

I MINA' TRENTAI UNU NA LIHESLATURAN GUÅHAN
2011 (FIRST) REGULAR SESSION

Bill No. 112-31(COE)

Introduced by:

V. Anthony Ada

2011 MAR 16 AM 8:52
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AN ACT TO AUTHORIZE THE SALE OF A
PORTION OF LOT NO. 87-4-2-R1, NOT TO
EXCEED 114± SQUARE METERS, UNDER THE
INVENTORY OF CHAMORRO LAND TRUST.

1 BE IT ENACTED BY THE PEOPLE OF GUAM:

2 Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan*
3 finds that the new owner of an irregular shaped parcel designated as Lot No.
4 82-1-5-6-R1 and Lot No. 82-1-5-5-R1 located in the Municipality of Agana
5 is in the process of developing their property by constructing a commercial
6 building of said lots. The new owner also owns two (2) parcels adjacent to
7 said property designated as Lot No. 82-5-6-1G-R/W and Lot No. 82-1-5-5-
8 1G-R/W which have been severed for Public Access and Utility Easement.
9 They have approached *I Liheslaturan Guåhan* as advised by the Department
10 of Public Works and the Chamorro Land Trust Commission, with a request
11 to purchase a triangular shaped portion of an adjacent Chamorro Land Trust
12 property designated as Lot 87-4-2-R1 to “square out” their property to make
13 it more easily developable.

14 It is the intent of *I Liheslaturan Guåhan* to authorize the sale of a
15 portion of Lot No. 87-4-2-R1 which is needed to “square out” Lot No. 82-1-
16 5-5-R1.

1 **Section 2. Authorization to Sale.** The Chamorro Land Trust
2 Commission is authorized to sell a portion of Lot No, 87-4-2-R1, not to
3 exceed One Hundred Fourteen square meters (114 sqm), to American
4 Keystone Corp., Ltd. The sale price shall be the average value as
5 determined by two (2) independent Appraisals. Appraisals and mapping
6 shall be at the expense of American Keystone Corp., Ltd

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8 **Section 3. Appraisals.** Pursuant to the provisions §2107(b) of
9 2GCA, two appraisals are appended hereto. The appraisal were conducted
10 by *Thomas A. Elliot* (valued at \$19,700) and *Victor's Appraisal Services*
11 (valued at \$20,334).

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