meters (58.5+sq meters) to Mr. and Mrs. Ralph Sablan (Ralph and Janiece) for its appraised fair market value.” Notices for the public hearing were disseminated throughout all local media via facsimile and electronic mail and are attached herein meeting the requirements of the Open Government Law.

Committee Chairman vicente c. pangelinan began the hearing by stating the bill title and its intent to purchase the 58.5 sq meter government ally, in Hagatna adjacent to the U.S. District Court, at fair market value by Mr. and Mrs. Ralph Sablan for future development. He acknowledged that no one has signed up to provide oral testimony on this bill. He clarifies the standing rule regarding testimony but welcomes written testimony before finalization of committee reports. He comments on letters that were sent out regarding the public hearing of the bill and then finalizes that the public hearing was completed.

a. Committee Members and Senators present:

Senator vicente c. pangelinan, Chairman
Senator Adolpho Palacios, Sr.
Senator Telo Taitague

II. PERSONS APPEARING BEFORE THE COMMITTEE

a. Provided oral testimony:

None

b. Provided written testimony:

R. Gregory & Janiece A. Sablan

III. COMMITTEE FINDINGS AND RECOMMENDATIONS:

The Committee on Appropriations, Taxation, Banking, Insurance, Retirement, and Land, to which Bill No. 39(LS): **“An Act to Authorize *I Maga’Lahen Guahan* to sell the easement known as the “Government Alley” that is bound by the U.S. District Court on the western boundary, South O’Brien Drive on the southern boundary, and the metes and bounds of the western boundary of Lot 239-4-1, all in the Municipality of *Hagatna* with a total area of fifty eight and five hundredths plus or minus square meters (58.5+sq meters) to Mr. and Mrs. Ralph Sablan (Ralph and Janiece) for its appraised fair market value.”** was referred, does hereby submit recommendations to I Mina Trenta Na Liheslaturan Guahan, **TO DO PASS** Bill No. 39 (LR).



Mina' Trenta Na Liheslaturan Guahan
THIRTIETH GUAM LEGISLATURE
Senator vicente "ben" c. pangelinan

COMMITTEE ON APPROPRIATIONS, TAXATION, BANKING, INSURANCE, RETIREMENT AND LAND
PUBLIC HEARING
March 19, 2009
BILL NO. 39

Sign In Sheet

Name	Address/Email	Phone Number	Support	Oppose	Written	Oral
<i>No Testimonials</i>						

March 19, 2009

29th Guam Legislature
155 Hessler Pl.
Hagatna, GU 96910

RE: Bill # 373(LS) Government Alley Land Purchase – Sablan

Testimony in Support Government Alley Land Purchase
R. Gregory and Janiece A. Sablan

Good morning Senators of the 29th Guam Legislature. My name is Janiece Sablan and my husband is Greg Sablan. We are submitting this testimony requesting for your favorable consideration and support of Bill 373(LS) that would allow our family to purchase a government alley located in Hagatna adjacent to the Federal District Court and our property Lot 239-4-1.

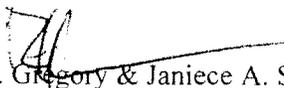
My husband and I purchased our property in Hagatna a few years ago near the Federal Court Building on South O'Brien Drive. We have plans to develop the 264 square meters property in the very near future. We have confidence in Guam's economy and the revitalization of Hagatna and would like to contribute to such. In order for us to fully maximize the potential for our property we need to acquire a small piece of property currently owned by the Government of Guam. The property is a narrow pre-war alley that is between our property and the U.S. Federal Court building fence. The size of this small parcel is approximately 7' x 90' or 630 square feet or 59 square meters.

We would like to build on the property and have several ideas for either commercial or residential uses. We strongly feel that acquiring this property would create a win-win situation for both the government and our family for the following reasons. First, this will alleviate at least one piece of the numerous fragmented and basically useless lots in Hagatna. Second, the sale of the land to us will provide some cash for Government of Guam coffers and value added real property tax. Lastly, a development such as ours will result in a new structure with architectural aesthetic value that will lend itself not only to increased property values for surrounding areas but to support the movement for live, work, and play communities.

As depicted in Map C10 our property Lot 239-4-1 was to be consolidated to Block 10 Lot 10. Due to a lack of funding only certain areas of Hagatna were consolidated to the new block and lot system. Unfortunately, the consolidation was not completed in the area that our lot is located. As is evident with immediate surrounding developments such as the Federal Court building and the Bank of Guam, fractional lots have been made available to allow for these developments to be constructed. We respectfully request that we be given the same favorable consideration.

We look forward to your assistance and support with the purchase of this piece of land from the Government of Guam. If you have any questions, please feel free to contact us at the numbers listed below. Thank you for your time on this matter.

Sincerely,


R. Gregory & Janiece A. Sablan
138 Joe & Flo Dr., Agana Heights, Guam 96910
477-4432, 727-7781/2

Attachments:

Photos

Map- C10A

Map – C10B (overlay)

Map - 624375

Draft Bill

**I MINA' TRENTA NA LIHESLATURAN GUÅHAN
2009 (FIRST) REGULAR SESSION**

Bill No. 39(LS)

Introduced by:

E.J.B. CALVO *EJC*
T.R. MUNA-BARNES *T.R.M.B.*
R. J. RESPICIO *RJR*

2009 JAN -9 PM 1:54 *mm*

AN ACT TO AUTHORIZE *I MAGA'LAHEN GUÅHAN* TO SELL THE EASEMENT KNOWN AS THE "GOVERNMENT ALLEY" THAT IS BOUND BY THE U.S. DISTRICT COURT ON THE WESTERN BOUNDARY, SOUTH O'BRIEN DRIVE ON THE SOUTHERN BOUNDARY, AND THE METES AND BOUNDS OF THE WESTERN BOUNDARY OF LOT 239-4-1, ALL IN THE MUNICIPALITY OF *HAGATNA* WITH A TOTAL AREA OF FIFTY EIGHT AND FIVE HUNDREDTHS PLUS OR MINUS SQUARE METERS ($58.5 \pm$ SQ. METERS) TO MR. AND MRS. RALPH SABLAN (RALPH AND JANIECE) FOR ITS APPRAISED FAIR MARKET VALUE.

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3 that Mr. Ralph Gregory and Mrs. Janiece Annette Sablan (the Sablans) are the
4 owners of Lot 239-4-1 ($246 \pm$ sq. m.) in the Municipality of *Hagåtña*. The lot,
5 *supra*, together with South O'Brien Drive and the U.S. District Court contiguously
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7 The properties are marked and designated on Map Drawing No. CC-7807A
8 (LM#323FY78), dated June 12, 1978 and recorded on July 17, 2000 under
9 Instrument No. 624375.

10 *I Liheslatura* further finds that the Sablans desire to develop the property for
11 mix-use development of commercial and residential space and further find that the

1 “Government Alley”, because of its size, has no significant practical purpose
2 because it is too small to be used for rights of way. The “Government Alley” is
3 accessible from South O’Brien Drive but provides no easement of any kind. Upon
4 consolidation of Lot 239-4-1 and the “Government Alley”, the property can be
5 developed to its maximum potential.

6 *I Liheslatura* further finds that the “Government Alley” is located parallel to
7 Lot 239-4-1 and due to the minimum legal setback requirements from the
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9 property. Therefore it is the Sablans desire to purchase the 58.5 square meter
10 appurtenant easement known as the “Government Alley” from the Government of
11 Guam for its fair market value.

12 It is the intent of *I Liheslatura* to allow the Sablans to purchase the easement
13 known as the “Government Alley” that is appurtenant to Lot 239-4-1, *supra*.

14 **Section 2. Authorization to Sell Government Alley Easement.** *I*
15 *Maga’lahen Guåhan* is hereby authorized to sell the easement known as the
16 “*Government Alley*”, currently bound by the U.S. District Court on the western
17 boundary, South O’Brien Drive on the southern boundary, and the metes and
18 bounds of the western boundary of Lot 239-4-1, all in the municipality of *Hagåtña*,
19 that has a total land area of fifty eight and five hundredths plus/minus square
20 meters (58.5 ± sq. meters) to Mr. Ralph Gregory and Mrs. Janiece Annette Sablan
21 for its appraised fair market value. The Director of the Department of Land
22 Management shall select the appraiser to determine the fair market value of the
23 “*Government Alley*.” The cost of the appraisal and all necessary fees shall be paid
24 by the Sablans.



COMMITTEE ON RULES

I Mina'Trenta na Liheslaturan Guåhan • 30th Guam Legislature

155 Hesler Place, Hagatña, Guam 96910 • tel: (671)472-7679 • fax: (671)472-3547 • roryforguam@gmail.com

**SENATOR
RORY J.
RESPICIO
CHAIRPERSON**

**SENATOR
Judith P. Guthertz
VICE
CHAIRPERSON**

**MAJORITY
MEMBERS:**

**Judith T. Won Pat
SPEAKER**

**Benjamin J. F. Cruz
VICE SPEAKER**

**Tina Rose Muña Barnes
LEGISLATIVE SECRETARY**

**Thomas C. Ada
SENATOR**

**Frank B. Aguon, Jr.
SENATOR**

**Adolpho B. Palacios, Sr.
SENATOR**

**Vicente C. Pangelinan
SENATOR**

**Matthew Rector
SENATOR**

**MINORITY
MEMBERS:**

**Frank F. Blas, Jr.
SENATOR**

**James V. Espaldon
SENATOR**

January 15, 2009

Memorandum

To: Clerk of the Legislature
I Mina'Trenta Na Liheslaturan Guåhan

Attorney Therese M. Terlaje, Legislative Legal Counsel
I Mina'Trenta Na Liheslaturan Guåhan

From: Senator Rory J. Respicio, Chairperson, Committee
on Rules
I Mina'Trenta Na Liheslaturan Guåhan

Subject: Referral of Bill Nos. 38 through 41

As Chairperson of the Committee on Rules, I am forwarding my referral of Bill Nos. 38 through 41.

Please ensure that the subject Bills are referred, in my name, to the respective Chairpersons, as shown on the attachment. I am also requesting that the same be forwarded to all Senators of *I Mina'Trenta Na Liheslaturan Guåhan*.

Should you have any questions, please contact Elaine V. Tajalle from my office.

Si Yu'os Ma'åse.

Attachment

2009 JAN 15 PM 3:10 AM



Mina' Trenta Na Liheslaturan Guahan
THIRTIETH GUAM LEGISLATURE

Senator vicente "ben" c. pangelinan

NOTICE OF PUBLIC HEARING

Date: March 19, 2009

Time: 9:00am

Place: Guam Legislature Public Hearing Room

Agenda:

Bill No. 27 (COR): An act to authorize to appropriate Twenty-Six Thousand Dollars (\$26,000) to the Office of the Mayor of Piti for the purpose of repairing lighting at the Piti Baseball Field.

Bill No. 32 (COR): An act to rezone certain parcel in the Municipality of Mangilao from single family residential "R-1" to commercial "C".

Bill No. 33 (COR): An Act to rezone certain parcel in the Municipality of Mangilao from Agriculture "A" to Commercial "C".

Bill No. 39 (LS): An act to authorize *I Magalahen Guahan* to sell the easement known as the "Government Alley" that is bound by the U.S. District Court on the western boundary, South O'Brien Drive on the southern boundary and the metes and bounds of the western boundary of Lot 239-4-1 all in the municipality of Hagatna with a total area of fifty-eight and five hundredths plus or minus square meters (58.5+sq.Meters) to Mrs. And Mrs. Ralph Sablan (Ralph and Janiece) for its appraised fair market value.

Bill No. 59 (COR): An act to add a new Section 61217 to 21 GCA, Chapter 61, Article 1 relative to establishment of zones and boundaries.

Bill No. 69 (LS): An act to ad a New Article 2 to Chapter 18 of GCA Relative to Legislative Approval Settlement Agreements.

For copies of the bills, you can log onto www.guamlegislature.com
If you require any special accommodations, please contact the Office of Senator ben c. pangelinan at 473-4236 or email at senbenp@guam.net



Mina'Trenta Na Liheslaturan Guåhan

Senator vicente (ben) c. pangelinan (D)

March 12, 2009

Memorandum

To: All Senators

From: Senator ben pangelinan

Re: Public Hearing Notice

Chairman
Committee on
Appropriations, Taxation,
Banking, Insurance, and
Land

Member
Committee on Education

Member
Committee on
Municipal Affairs,
Aviation, Housing, and
Recreation

Member
Committee on Labor, the
Public Structure,
Public Libraries, and
Technology

The Committee on Appropriations, Taxation, Banking, Insurance, Retirement and Land will be conducting a public hearing on March 17, 2009 at 9:00am at the Guam Legislature Public Hearing Room for the following:

Bill No. 27 (COR): An act to authorize to appropriate Twenty-Six Thousand Dollars (\$26,000) to the Office of the Mayor of Piti for the purpose of repairing lighting at the Piti Baseball Field.

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Bill No. 69 (LS): An act to ad a New Article 2 to Chapter 18 of GCA Relative to Legislative Approval Settlement Agreements.

Thank you.

324 W. Soledad Ave. Suite 100, Hagåtña, Guam 96910

Tel: (671) 473-(4BEN) 4236 - Fax: (671) 473-4238 - Email: senbenp@guam.net



Stephanie Mendiola <sem@guamlegislature.org>

Fwd: Public Hearing Notice

Lisa Cipollone <cipo@guamlegislature.org>

Mon, Mar 30, 2009 at 11:20 AM

To: sem@guamlegislature.org

----- Forwarded message -----

From: Lisa Cipollone <cipo@guamlegislature.org>

Date: Wed, Mar 11, 2009 at 4:46 PM

Subject: Public Hearing Notice

To: news@guampdn.com, news@k57.com, news@spbguam.com, news@hitradio100.com,
msilva@spbguam.com, jtyquiengco@abc7.com, sabrina@kuam.com, jason@kuam.com, clynt@kuam.com,
mindy@kuam.com, marvic@mvguam.com, gerry@mvguam.com, rgibson@k57.com

Please see attached.

 3.11.09PH Notice.doc
43K



Mina' Trenta Na Liheslaturan Guahan
THIRTIETH GUAM LEGISLATURE

Senator vicente "ben" c. pangelinan

NOTICE OF PUBLIC HEARING

Date: March 19, 2009

Time: 9:00am

Place: Guam Legislature Public Hearing Room

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**For copies of the bills, you can log onto www.guamlegislature.com
If you require any special accommodations, please contact the Office of Senator ben c. pangelinan at 473-4236 or email at senbenp@guam.net**



Mina' Trenta Na Liheslaturan Guahan

Senator vicente (ben) c. pangelinan (D)

March 17, 2009

Memorandum

To: All Senators

From: Senator ben pangelinan

Re: Public Hearing Notice

Chairman
Committee on
Appropriations, Taxation,
Banking, Insurance, and
Land

Member
Committee on Education

Member
Committee on
Municipal Affairs,
Aviation, Housing, and
Recreation

Member
Committee on Labor, the
Public Structure,
Public Libraries, and
Technology

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Thank you.

930015

Roundup: Sharks, Dolphins, Royals move on in softball playoffs

Continued from Page 32

at 6-6-2. Information was provided by Voyagers coach Lawrence Bangan.

Palauan softball

The Iwan softball field was lined with champions on Saturday as the DPR Palauan Softball League opened its season.

"This year we have 14 teams in the league, and this is also a great way the Palauan community can come together and have a good time," said Rae Alko Skev-Desoto, one of the league's coordinators. "We haven't had a league in

a couple of years so I asked other people to help revive the league," she added.

This is the first time that a southwest team has participated in the Palau league. Games will play every Sunday until June. The league champion will head to Saipan for a tournament in June.

Skev-Desoto thanked all the managers and families, the Palauan community and the Department of Parks and Recreation for making the league happen.

Results from yesterday's games: Amthik 15, Aihal 5; Ngapang 16, Ngangatagan, 15; Koror A 7, Ngangatagan, 15.

Basketball

The St. Anthony Raiders edged the Harvest Christian Academy Eagles 39-38 to win the A Division championship of the St. Anthony School March Madness Basketball Tournament Sunday at St. Anthony School.

Sean Bunagat scored a game-high 21 points to lead the Raiders. Sammy Soto's 16 points were tops for the

Eagles.

The Santa Barbara Spartans defeated the McCool Elementary Middle School Spartans in the consolation game. The score was unavailable.

Baseball

The Chalan Pago Amigos picked up two wins over the weekend in Guam Big League action at Jose Ayoague Park in Chalan Pago.

The Amigos defeated the Agat Cardinals 4-2 on Saturday, and came back to beat the Yona Red Hawks 4-1 on Sunday.

In other games, the Northem Hurricanes defeated the Red Hawks 12-0 on Saturday, and the Mangilao Blue Jays beat the Hurricanes 11-1 on Sunday.

Softball

The 2009 Miller Life/DPR Softball League just completed its 10th week of action at Guerrero Field.

Highlights for the week: ▲Mid-Pacific Distributors overcame the CAPAC gang to steal a 9-8 win in the Recreation Division game last Tuesday.

Information was provided in a press release.

Baseball

Team Nissam field off the struggling Lapweran team to take a 25-21 win in the Coed Division on Thursday.

Decoro Pacific stunned the sluggish Miller Brewers, tarnishing their perfect record with a 6-5 win in a Women's Division game on Saturday.

The Bombers used key offensive spurts to hold off Sakudee and take the 16-11 win in the Men's A Division on Saturday.

Baseball

The regular season has now reached its last full week of play. Only three teams in the entire league remain undefeated: Team Panania, Men's B Division; Meanz, Men's C Division; and the Harley coed team, all sport 6-0 records in their respective divisions.

The top four teams in each division will advance to a double-elimination playoff series slated to start 8:40 p.m. March 24 at Guerrero Field.

Information was provided in a press release.

IIGAAG tennis

The Okkodo Lady Bulldogs earned a pair of victories yesterday in the IIGAAG Tennis League. In a make-up game from February, they beat the Southern High Dolphins 27-20. Following that, the Lady Bulldogs easily posted a 28-16 win over the Dolphins in the regularly scheduled matchup.

In the boys' contest, the Bulldogs won all four matches to take a 32-6 victory. Dolphins coach Joe Callego provided the scores.

Other matches yesterday: ▲Academy of Our Lady of Guam Conqans 27, John F. Kennedy Islanders 26; The Cougars also won a previously postponed match 31-24. Academy coach Rick Ninze provided the scores. ▲Father Duenas Panthers 27, Guam High Panthers 11; Friars coach Dean Tinsley provided the score.

BHI REALTY
637-7431

RENTALS

WATERFRONT APARTMENTS
2 BR/2 BA, 1000 SQ FT, FURNISHED, \$1,200/MO

WATERFRONT APARTMENTS
3 BR/3 BA, 1500 SQ FT, FURNISHED, \$1,500/MO

UNITS AVAILABLE

1 BR/1 BA, 600 SQ FT, \$500/MO

2 BR/2 BA, 900 SQ FT, \$700/MO

3 BR/3 BA, 1200 SQ FT, \$900/MO

NOTICE OF PUBLIC HEARING

Mayor Thantia N. Llanes has authorized the Office of Public Hearing to receive comments on the proposed Ordinance No. 21-2009.

ASSOCIATION OF APARTMENT OWNERS OF GREEN PARK CONDOMINIUM

Plaintiff: ROY S. ADONAY, Defendant: CIVIL CASE NO. CV 1339-07

NOTICE OF FORECLOSURE SALE

By virtue of a judgment entered in this matter on October 15, 2008 directing and authorizing the Plaintiff against the real property of Defendant for the sum of \$4,976.07, interest thereon at the legal rate of 8% from the date of judgment, and said real property is described as:

UNIT No. 2302, Green Park Condominium, situated on Lot No. 5370-3-42, Mangilao (formerly Bantigada), Guam

NOTICE IS HEREBY GIVEN

VEHICLES FOR BID "AS IS"

2006 FIAT PANDA 409973
2005 TOYOTA TACOMA 034495
2007 NISSAN VERSA 409973

UNITE PACIFIC COLLECTION AGENCY

646-8163

IN THE SUPERIOR COURT OF GUAM

ASSOCIATION OF APARTMENT OWNERS OF GREEN PARK CONDOMINIUM

Plaintiff: ROY S. ADONAY, **Defendant:** CIVIL CASE NO. CV 1339-07

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NOTICE IS HEREBY GIVEN

Ching Laxamana Realty 479-2810

Chulan Pago - \$230K

Highly 4br/5ba 1023sf houses on 1555sqm hill high ceilings, carpet

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Along Beach tower -

Bar and grill with views from every room, pool, secured entry. Asking \$2700/m

Route 16 Commercial Building Available for Sale

Income producing, great for investment \$595K

GUAM POWER AUTHORITY

ATUNIDAT ILEKRESSEDAT GUAAHAN

AGANA, GUAM U.S.A. 96932-2917

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GLOBAL REALTY

649-3090/91

AGANA, GUAM U.S.A. 96932-2917

Telephone Nos. (671) 646-3064/65

RP taking China ship in Spratlys 'seriously'

MANILA, Philippines (PDI) - China's dispatch of a state-of-the-art patrol ship in the South China Sea does not necessarily smack of gunboat diplomacy, according to Malacañang, but the Philippines' official Palace has admitted it was taking this action seriously.

National security adviser Norberto Gonzales said on Sunday he decided to call for an immediate meeting of the Cabinet's security group to discuss the Chinese action in the wake of Beijing's protest over the signing of the Philippine Archipelagic Baselines Law.

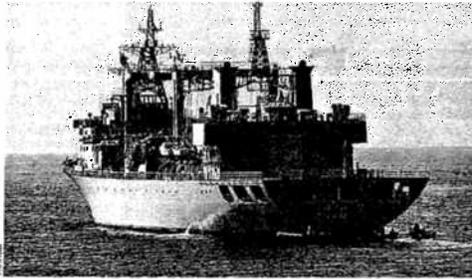
"The deployment of the patrol ship was a message and we cannot just ignore it," Gonzales told the Philippine Daily Inquirer in a phone interview. "We have to take it seriously."

China's state media reported on Sunday that the People's Republic of China dispatched its "most modern patrol ship" in the South China Sea following an incident with a U.S. naval vessel and the signing of the Philippine baselines law.

"This should remind us that even in this era of dialogue and understanding in the world, there will always be nations that will show might and threaten perceived weak nations like us," Gonzales said.

Gonzales said the meeting of the national security cluster would tackle the Philippine government's response to the ship deployment in the context of the 2002 Declaration on the Conduct of Parties in the South China Sea.

"That's where we should



China has reportedly dispatched a state-of-the-art patrol ship in the South China Sea following the signing of the Philippine Archipelagic Baselines Law.

be going," he said. "The only thing we can do is to resort to diplomacy."

In the declaration, China and Southeast Asian nations agreed to "exercise self-restraint in the conduct of activities that would complicate or escalate disputes and affect peace and stability" including, among others, refraining from action of inhabiting the presently uninhabited islands, reefs, shoals, cays and other features and to handle their differences in a constructive manner.

China protested the signing of the baselines bill, describing it as "illegal." But the Philippine government maintained that it was standing by its claim to the Spratly Islands and Scarborough Shoal -- an area potentially rich in oil.

The baselines law excludes the disputed Kalayaan Group of Islands and Scarborough Shoal in defining the country's baseline points as an archipelago, treating them instead as part of

territories in the Spratlys, particularly Huangyan Island and Nansha Islands.

Gonzales said the Chinese protest could be considered as a form of diplomatic "posturing."

Press secretary Cerge Remonde described on Sunday Beijing's move as a "normal conduct in international diplomacy."

"We should not be worried about it," he said in his Sunday media forum on state-owned Radyo ng Bayan (National Radio). "The United Nations will be the final arbiter of the issue."

Remonde maintained that the baselines law was consistent with requirements of the United Nations Convention on the Law of the Sea.

"What our President and our government [officials] did was in accordance to their sworn constitutional duty which is to uphold and protect the sovereignty of our country," he said.

He said the Philippine government would also have lodged a similar diplomatic protest if China or other claimants of the disputed island came up with an official action similar to the baselines law.

No official reaction has been issued by the Department of Foreign Affairs, but a DFA official who did not wish to be named said that the Chinese move seemed to comply with the 2002 declaration, particularly its provision on notification coured through official media.

a 'regime of islands.'

Still, China was adamant that the Philippines was claiming its

Pakistan defuses crisis, agrees to restore judge

ISLAMABAD (Reuters)

- Pakistan's government agreed on Monday to reinstate Ifkhar Chaudhry as chief justice to defuse a political crisis and end a street agitation threatening to turn into violent confrontation.

Chaudhry became a cause celebre after being dismissed in late 2007 by then-president and army chief General Pervez Musharraf.

"I announce the restoration of all deposed judges including Mr. Ifkhar Chaudhry according to a promise made by the president of Pakistan and myself," Prime Minister Yousaf Raza Gilani said in a televised address to the nation.

Opposition leader Nawaz Sharif had thrown his support behind the anti-government lawyers' protest campaign that had threatened

to bring turmoil to nuclear-armed Pakistan as the government struggles to stem militancy and revive a flagging economy.

After the prime minister's announcement, Sharif called off a "long march" protest making its way to the capital Islamabad.

The political crisis gripping the Muslim nation had alarmed the United States and Britain, which fear any slide into chaos would help the Taliban and al-Qaida become stronger in Pakistan.

The United States welcomed Chaudhry's reinstatement.

"This is a statesmanlike decision taken to defuse a serious confrontation, and the apparent removal of this longstanding national issue is a substantial step toward national reconciliation," the

U.S. embassy said.

President Asif Ali Zardari, elected by parliament six months ago, had feared Chaudhry could wage a vendetta against Musharraf that could also threaten his own position.

Although he has a healthy majority in parliament, Zardari's retreat on the issue will raise questions about his future, and enhance the standing of his chief rival, former prime minister Sharif.

Chaudhry will be reinstated on March 21 when the incumbent retires.

Several hundred jubilant lawyers and activists gathered outside Chaudhry's Islamabad residence, which he refused to vacate after his dismissal when Musharraf declared emergency rule in a desperate move to extend his presidency for another term.



Office of the People
Senator
ben pangelinan

Notice of Public Hearing

Date: Thursday, March 19, 2009

Time: 9:00am

Place: Guam Legislature Public Hearing Room

Agenda

Bill No. 27 (COR): An act to appropriate Twenty-Six Thousand Dollars (\$26,000) to the Office of the Mayor of Piti for the purpose of repairing lighting at the Piti Baseball Field.

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Felix P. Camacho
Governor

GUAM POWER AUTHORITY

ATURIDÁT ILEKTRESADÁT GUAHAN

P.O. BOX 2977 AGANA, GUAM 96932-2977

Telephone Nos.: (671) 648-3054/55

Facsimile: (671) 648-3165



Michael W. Cruz, M.D.
Lt. Governor

INVITATION FOR BID

This notice is paid for by the following GUAM POWER AUTHORITY Revenue Funds.

Bid No: GPA-030-09

Due Date: 04/01/09

Time: 2:00 P.M.

Description: Wire, #2/0 AWG

Bid Package may be picked up at the GPA Procurement Office, 1st Floor, GPA Central Office, 1911, Route 16, Harmon, Guam 96911.

/s/ JOAQUIN C. FLORES, P.E.
General Manager

**I MINA' TRENTA NA LIHESLATURAN GUÁHAN
2009 (FIRST) REGULAR SESSION**

Bill No. 39(LS)

Introduced by:

E.J.B. CALVO *EJC*
T.R. MUNA-BARNES *T.R.M.B.*
R. J. RESPICIO *RJR*

2009 JAN -9 PM 1:54 *mm*

AN ACT TO AUTHORIZE *I MAGA' LAHEN GUÁHAN* TO SELL THE EASEMENT KNOWN AS THE "GOVERNMENT ALLEY" THAT IS BOUND BY THE U.S. DISTRICT COURT ON THE WESTERN BOUNDARY, SOUTH O'BRIEN DRIVE ON THE SOUTHERN BOUNDARY, AND THE METES AND BOUNDS OF THE WESTERN BOUNDARY OF LOT 239-4-1, ALL IN THE MUNICIPALITY OF *HAGATNA* WITH A TOTAL AREA OF FIFTY EIGHT AND FIVE HUNDREDTHS PLUS OR MINUS SQUARE METERS (58.5 ± SQ. METERS) TO MR. AND MRS. RALPH SABLAN (RALPH AND JANIECE) FOR ITS APPRAISED FAIR MARKET VALUE.

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guáhan* finds
3 that Mr. Ralph Gregory and Mrs. Janiece Annette Sablan (the Sablans) are the
4 owners of Lot 239-4-1 (246 ± sq. m.) in the Municipality of *Hagåtna*. The lot,
5 *supra*, together with South O'Brien Drive and the U.S. District Court contiguously
6 border an appurtenant easement known as the "Government Alley" (58.5 ± sq. m.).
7 The properties are marked and designated on Map Drawing No. CC-7807A
8 (LM#323FY78), dated June 12, 1978 and recorded on July 17, 2000 under
9 Instrument No. 624375.

10 *I Liheslatura* further finds that the Sablans desire to develop the property for
11 mix-use development of commercial and residential space and further find that the

1 “Government Alley”, because of its size, has no significant practical purpose
2 because it is too small to be used for rights of way. The “Government Alley” is
3 accessible from South O’Brien Drive but provides no easement of any kind. Upon
4 consolidation of Lot 239-4-1 and the “Government Alley”, the property can be
5 developed to its maximum potential.

6 *I Liheslatura* further finds that the “Government Alley” is located parallel to
7 Lot 239-4-1 and due to the minimum legal setback requirements from the
8 “Government Alley” it would be impractical for the Sablans to develop their
9 property. Therefore it is the Sablans desire to purchase the 58.5 square meter
10 appurtenant easement known as the “Government Alley” from the Government of
11 Guam for its fair market value.

12 It is the intent of *I Liheslatura* to allow the Sablans to purchase the easement
13 known as the “Government Alley” that is appurtenant to Lot 239-4-1, *supra*.

14 **Section 2. Authorization to Sell Government Alley Easement.** *I*
15 *Maga’lahen Guåhan* is hereby authorized to sell the easement known as the
16 “Government Alley”, currently bound by the U.S. District Court on the western
17 boundary, South O’Brien Drive on the southern boundary, and the metes and
18 bounds of the western boundary of Lot 239-4-1, all in the municipality of *Hagåtña*,
19 that has a total land area of fifty eight and five hundredths plus/minus square
20 meters (58.5 ± sq. meters) to Mr. Ralph Gregory and Mrs. Janiece Annette Sablan
21 for its appraised fair market value. The Director of the Department of Land
22 Management shall select the appraiser to determine the fair market value of the
23 “Government Alley.” The cost of the appraisal and all necessary fees shall be paid
24 by the Sablans.