

I Mina'Trentai Tres Na Liheslaturan Received
Bill Log Sheet

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	FISCAL NOTES
263-33 (LS)	T. C Ada	AN ACT TO AMEND PUBLIC LAW 30-46, AUTHORIZATION TO SELL THE EASEMENT KNOWN AS THE "GOVERNMENT ALLEY" IN THE MUNICIPALITY OF AGANA TO MR. AND MRS. RALPH SABLAN AT THE CORRECTED SIZE OF SEVENTY-THREE (73) MORE OR LESS SQUARE METERS.	02/15/16 11:31 a.m.	02/15/16	Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement	03/03/16 2:00 p.m.		Fiscal Note Request 02/17/16



Sen. Thomas Ada
Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement
I Mina'Trentai Tres Na Liheslaturan Guåhan • 33rd Guam Legislature

March 23, 2016

The Honorable Judith T. Won Pat, Ed.D.
Speaker
I Mina'Trentai Tres Na Liheslaturan Guåhan
155 Hesler Place
Hagåtña, Guam 96910

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

Rory J. Respicio

2016 MAR 23 PM 3:29
Jin Aida

RE: Committee Report on Bill No. 263-33 (LS), as Amended

Dear Speaker Won Pat:

Transmitted herewith is the Committee Report on Bill No. 263-33 (LS), as Amended, "AN ACT TO AMEND PUBLIC LAW 30-46, AUTHORIZATION TO SELL THE EASEMENT KNOWN AS THE "GOVERNMENT ALLEY" IN THE MUNICIPALITY OF AGANA TO MR. AND MRS. RALPH SABLAN AT THE CORRECTED SIZE OF SEVENTY-THREE (73) MORE OR LESS SQUARE METERS."

Committee votes are as follows:

- 5 TO DO PASS
- _____ TO NOT PASS
- _____ TO REPORT OUT ONLY
- _____ TO ABSTAIN
- _____ TO PLACE IN INACTIVE FILE

Si Yu'os ma'åse',

Thomas C. Ada



Sen. Thomas Ada

Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement

I Mina Trentai Tres Na Libeslaturan Guåban • 33rd Guam Legislature

COMMITTEE REPORT

ON

Bill No. 263-33 (LS)

As Amended

**“AN ACT TO AMEND PUBLIC LAW 30-46,
AUTHORIZATION TO SELL THE
EASEMENT KNOWN AS THE
“GOVERNMENT ALLEY” IN THE
MUNICIPALITY OF AGANA TO MR. AND
MRS. RALPH SABLAN AT THE CORRECTED
SIZE OF SEVENTY-THREE (73) MORE OR
LESS SQUARE METERS.”**



Sen. Thomas Ada


Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement
I Mina Trentai Tres Na Libeslaturan Guåhan • 33rd Guam Legislature

March 23, 2016

MEMORANDUM

To: **All Members**
Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement

From: **Senator Thomas C. Ada**, Committee Chairperson 

Subject: **Committee Report on Bill No. 263-33 (COR), as Amended**

Transmitted herewith for your consideration is the Committee Report on Bill No. 263-33 (COR), as amended, **“AN ACT TO AMEND PUBLIC LAW 30-46, AUTHORIZATION TO SELL THE EASEMENT KNOWN AS THE “GOVERNMENT ALLEY” IN THE MUNICIPALITY OF AGANA TO MR. AND MRS. RALPH SABLAN AT THE CORRECTED SIZE OF SEVENTY-THREE (73) MORE OR LESS SQUARE METERS.”**

This report includes the following:

- Committee Vote Sheet
- Committee Report Digest
- Copy of Bill No. 263-33 (LS), As Introduced
- Copy of Bill No. 263-33 (LS), As Amended
- Public Hearing Sign-in Sheet
- Written testimony from: Michael J.B. Borja (Department of Land Management) and Ralph Gregory Sablan and Janiece A. Sablan
- Copy of Fiscal Note Request
- Copy of Fiscal Note
- COR Referral of Bill No. 263-33 (LS)
- Notices of Public Hearing
- Public Hearing Agenda

Please take the appropriate action on the attached vote sheet. Your attention to this matter is greatly appreciated. Should you have any questions or concerns, please do not hesitate to contact me.



Sen. Thomas Ada

Chairman

Committee on Transportation, Infrastructure, Lands,
 Border Protection, Veterans' Affairs and Procurement
I Mina Trentai Tres Na Libeslaturan Guåhan • 33rd Guam Legislature

COMMITTEE VOTE SHEET

Bill No. 236-33 (LS), As Amended, "AN ACT TO AMEND PUBLIC LAW 30-46, AUTHORIZATION TO SELL THE EASEMENT KNOWN AS THE "GOVERNMENT ALLEY" IN THE MUNICIPALITY OF AGANA TO MR. AND MRS. RALPH SABLAN AT THE CORRECTED SIZE OF SEVENTY-THREE (73) MORE OR LESS SQUARE METERS."

COMMITTEE MEMBERS	SIGNATURE AND DATE	TO DO PASS	TO NOT PASS	TO REPORT OUT ONLY	TO ABSTAIN	TO PLACE IN INACTIVE FILE
SENATOR THOMAS C. ADA Chairperson	 3/22/16	✓				
SENATOR RORY J. RESPICIO Vice Chairperson	 3-23-16	✓				
VICE SPEAKER BENJAMIN J.F. CRUZ Member		✓				
SENATOR FRANK B. AGUON, JR. Member	 3/23/16	✓				
SENATOR DENNIS RODRIGUEZ, JR. Member						
SENATOR NERISSA UNDERWOOD Member		✓				
SENATOR FRANK F. BLAS, JR. Member						
SENATOR MARY TORRES Member						
SENATOR JAMES V. ESPALDON Member						



Sen. Thomas Ada

Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement
I Mina Trentai Tres Na Liheslaturan Guahan • 33rd Guam Legislature

COMMITTEE REPORT DIGEST

I. OVERVIEW

Bill No. 263-33 (LS) was introduced on February 15, 2016 by Senator Tom Ada and was subsequently referred on February 15, 2016 by the Committee on Rules to the Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement.

The Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement convened a public hearing on March 03, 2016 at 2:00 pm in *I Liheslaturan's* Public Hearing Room to receive public testimony on Bill No. 263-33 (LS).

Public Notice Requirements

Public Hearing notices were disseminated via email to all senators and all main media broadcasting outlets on February 24, 2016 (5-Day Notice) and again on February 29, 2016 (48-Hour Notice). Notice was also posted on the Legislature television channel.

Senators Present

Senator Thomas C. Ada	<i>Committee Chairperson</i>
Senator Frank B. Aguon Jr.	<i>Committee Member</i>
Senator Mary Torres	<i>Committee Member</i>
Senator James V. Espaldon	<i>Committee Member</i>

The public hearing was Called-to-Order at 9:00am.

II. SUMMARY OF TESTIMONY AND DISCUSSION

Chairperson Ada called the Public Hearing to order then reads the title of the Bill No. 263-33 (LS).

Chairperson Ada then calls on those who have signed up to give testimony.

Michael J.B. Borja, *Director, Department of Land Management*: Director Borja paraphrases his written testimony, it is an amendment to the public law which allowed Mr. and Mrs. Sablan to purchase a government alley. The Department of Land Management had gone through the entire process to conduct the sell, however at the end the estimated size of the alleyway was a significant deviation from the actual size. There was a difference in 25% in size. The size of the lot would not meet the legality of the Attorney Generals Office, which is why legislation was requested.

Director Borja continues that the appraisal had been done prior to the survey of the property. The Department of Land Management survey team, along with the surveyor of the Sablan's came together and found the calculations to be correct but there was still a difference in size. He makes a recommendation that the appraisals done by the Sablan's be standing and the cost

be done based on that appraisal. He ends by saying he is in favor of the passage of the Bill No. 263-33.

Chairperson Ada: He clarifies that the Director of the Department of Land Management's recommendation is to allow the previously obtained appraisal to be standing?

Director Borja: He responded yes, the additional 15 square meters is not a significant climb in number to adjust the appraisal.

Ralph Sablan, Owner of Lot 239-4-1: Mr. Sablan states that he and his wife purchased the property back in 2005 and are wanting to be involved in the revitalization of Hagåtña. While meeting with their architect and putting together a conceptual plan, the architect recommended the Sablan's acquire the alleyway. That additional 2 feet could allow for a fence and other security aspects. The Director of the Department of Land Management has helped with the acquisition since last year and per the law they have meet all the requirements but now it is just the technicality of the size.

Senator Aguon: Asked the Director if the language of the appraisal is sufficient enough?

Director Borja: He responded yes.

Senator Aguon: He then asked if the appraisal is based on the lot, everything is inclusive of the parcel?

Director Borja: He responded yes.

Mr. Sablan: He responded that per the Department of Land Management, an appraisal should be done and a map should be produced from the survey, as to not hold up the entire process. He then says the average would be from two certified appraisals.

Senator Aguon: He wanted clarification for the people that what has been appraised is reflective on the bill and its information.

Director Borja: He states that this was a learning case for the department. Now any other pieces of sell that is authorized by the Legislature will then follow suite that an appraisal not be done until after the survey is completed. Therefore, this mistake will not take place in the future.

Chairperson Ada ends the public hearing for Bill No. 263-33 (LS).

Written Testimonies Received:

Michael J.B. Borja, Director of the Department of Land Management
Mr. Borja's written testimony is in favor of Bill No. 263-33 (LS).

Ralph Gregory Sablan and Janiece A. Sablan, Owners of Lot 239-4-1
Mr. and Mrs. Sablan's written testimony is in favor of Bill No. 263-33 (LS).

III. Findings and Recommendations

The Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement finds that testimony from the Department of Land Management makes a technical change to Bill No. 263-33, which would include language that excludes another need for appraisals on the corrected lot size. Therefore, the appraisals that had been done prior to the survey would still stand.

After considering the findings and testimonies given at the public hearing, the Committee hereby reports out **Bill No. 263-33 (LS) as Amended**, with the recommendation

TO DO PASS

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

Bill No. 2016-33 (LS)

Introduced by:

T.C. Ada 

June Quits
2016 FEB 15 AM 11:31

**AN ACT TO AMEND PUBLIC LAW 30-46,
AUTHORIZATION TO SELL THE EASEMENT
KNOWN AS THE "GOVERNMENT ALLEY" IN THE
MUNICIPALITY OF AGANA TO MR. AND MRS.
RALPH SABLAN AT THE CORRECTED SIZE OF
SEVENTY-THREE (73) MORE OR LESS SQUARE
METERS.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Statement and Intent. Public Law 30-46 authorized the sale of a government alley in the Municipality of Hagatna to Mr. and Mrs. Ralph Sablan, however, the stated size of the land stated in this public law is not correct and well outside the acceptable parameters of error. This bill seeks to correct the area of land in order to complete the sale of this property.

I Liheslaturan Guåhan finds that P.L. 30-46 identified the government alley size as an area that was roughly estimated to be fifty-eight and five-tenths (58.5) more or less square meters. Upon execution of this law, a survey map required by the Department of Land Management found that the total area to be seventy-three (73) more or less square meters.

I Liheslaturan Guåhan further finds that Mr. and Mrs. Ralph Sablan completed and paid for the two appraisals of the alley based on an area size of fifty-eight and five-

1 tenths (58.5) more or less square meters.

2 **Section 2. Authorization to Modify the Sell of Government Alley**
3 **Easement.** Public Law 30-46 is hereby amended to correct the area size of the
4 identified alley to be seventy-three (73) more or less square meters as shown on
5 Exhibit “A-2”, Pre-War Alley Between Lot 239-4-1 & Lot 239-1, 239-2, & Lot 239-3,
6 Municipality of Agana, dated December 1, 2015. Furthermore, the price of the land
7 shall be based on the average of the two appraisals already obtained, determining the
8 price per square meter, and applying it to the corrected lot size. Pursuant to P.L. 33-90,
9 purchase payment shall be made payable to the Treasurer of Guam, Account No.
10 366957001 (CLTC-Sale of Govt Land).

EXHIBIT "A-2"
PRE-WAR ALLEY BETWEEN LOT 239-4-1 & LOT 239-1, 239-2, & LOT 239-3
MUNICIPALITY OF AGANA, TERRITORY OF GUAM

LEGEND

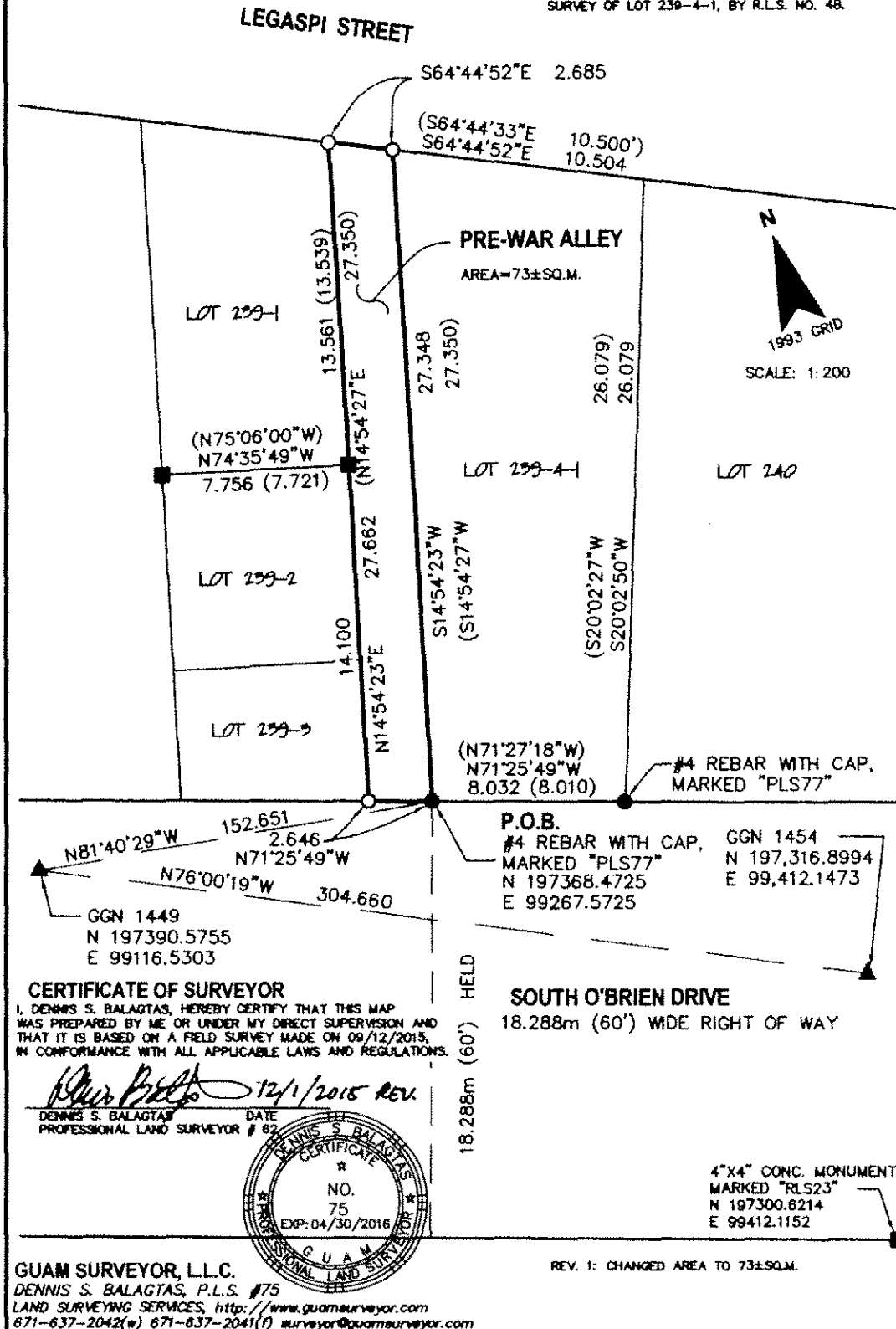
- ▲ FOUND 1993 GGN MONUMENT AS NOTED
- FOUND 4"x4" CONC. MONUMENT, MARKED "RLS54"
- FOUND #4 REBAR, NO IDENTIFICATION, OR AS NOTED
- SET #4 REBAR WITH CAP MARKED "PLS75"
- SUBJECT PROPERTY LIMITS
- PROPERTY LINE
- RIGHT OF WAY
- () RECORD DATA PER REFERENCE NO. 1

NOTES

1. HORIZONTAL CONTROL WAS BASED ON FOUND PROPERTY CORNERS AND 1993 GUAM GEODETIC NETWORK.
2. ALL DISTANCES ARE IN METERS & DECIMALS THEREOF.
3. FIELD WORK WAS DONE ON 09/12/2015.

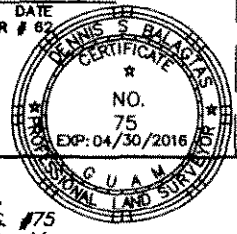
REFERENCES

1. DOC. NO. 624375, L.M. NO. 323-FY78, RETRACEMENT SURVEY OF LOT 239-4-1, BY R.L.S. NO. 48.



CERTIFICATE OF SURVEYOR
 I, DENNIS S. BALAGTAS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS BASED ON A FIELD SURVEY MADE ON 09/12/2015, IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Dennis S. Balagtas 12/1/2015 REV.
 DENNIS S. BALAGTAS DATE
 PROFESSIONAL LAND SURVEYOR # 82



GUAM SURVEYOR, L.L.C.
 DENNIS S. BALAGTAS, P.L.S. #75
 LAND SURVEYING SERVICES, <http://www.guamsurveyor.com>
 671-637-2042(w) 671-637-2041(f) surveyor@guamsurveyor.com

P.O.B.
 #4 REBAR WITH CAP, GGN 1454
 MARKED "PLS77" N 197,316.8994
 N 197368.4725 E 99,412.1473
 E 99267.5725

SOUTH O'BRIEN DRIVE
 18.288m (60') WIDE RIGHT OF WAY

4"x4" CONC. MONUMENT,
 MARKED "RLS23"
 N 197300.6214
 E 99412.1152

REV. 1: CHANGED AREA TO 73±SQ.M.

SURV: GARY CLIENT: GREG SABLAN PROJ.#: 2015-192 DWG.#: 2015192-RELOIMTR.DWG

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

Bill No. 263-33 (LS)

As Amended by the Committee on
Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs
and Procurement.

Introduced by:

T.C. Ada

**AN ACT TO AMEND PUBLIC LAW 30-46,
AUTHORIZATION TO SELL THE EASEMENT
KNOWN AS THE "GOVERNMENT ALLEY" IN THE
MUNICIPALITY OF AGANA TO MR. AND MRS.
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I Liheslaturan Guåhan finds that P.L. 30-46 identified the government alley size as an area that was roughly estimated to be fifty-eight and five-tenths (58.5) more or less square meters. Upon execution of this law, a survey map required by the Department of Land Management found that the total area to be seventy-three (73) more or less square meters.

I Liheslaturan Guåhan further finds that Mr. and Mrs. Ralph Sablan completed

1 and paid for the two appraisals of the alley based on an area size of fifty-eight and five-
2 tenths (58.5) more or less square meters.

3 **Section 2.** Section 2 of Public Law 30-46 is hereby amended to read as
4 follows.

5 **Section 2. Authorization to Sell Government Alley Easement.** *I*
6 *Maga'lahaen Guâhan* is hereby authorized to sell the easement known as the
7 “*Government Alley*”, currently bound by the U.S. District Court on the
8 western boundary, South O’Brien Drive on the southern boundary, and the
9 metes and bounds of the western boundary of Lot 239-4-1, all in the
10 municipality of *Hagåtña*, that has a total land area of ~~fifty-eight and five~~
11 ~~tenths plus/minus square meters (58.5 ± sq. m.)~~ seventy-three (73) more or
12 less square meters, as shown on Exhibit “A-2”, Pre-War Alley Between Lot
13 239-4-1 & Lot 239-1, 239-2, & Lot 239-3, Municipality of *Agaña*, dated
14 December 1, 2015, to Mr. Ralph Gregory and Mrs. Janiece Annette Sablan
15 for its appraised fair market value. The Director of the Department of Land
16 Management shall select two (2) appraisers to determine the fair market
17 value of the “*Government Alley*.” The cost of the appraisal and all necessary
18 fees *shall* be paid by the Sablans.

19 **Section 3. Exemptions of Determination of Fair Market Value.** Based on
20 §2107 of Title 2, Guam Code Annotated, land appraisals have been conducted but was
21 done prior to the survey of the land. Therefore, another appraisal does not need to be
22 conducted and the appraisal done prior will be standing. Furthermore, the price of the
23 land shall be based on the average of the two appraisals already obtained, determining
24 the price per square meter, and applying it to the corrected lot size

25 **Section 4. Purchase Payment.** Pursuant to P.L. 33-90, purchase payment
26 shall be made payable to the Treasurer of Guam, Account No. 366957001 (CLTC-Sale
27 of Govt Land).

1 **Section 5. Severability.** If any provision of this law or its application to any
2 person or circumstance is found to be invalid or contrary to law, such invalidity *shall*
3 *not* affect other provisions or applications of this law that can be given effect without
4 the invalid provisions or applications and to this end the provisions of this Act are
5 severable.

EXHIBIT "A-2"
PRE-WAR ALLEY BETWEEN LOT 239-4-1 & LOT 239-2, & LOT 239-3
MUNICIPALITY OF AGANA, TERRITORY OF GUAM

LEGEND

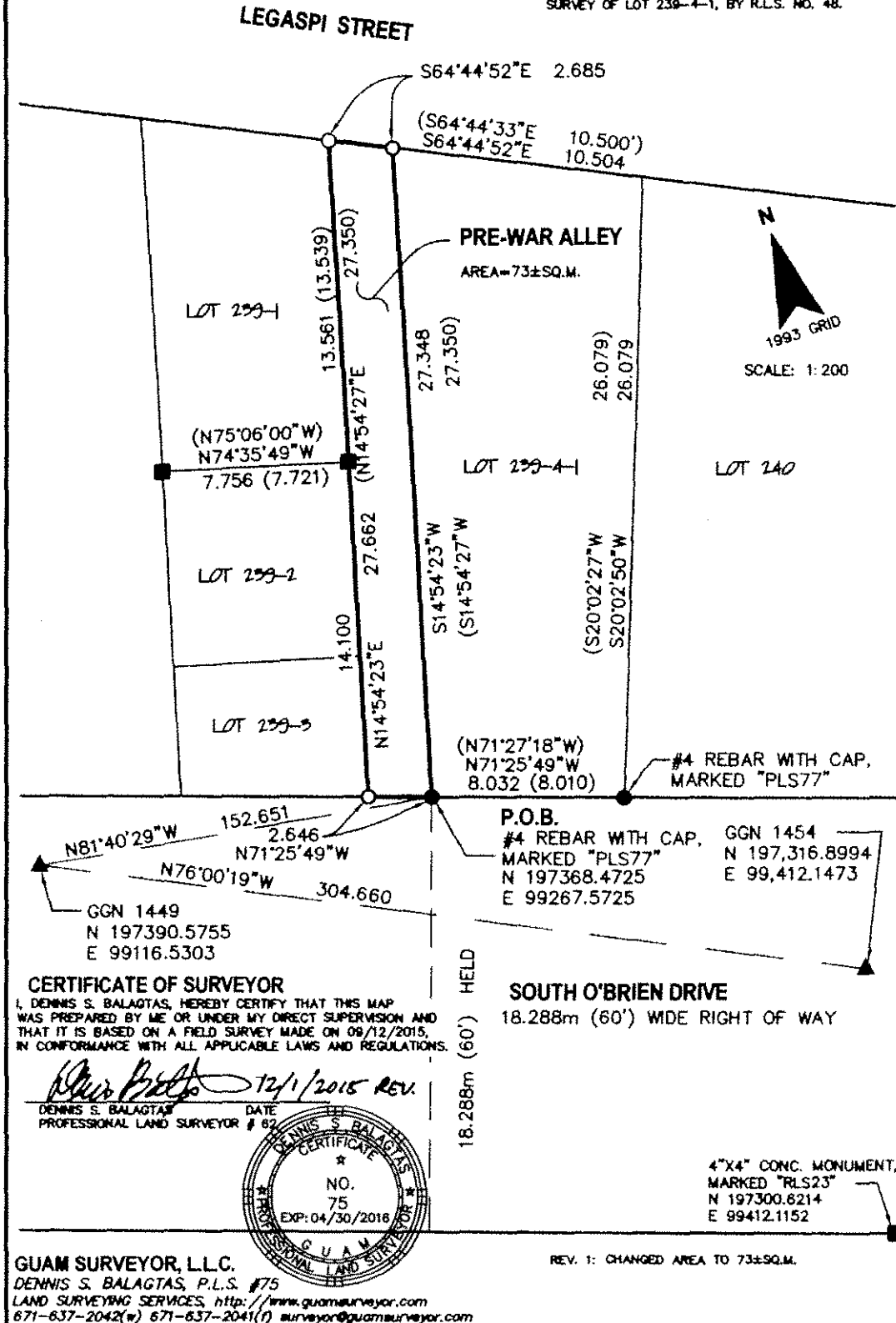
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1. HORIZONTAL CONTROL WAS BASED ON FOUND PROPERTY CORNERS AND 1993 GUAM GEODETIC NETWORK.
2. ALL DISTANCES ARE IN METERS & DECIMALS THEREOF.
3. FIELD WORK WAS DONE ON 09/12/2015.

REFERENCES

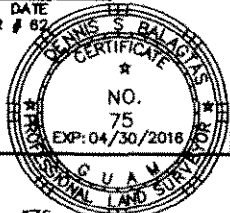
1. DOC. NO. 824375, L.M. NO. 323-FY78, RETRACEMENT SURVEY OF LOT 239-4-1, BY R.L.S. NO. 48.



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Dennis S. Balagtas 12/1/2015 REV.
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4"X4" CONC. MONUMENT,
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REV. 1: CHANGED AREA TO 73±SQ.M.

SURV: GARY

CLIENT: GREG SABLAN

PROJ: 2015-192

DWG #: 2015192-RELO1MTR.DWG

Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement
 Public Hearing
 March 03, 2016
 2:00pm
 I Liheslaturan Guåhan, Hagåtña

Bill No. 263-33 (LS) – T.C. Ada

An act to amend Public Law 30-46, authorization to sell the easement known as the “government alley” in the municipality of *Agana* to Mr. and Mrs. Ralph Sablan at the corrected size of seventy-three (73) more or less square meters.

NAME (please print)	AGENCY/ ORGANIZATION	ORAL TESTIMONY	WRITTEN TESTIMONY	IN FAVOR	NOT IN FAVOR	CONTACT NUMBER	EMAIL ADDRESS
Ralph Gregory Snow			✓	✓		486 7781	grps.2msuzm@gmail.com
Janiece Sablan			✓	✓		486-7780	janiece.sablan@gmail.com
MICHAEL BORJA	LAND MOT		✓				



DI PATTAMENTON MINANEHAN TANO'
 (Department of Land Management)
GUBETNAMENTON GUAHAN
 (Government of Guam)



EDDIE BAZA CALVO
 Governor

MICHAEL JB BORJA
 Director

RAY TENORIO
 Lieutenant Governor

DAVID V. CAMACHO
 Deputy Director

Street Address:
 590 S. Marine Corps Drive
 Suite 733 ITC Building
 Tamuning, GU 96913

March 1, 2016

Senator Thomas C. Ada
 33rd Guam Legislature
 Chairman, Committee on Transportation,
 Infrastructure, Lands, Border Protection,
 Veteran's Affairs and Procurement
 173 Aspinall Ave, Ste 207
 Hagatna, Guam 96910

SUBJECT: Bill No. 263-33 – AN ACT TO ADD AMEND PUBLIC LAW 30-46 AUTHORIZATION TO SELL THE EASEMENT KNOWN AS THE "GOVERNMENT ALLEY" IN THE MUNICIPALITY OF AGANA TO MR. AND MRS. RALPH SABLAN AT THE CORRECTED SIZE OF SEVENTY-THREE (73) MORE OR LESS SQUARE METERS.

Buenas yan Hafa Adai!

As stated in the Legislative Statement and Intent of Bill No. 263-33, the execution of Public Law 30-46 could not be completed because the size of the property mentioned in the public law was not the same as the actual size as determined by a survey of the "government alley." In fact, the surveyed size of the alley was found to be fourteen and one-half (14.5) square meters larger, or approximately twenty-five percent more than the public law stated.

Meanwhile, Mr. and Mrs. Sablan have already engaged in the services of two appraisers to determine the fair market value. The Department of Land Management concurs that the price per square meter as determined by the appraised fair market value should be applied to the additional size of the lot, fourteen and one-half (14.5) square meters, without further need for another set of appraisals.

The Department of Land Management recommends passage of Bill No. 263-33 to allow the conclusion of the sale of the "government alley" originally authorized in P.L. 30-46.

Thank you for permitting me to submit this testimony.

Senseramente,


MICHAEL J.B. BORJA
 Director

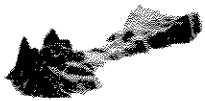
Mailing Address:
 P.O. Box 2950
 Hagatna, GU 96932

Website:
<http://land.guam.gov>

E-mail Address:
dmdir@land.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383



March 3, 2016
Sablan Testimony – Bill No. 263-33

Hafa Adai Chairman and Senator Thomas Ada and Honorable Senators of the 33rd Guam Legislature:

For the record our names are Ralph Gregory Sablan and Janiece A. Sablan, husband and wife. We own Lot 239-4-1 in Hagatna which is adjacent to the subject Bull Cart Alley Way.

We submit this testimony in favor of **Bill No. 263-33 (LS) – T.C. Ada** an act to amend Public Law 30-46, authorization to sell the easement known as the “government alley” in the municipality of *Agana* to Mr. and Mrs. Ralph Sablan at the corrected size of seventy-three (73) more or less square meters.

My wife and I have been pursuing the development of our property in Hagatna for the past ten years. As part of our family history of living in the Hagatna and to contribute to the revitalization of Hagatna, my wife and I purchased a property in 2005. In 2008 we started the concept and design phase and were advised by the architect that we could maximize the lot utility and security if we were able to obtain the alley way. Public Law 30-46 approved the purchase of the alley way subject to the discretion of the Director of Land Management after obtaining two (2) appraisals.

During the mapping and consolidation of lots in Hagatna about 30 years ago, funding fell short and the lots south of the Santa Cruz Branch of Bank of Guam (including our lot and the alley way) were not included. This also did not allow for an accurate map and sizing.

Director Michael Borja recommended that we obtain a survey map which would give us an accurate Lot Description, Boundary Points and Size. Although not required in the original law, we agreed to this expedite matters. We ordered the survey in August of 2015. The alley way size results came back with a larger footprint. The original Law stated 58.5sm and the new survey stated 73sm a difference of 14.5sm.

We met with Director Borja and his team on how to proceed since we had a difference in size. Discussions went back and forth and it we mentioned that we already met all the conditions of the law and that we should move forward. This was supported by staff comments that there have been cases where Lot Description trumps lot size in cases where an accurate map or document does not exist. DLM advised us that they would discuss and update us on their findings. We were advised at a later time that DLM legal counsel recommended that amending the original law to state the actual lot size was the best move to avoid delays and default based on technicalities with the AG’s office. This is where we are today.

The original public law was in favor of us purchasing the alley way as long as we met the minimum requirements of obtaining two appraisals. We have exceeded the requirements and have been very patient and cooperative with DLM with the process. We hope that Bill No 263-33 will be passed in our favor of purchasing the alley way based on its new size.

Sincerely,

Ralph Gregory Sablan and Janiece A. Sablan
Owners of Lot 239-4-1

Attachments: Hagatna Property Map
PreWar Alley Map
PreWar Legal Description

EXHIBIT "A-2"
PRE-WAR ALLEY BETWEEN LOT 239-4-1 & LOT 239-1, 239-2, & LOT 239-3
MUNICIPALITY OF AGANA, TERRITORY OF GUAM

LEGEND

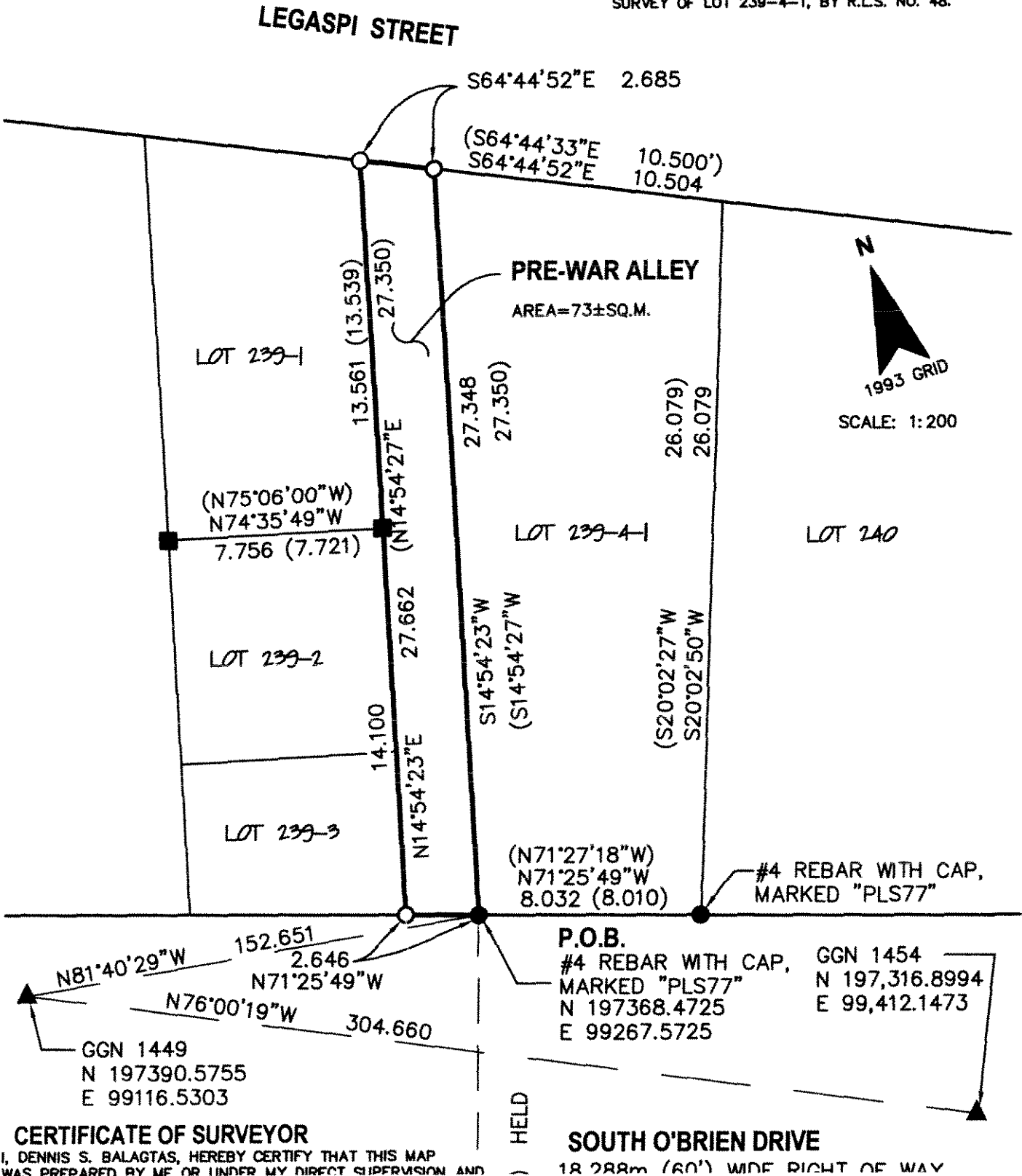
- ▲ FOUND 1993 GGN MONUMENT AS NOTED
- FOUND 4"x4" CONC. MONUMENT, MARKED "RLS54"
- FOUND #4 REBAR, NO IDENTIFICATION, OR AS NOTED
- SET #4 REBAR WITH CAP MARKED "PLS75"
- SUBJECT PROPERTY LIMITS
- PROPERTY LINE
- RIGHT OF WAY
- () RECORD DATA PER REFERENCE NO. 1

NOTES

1. HORIZONTAL CONTROL WAS BASED ON FOUND PROPERTY CORNERS AND 1993 GUAM GEODETIC NETWORK.
2. ALL DISTANCES ARE IN METERS & DECIMALS THEREOF.
3. FIELD WORK WAS DONE ON 09/12/2015.

REFERENCES

1. DOC. NO. 624375, L.M. NO. 323-FY78, RETRACEMENT SURVEY OF LOT 239-4-1, BY R.L.S. NO. 48.



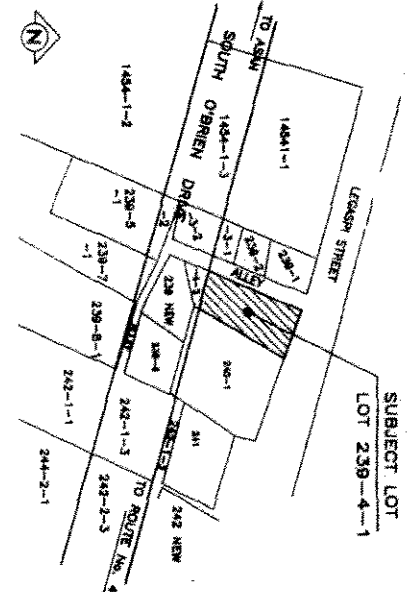
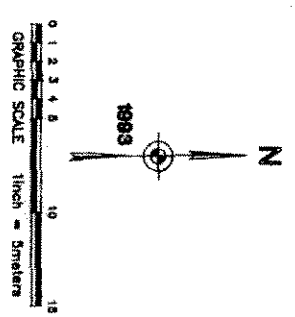
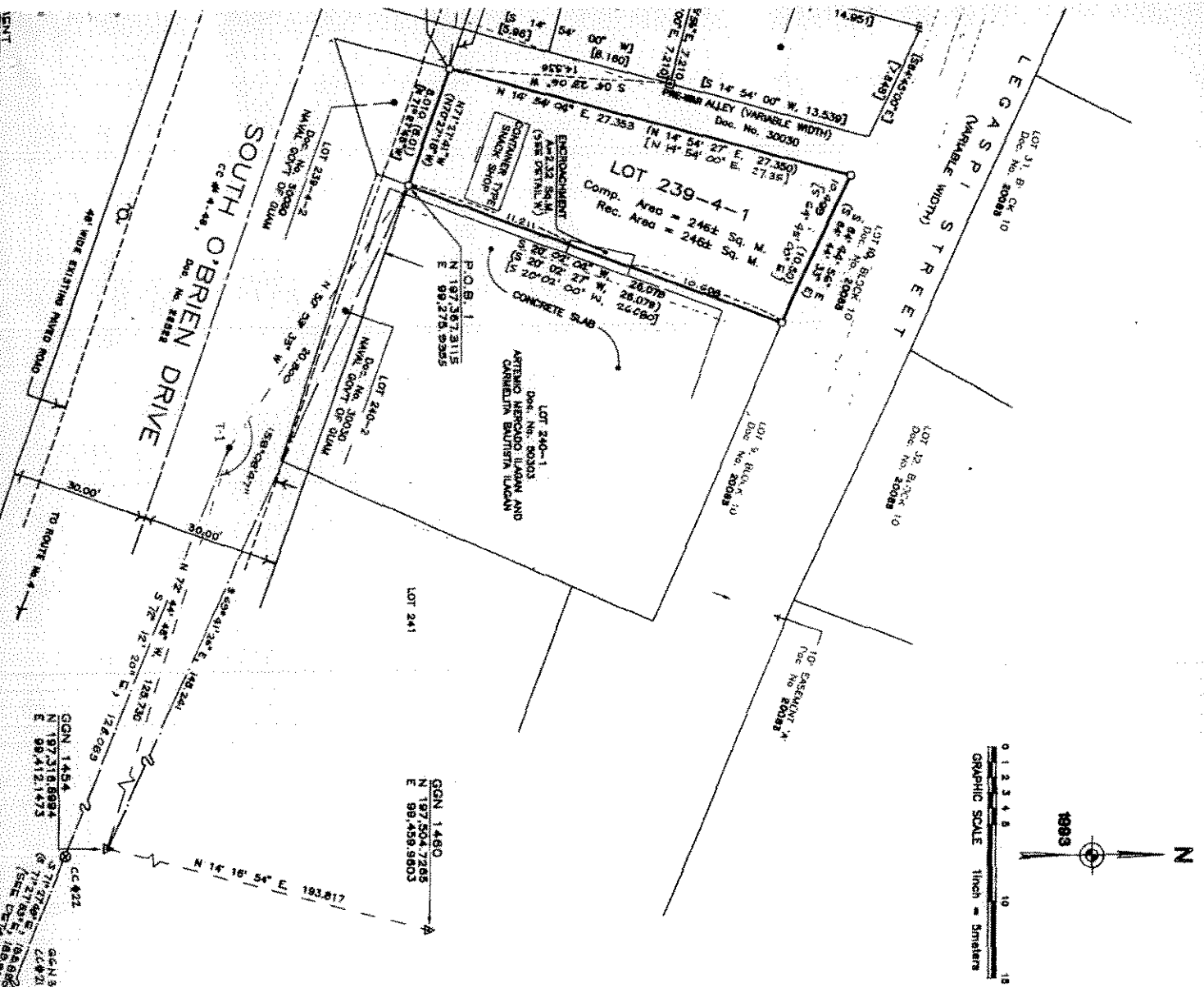
CERTIFICATE OF SURVEYOR

I, DENNIS S. BALAGTAS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND

SURV : GARY

CLIENT: GREG SABLAN

PROJ.# 2015-192



- NOTES:**
1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
 2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 3. BEARINGS AND DISTANCES WITHIN PARENTS ARE RECORD DATA, OTHERS ARE 1983 DATA.
 4. SHADDED LOT IS ZONED 'R-2' MULTIFAMILY RESIDENTIAL, AS OF APPROVAL OF THIS MAP.
 5. SHADDED LOT IS COVERED BY OVERLAPPING PROTECTIVE ZONE (OZ).
 6. BEARINGS AND DISTANCES WITHIN THE SHADDED ARE RECORD DATA 88 PER REF.#2.
- REFERENCES:**
1. DND NO. CG-7807A, RETIREMENT OF LOT 239-4-1, PREPARED BY RLS NO. 48, L.M. NO. 323-PT8, SEC. NO. 283823
 2. R.L.D. NO. 100A, PROPERTY MAP OF ANAMA, DND. NO. 50030
 3. L.M. NO. C-10, PROPERTY MAP OF BLOCK 10, CITY OF NEW ANAMA, DND. NO. 20083

CHECKED BY: *[Signature]* DATE: 7/11/2020
 DRAWN BY: *[Signature]* DATE: 7/11/2020
 ENGINEER: *[Signature]* DATE: 7/11/2020

CERTIFICATIONS:
 APPROVAL PURSUANT TO TITLE 21, CIVIL CODE ANNOTATED, CHAPTER 82, SUBDIVISION LAW

NOT REQUIRED
 JOHN F. ANDERSON, SURV. CHIEF PLANNER DATE: _____
 THIS MAP HAS BEEN FOR CONFORMANCE WITH TITLE 21, CIVIL CODE ANNOTATED, CHAPTER 80 DATE: _____
 THIS DATE: _____

I, _____, S. GUAM CHIEF SURVAYOR
 CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ACCORDING TO THE FIELD SURVEY DATA AND INSTRUMENTS IN MY POSSESSION, THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA, AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS THIS MAP.

PLS SO DATE: 7-30-20 EXPIRES 30 SEPTEMBER 1989
 APPROVED DATE: _____ BY: _____ DATE: _____



LAND REGISTRATION SURVEY MAP
 OF
LOT 239-4-1

EXHIBIT "A-1"
LEGAL DESCRIPTION
PRE-WAR ALLEY BETWEEN LOT 239-4-1 &
LOT 239-1, LOT 239-2, & LOT 239-3

THAT PORTION OF LAND IN THE TERRITORY OF GUAM, MUNICIPALITY OF AGANA, LOCATED BETWEEN LOT 239-4-1 AND LOT 239-1-2, LOT 239-2, & LOT 239-3, AS SHOWN ON DOC. NO. 624375, L.M. NUMBER 323-FY78, RECORDED IN THE RECORDS DIVISION OF THE DEPARTMENT OF LAND MANAGEMENT, MORE CLOSELY DESCRIBED BELOW:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 239-4-1, AS SHOWN ON SAID DOC. NO. 624375, L.M. NO. 323-FY78, RECORDED IN THE DEPARTMENT OF LAND MANAGEMENT, SAID POINT BEING ON THE NORTH LINE OF WEST O'BRIEN DRIVE, AT A #4 REBAR WITH CAP MARKED "PLS77", HAVING A 1993 COORDINATE VALUE OF NORTH 197368.4725 METERS, EAST 99267.5725 METERS, LOCATED SOUTH 81°40'29" EAST, A DISTANCE OF 152.651 METERS FROM THE 1993 GUAM GEODETIC MONUMENT 1449, HAVING A COORDINATE VALUE OF NORTH 197,390.5755 METERS, EAST 99,116.5303 METERS;

THENCE ALONG THE SAID NORTH RIGHT OF WAY LINE OF WEST O'BRIEN DRIVE, NORTH 71°25'49" WEST, A DISTANCE OF 2.646 METERS TO A POINT ON THE EAST LINE OF LOT 239-3;

THENCE ALONG THE EAST LINES OF LOT 239-3, LOT 239-2, AND LOT 239-1, NORTH 14°54'23" EAST, A DISTANCE OF 27.662 METERS TO THE SOUTH RIGHT OF WAY LINE OF LEGASPI STREET;

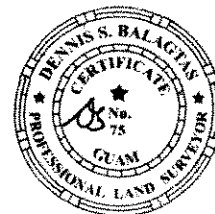
THENCE EASTERLY LEAVING SAID EAST LINE OF LOT 239-1, ALONG SAID SOUTH RIGHT OF WAY LINE OF LEGASPI STREET, SOUTH 64°44'52" EAST, A DISTANCE OF 2.685 METERS TO THE NORTHWEST CORNER OF SAID LOT 239-4-1, AS SHOWN ON DOC. NO. 624375;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF LEGASPI STREET, SOUTH 14°54'23" WEST, A DISTANCE OF 27.348 METERS TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS AN AREA OF 73±SQUARE METERS, MORE OR LESS, WITH EXHIBIT "A-2" SHOWN ATTACHED AND MADE A PART HEREOF.

PREPARED BY:


DENNIS S. BALAGTAS 03/03/2016 REV
PROFESSIONAL LAND SURVEYOR NO. 75 DATE





COMMITTEE ON RULES

I Mina'trentai Tres na Liheslaturun Guåhån • The 33rd Guam Legislature

155 Hesler Place, Hagåtña, Guam 96910 • www.guamlegislature.com

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Senator
Nerissa Bretania Underwood
Member

V. Anthony Ada
MINORITY LEADER

Mary C. Torres
MINORITY MEMBER

March 2, 2016

Memorandum

To: Rennae Meno
Clerk of the Legislature

From: Senator Rory J. Respicio
Chairperson of the Committee on Rules

Subject: Fiscal Notes

Hafa Adai!

Attached please find the fiscal notes for the bill numbers listed below. Please note that the fiscal notes are issued on the bills as introduced.

FISCAL NOTES:

Bill No. 263-33(LS)

Bill No. 269-33(LS)

Please forward the same to MIS for posting on our website. Please contact our office should you have any questions regarding this matter.

Si Yu'os ma'ïse'!

2016 MAR 20 PM 1:30
R

Bureau of Budget & Management Research
Fiscal Note of Bill Nos. 263-33 (LS)

AN ACT TO AMEND PUBLIC LAW 30-46, AUTHORIZATION TO SELL THE EASEMENT KNOWN AS THE "GOVERNMENT ALLEY" IN THE MUNICIPALITY OF AGANA TO MR. AND MRS. RALPH SABLAN AT THE CORRECTED SIZE OF SEVENTY-THREE (73) MORE OR LESS SQUARE METERS.

Department/Agency Appropriation Information	
Dept./Agency Affected: Department of Land Management	Dept./Agency Head: Michael J. B. Borja, Director
Department's General Fund (GF) appropriation(s) to date:	413,674
Department's Other Fund (Specify) appropriation(s) to date: Land Survey Revolving Fund	3,111,311
Total Department/Agency Appropriation(s) to date:	\$3,524,985

Fund Source Information of Proposed Appropriation			
	General Fund:	(Specify Special Fund):	Total:
FY 2015 Unreserved Fund Balance		\$0	\$0
FY 2016 Adopted Revenues	\$0	\$0	\$0
FY 2016 Appro. (P.L. 33-66 thru _____)	\$0	\$0	\$0
Sub-total:	\$0	\$0	\$0
Less appropriation in Bill	\$0	\$0	\$0
Total:	\$0	\$0	\$0

Estimated Fiscal Impact of Bill						
	One Full Fiscal Year	For Remainder of FY 2016 (if applicable)	FY 2017	FY 2018	FY 2019	FY 2020
General Fund	\$0	\$0	\$0	\$0	\$0	\$0
Special Fund	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0

1. Does the bill contain "revenue generating" provisions? / X / Yes / / No
 If Yes, see attachment
2. Is amount appropriated adequate to fund the intent of the appropriation? / X / N/A / / Yes / / No
 If no, what is the additional amount required? \$ _____
/ X / N/A
3. Does the Bill establish a new program/agency? / / Yes / X / No
 If yes, will the program duplicate existing programs/agencies? / X / N/A / / Yes / / No
 Is there a federal mandate to establish the program/agency? / / Yes / X / No
4. Will the enactment of this Bill require new physical facilities? / / Yes / X / No
5. Was Fiscal Note coordinated with the affected dept/agency? If no, indicate reason: / X / Yes / / No
 / X / Requested agency comments not received by due date / / Other: _____

Analyst: Jason Baza Date: 2/24/16 Director: Jose S. Calvo Date: MAR 01 2016
 Jason Baza, BMA II Jose S. Calvo, Director

Notes:
 After the enactment of P.L. 30-46, the survey map of the property required by the Department of Land Management (DLM) found that the total area of "Government Alley" is actually 73± square meters. The proposed amendment seeks to accurately depict the size of "Government Alley" as authorized for sale. Section 2 of the proposed legislation indicates that the required two appraisals have already been conducted on the subject property. The property size authorized for sale increased by approximately 14.5± square meters, which translates to additional revenue to be received by the Government of Guam than originally expected during the passage of P.L. 30-46. However, the Bureau is unable to determine the approximate amount of additional revenue due to lack of appraisal information of the subject property. After the sale of "Government Alley" has been completed with the amended property size, revenues from the sale will be deposited into the Chamorro Land Trust Survey Fund established through P.L. 33-90. It should be noted that Bill No. 269-33 (LS) introduced by Senator V. Anthony Ada has the same intent as the subject legislation.



COMMITTEE ON RULES

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Nerissa Bretania Underwood
Member

V. Anthony Ada
MINORITY LEADER

Mary C. Torres
MINORITY MEMBER

February 17, 2016

VIA E-MAIL

joey.calvo@bbmr.guam.gov

Jose S. Calvo
Director
Bureau of Budget & Management Research
P.O. Box 2950
Hagåtña, Guam 96910

RE: Request for Fiscal Notes – Bill Nos. 253-33(COR) through 264-33(LS)

Hafa Adai Mr. Calvo:

Transmitted herewith is a listing of *I Mina'trentai Tres Na Liheslaturan Guåhan's* most recently introduced bills. Pursuant to 2 GCA §9103, I respectfully request the preparation of fiscal notes for the referenced bills.

Si Yu'os ma'åse' for your attention to this matter.

Very Truly Yours,

Senator Rory J. Respicio
Chairperson of the Committee on Rules

Attachment (1)

Cc: Clerk of the Legislature

Bill Nos.	Sponsor	Title
253-33 (COR)	T. C. Ada	AN ACT TO AMEND §1(j)(2) OF CHAPTER 5, PUBLIC LAW 33-66 RELATIVE TO THE CARRYOVER OF FISCAL YEAR 2015 APPROPRIATIONS FOR THE DEPARTMENT OF PUBLIC WORKS.
254-33 (LS)	T. R. Muña Barnes	AN ACT TO TRANSFER TRACT 3620, LOT 9, MUNICIPALITY OF INARAJAN, WITH AN AREA OF 929.04± SQUARE METERS, FROM THE CHAMORRO LAND TRUST INVENTORY AND TO THE ADMINISTRATIVE JURISDICTION OF THE INARAJAN MAYOR'S OFFICE FOR THE CONSTRUCTION OF A MULTI-PURPOSE FACILITY FUNDED THROUGH FEDERAL SOURCES.
255-33 (LS)	T. R. Muña Barnes	AN ACT TO TRANSFER TRACT 3620, LOT 10, MUNICIPALITY OF INARAJAN, WITH AN AREA OF 941.65± SQUARE METERS, FROM THE CHAMORRO LAND TRUST INVENTORY AND TO THE ADMINISTRATIVE JURISDICTION OF THE INARAJAN MAYOR'S OFFICE FOR THE CONSTRUCTION OF A MULTI-PURPOSE FACILITY FUNDED THROUGH FEDERAL SOURCES.
256-33 (LS)	T. R. Muña Barnes	AN ACT TO TRANSFER TRACT 3620, LOT 11, MUNICIPALITY OF INARAJAN, WITH AN AREA OF 929.03± SQUARE METERS, FROM THE CHAMORRO LAND TRUST INVENTORY AND TO THE ADMINISTRATIVE JURISDICTION OF THE INARAJAN MAYOR'S OFFICE FOR THE CONSTRUCTION OF A MULTI-PURPOSE FACILITY FUNDED THROUGH FEDERAL SOURCES.
257-33 (LS)	T. R. Muña Barnes	AN ACT TO TRANSFER TRACT 3620, LOT 12, MUNICIPALITY OF INARAJAN, WITH AN AREA OF 929.03± SQUARE METERS, FROM THE CHAMORRO LAND TRUST INVENTORY AND TO THE ADMINISTRATIVE JURISDICTION OF THE INARAJAN MAYOR'S OFFICE FOR THE CONSTRUCTION OF A MULTI-PURPOSE FACILITY FUNDED THROUGH FEDERAL SOURCES.
258-33 (LS)	T. R. Muña Barnes	AN ACT TO TRANSFER TRACT 3620, LOT 13, MUNICIPALITY OF INARAJAN, WITH AN AREA OF 946.34± SQUARE METERS, FROM THE CHAMORRO LAND TRUST INVENTORY AND TO THE ADMINISTRATIVE JURISDICTION OF THE INARAJAN MAYOR'S OFFICE FOR THE CONSTRUCTION OF A MULTI-PURPOSE FACILITY FUNDED THROUGH FEDERAL SOURCES.
259-33 (LS)	T. R. Muña Barnes	AN ACT TO TRANSFER TRACT 3620, LOT 14, MUNICIPALITY OF INARAJAN, WITH AN AREA OF 929.03± SQUARE METERS, FROM THE CHAMORRO LAND TRUST INVENTORY AND TO THE ADMINISTRATIVE JURISDICTION OF THE INARAJAN MAYOR'S OFFICE FOR THE CONSTRUCTION OF A MULTI-PURPOSE FACILITY FUNDED THROUGH FEDERAL SOURCES.



COMMITTEE ON RULES

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V. Anthony Ada
MINORITY LEADER


Mary C. Torres
MINORITY MEMBER

February 15, 2016

MEMORANDUM

To: Rennae Meno
Clerk of the Legislature

Attorney Therese M. Terlaje
Legislative Legal Counsel

From: Senator Rory J. Respicio 
Chairperson of the Committee on Rules

Subject: Referral of Bill No. 263-33(LS)

As the Chairperson of the Committee on Rules, I am forwarding my referral of **Bill No. 263-33(LS)**.

Please ensure that the subject bill is referred, in my name, to the respective committee, as shown on the attachment. I also request that the same be forwarded to all members of *I Mina'trentai Tres Na Liheslaturan Guåhan*.

Should you have any questions, please feel free to contact our office at 472-7679.

Si Yu'os Ma'åse!

Attachment

I Mina'Trentai Tres Na Liheslaturan Received
Bill Log Sheet

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	FISCAL NOTES
263-33 (LS)	T. C Ada	AN ACT TO AMEND PUBLIC LAW 30-46, AUTHORIZATION TO SELL THE EASEMENT KNOWN AS THE "GOVERNMENT ALLEY" IN THE MUNICIPALITY OF AGANA TO MR. AND MRS. RALPH SABLAN AT THE CORRECTED SIZE OF SEVENTY-THREE (73) MORE OR LESS SQUARE METERS.	02/15/16 11:31 a.m.	02/15/16	Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement			



Office of
Senator Tom Ada

Charlene Flores <flores@senatorada.org>

1st Notice of Information Briefing and Public Hearing: March 3, 2016 at 9:00 a.m. and 2:00 p.m.

Charlene Flores <flores@senatorada.org>

Wed, Feb 24, 2016 at 4:03 PM

To: Media <media@senatorada.org>, phnotice@guamlegislature.org, Martin Gerber <martinjerber@gmail.com>, arios@guamairport.net, chuck.ada@guamairport.net, peterroy@guamairport.net, Glenn LG <glenn.leonguerrero@dpw.guam.gov>, Michael Borja <michael.borja@land.guam.gov>, DLMDIR <dlmdir@land.guam.gov>, benito.servino@disid.guam.gov, MELISSA SAVARES <melissa.savares@gmail.com>, mcogadmin@teleguam.net, arleen.pierce@dpw.guam.gov, paul.cepada@dpw.guam.gov, Joey Calvo <joey.calvo@bbmr.guam.gov>, "Mayor Louise C. Rivera" <mayorlcrivera.tatuha@gmail.com>, "Vice Mayor Ken C. Santos" <vicemayorksantos.tatuha@gmail.com>

February 24, 2016

MEMORANDUM

To: All Senators, Media, and Stakeholders

Fr: Senator Thomas C. Ada, *Chairperson*

Subject: **1st Notice of Information Briefing and Public Hearing: March 3, 2016 at 9:00 a.m. and 2:00 p.m.**

Please be advised that the Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affair, and Procurement will be conducting an information briefing and public hearing on **Thursday, March 3, 2016 at 9:00 a.m. and 2:00 p.m.** This meeting will take place in the public hearing room of *I Liheslaturan Guahan*. The agenda is as follows:

9:00 a.m.

The A.B. Won Pat International Airport Authority Information Briefing.

2:00 PM

Bill No.253-33 (COR) – T.C. Ada

An act to amend §1(j)(2) of Chapter 5, Public Law 33-66 relative to the carryover of fiscal year 2015 appropriations for the Department of Public Works.

Bill No. 263-33 (LS) – T.C. Ada

An act to amend Public Law 30-46, authorization to sell the easement known as the "government alley" in the municipality of *Agana* to Mr. and Mrs. Ralph Sablan at the corrected size of seventy-three (73) more or less square meters.

Bill No. 270-33 (COR) – T.C. Ada

An act to transfer Lot 5138-2-R3 NEW-1-2 and Lot 5138-2-R3 NEW-1-R2, *Ipao-Tumon*, municipality of *Dededo* to the CLTC land inventory for commercial leasing, and to provide for lease revenue sharing with DISID, and to identify land from the CLTC lands inventory for the construction of a DISID facility.

Testimony on **Bill No. 253-33 (COR)**, **Bill No. 263-33 (LS)**, and **Bill No. 270-33 (COR)**, should be addressed to Senator Thomas C. Ada, Chairperson, and will be accepted via hand delivery to our office, our mailbox at the Main Legislature Building at 155 Hesler Place, Hagåtña, Guam 96932, via email to office@senatorada.org, or via facsimile to (671) 473-3303 until **Friday, March 11, 2016 at 5:00 pm**. Individuals requiring special accommodations, auxiliary aids, or services should submit their request to Charlene Flores at 473-3301. Please feel free to contact my office should you have any questions or concerns.

--
Charlene Flores
Policy Analyst
Office of Senator Thomas C. Ada
I Mina'trentai Tres na Liheslaturan Guåhan - 33rd Guam Legislature
671-473-3301

 **1st PH Notice.pdf**
409K




Sen. Thomas Ada
Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement
I Mina Trentai Tres Na Libeslaturan Guahan • 33rd Guam Legislature

February 24, 2016

MEMORANDUM

To: All Senators, Media, and Stakeholders
Fr: Senator Thomas C. Ada, *Chairperson* 
Subject: **1st Notice of Information Briefing and Public Hearing: March 3, 2016 at 9:00 a.m. and 2:00 p.m.**

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Senator Tom Ada

Charlene Flores <cflores@senatorada.org>

2nd Notice of Information Briefing and Public Hearing: Thursday, March 3, 2016 at 9:00 a.m. and 2:00 p.m.

Charlene Flores <cflores@senatorada.org>

Mon, Feb 29, 2016 at 10:03 AM

To: Media <media@senatorada.org>, phnotice@guamlegislature.org, Martin Gerber <martinjgerber@gmail.com>, arios@guamairport.net, chuck.ada@guamairport.net, peterroy@guamairport.net, Glenn LG <glenn.leonguerrero@dpw.guam.gov>, Michael Borja <michael.borja@land.guam.gov>, DLMDIR <dlmdir@land.guam.gov>, benito.servino@disid.guam.gov, MELISSA SAVARES <melissa.savares@gmail.com>, mcogadmin@teleguam.net, arleen.pierce@dpw.guam.gov, paul.cepada@dpw.guam.gov, Joey Calvo <joey.calvo@bbmr.guam.gov>, "Mayor Louise C. Rivera" <mayorlcrivera.tatuha@gmail.com>, "Vice Mayor Ken C. Santos" <vicemayorksantos.tatuha@gmail.com>, greg.amguam@gmail.com

February 29, 2016

MEMORANDUM

To: All Senators, Media, and Stakeholders

Fr: Senator Thomas C. Ada, *Chairperson*

Subject: **2nd Notice of Information Briefing and Public Hearing: Thursday, March 3, 2016 at 9:00 a.m. and 2:00 p.m.**

Please be advised that the Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affair, and Procurement will be conducting an information briefing and public hearing on **Thursday, March 3, 2016 at 9:00 a.m. and 2:00 p.m.** This meeting will take place in the public hearing room of *Lihe slaturan Guahan*. The agenda is as follows:

9:00 a.m.

Information Briefing: A.B. Won Pat International Airport Authority

- Status of CIPs funded by the Series 2013 Bond issuance
- Status of CIPs funded by the FAA and other federal sources
- Status of Land acquisition surrounding GIAA

2:00 PM**Bill No.253-33 (COR) – T.C. Ada**

An act to amend §1(j)(2) of Chapter 5, Public Law 33-66 relative to the carryover of fiscal year 2015 appropriations for the Department of Public Works.

Bill No.263-33 (LS) – T.C. Ada

An act to amend Public Law 30-46, authorization to sell the easement known as the "government alley" in the municipality of *Agana* to Mr. and Mrs. Ralph Sablan at the corrected size of seventy-three (73) more or less square meters.

Bill No. 270-33(COR) – T.C. Ada

An act to transfer Lot 5138-2-R3 NEW-1-2 and Lot 5138-2-R3 NEW-1-R2, *Ipao-Tumon*, municipality of *Dededo* to the CLTC land inventory for commercial leasing, and to provide for lease revenue sharing with DISID, and to identify land from the CLTC lands inventory for the construction of a DISID facility.

Testimony on **Bill No. 253-33 (COR)**, **Bill No. 263-33 (LS)**, and **Bill No. 270-33 (COR)**, should be addressed to Senator Thomas C. Ada, Chairperson, and will be accepted via hand delivery to our office, our mailbox at the Main Legislature Building at 155 Hesler Place, Hagåtña, Guam 96932, via email to office@senatorada.org, or via facsimile to (671) 473-3303 until **Friday, March 11, 2016 at 5:00 pm**. Individuals requiring special accommodations, auxiliary aids, or services should submit their request to Charlene Flores at 473-3301. Please feel free to contact my office should you have any questions or concerns.


–
Charlene Flores

Policy Analyst

Office of Senator Thomas C. Ada

I Mina'trentai Tres na Liheslaturan Guåhan - 33rd Guam Legislature

671-473-3301

 **2nd notice.pdf**
408K




Sen. Thomas Ada
Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement
I Mina Trentai Tres Na Libeslaturan Guahan • 33rd Guam Legislature

February 29, 2016

MEMORANDUM

To: All Senators, Media, and Stakeholders
Fr: Senator Thomas C. Ada, *Chairperson* 
Subject: **2nd Notice of Information Briefing and Public Hearing: Thursday, March 3, 2016 at 9:00 a.m. and 2:00 p.m.**

Please be advised that the Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs, and Procurement will be conducting an information briefing and public hearing on **Thursday, March 3, 2016 at 9:00 a.m. and 2:00 p.m.** This meeting will take place in the public hearing room of *I Liheslaturan Guahan*. The agenda is as follows:

9:00 a.m.

Information Briefing: A.B. Won Pat International Airport Authority

- Status of CIPs funded by the Series 2013 Bond issuance
- Status of CIPs funded by the FAA and other federal sources
- Status of Land acquisition surrounding GIAA

2:00 PM

Bill No. 253-33 (COR) – T.C. Ada

An act to amend §1(j)(2) of Chapter 5, Public Law 33-66 relative to the carryover of fiscal year 2015 appropriations for the Department of Public Works.

Bill No. 263-33 (LS) – T.C. Ada

An act to amend Public Law 30-46, authorization to sell the easement known as the "government alley" in the municipality of *Agana* to Mr. and Mrs. Ralph Sablan at the corrected size of seventy-three (73) more or less square meters.

Bill No. 270-33 (COR) – T.C. Ada

An act to transfer Lot 5138-2-R3 NEW-1-2 and Lot 5138-2-R3 NEW-1-R2, *Ipaotumon*, municipality of *Dededo* to the CLTC land inventory for commercial leasing, and to provide for lease revenue sharing with DISID, and to identify land from the CLTC lands inventory for the construction of a DISID facility.

Testimony on **Bill No. 253-33 (COR)**, **Bill No. 263-33 (LS)**, and **Bill No. 270-33 (COR)**, should be addressed to Senator Thomas C. Ada, Chairperson, and will be accepted via hand delivery to our office, our mailbox at the Main Legislature Building at 155 Hesler Place, Hagåtña, Guam 96932, via email to office@senatorada.org, or via facsimile to (671) 473-3303 until **Friday, March 11, 2016 at 5:00 pm**. Individuals requiring special accommodations, auxiliary aids, or services should submit their request to Charlene Flores at 473-3301. Please feel free to contact my office should you have any questions or concerns.

Public Hearing Notice Listserv
phnotice@guamlegislature.org (Media, All Senators, and Staff)

Updated: February 15, 2016

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amier@mvguam.com	ed@tonyada.com	jpmanuel@gmail.com
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Updated: February 15, 2016

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Sen. Thomas Ada

Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement
I Mina Trentai Tres Na Liheslaturan Guåhan • 33rd Guam Legislature

AGENDA

PUBLIC HEARING

Thursday, March 03, 2016

Public Hearing Room, *I Liheslaturan Guåhan*

The agenda is as follows:

2:00pm

Bill No. 253-33 (COR) – T.C. Ada

An act to amend §1(j)(2) of Chapter 5, Public Law 33-66 relative to the carryover of fiscal year 2015 appropriations for the Department of Public Works.

Bill No. 263-33 (LS) – T.C. Ada

An act to amend Public Law 30-46, authorization to sell the easement known as the “government alley” in the municipality of *Agana* to Mr. and Mrs. Ralph Sablan at the corrected size of seventy-three (73) more or less square meters.

Bill No. 270-33 (COR) – T.C. Ada

An act to transfer Lot 5138-2-R3 NEW-1-2 and Lot 5138-2-R3 NEW-1-R2, *Ipao-Tumon*, municipality of *Dededo* to the CLTC land inventory for commercial leasing, and to provide for lease revenue sharing with DISID, and to identify land from the CLTC lands inventory for the construction of a DISID facility.

Testimony on **Bill No. 253-33 (COR)**, **Bill No. 263-33 (LS)**, and **Bill No. 270-33 (COR)**, should be addressed to Senator Thomas C. Ada, Chairperson, and will be accepted via hand delivery to our office, our mailbox at the Main Legislature Building at 155 Hesler Place, Hagåtña, Guam 96932, via email to office@senatorada.org, or via facsimile to (671) 473-3303 until **Friday, March 11, 2016 at 5:00 pm**. Individuals requiring special accommodations, auxiliary aids, or services should submit their request to Charlene Flores at 473-3301. Please feel free to contact my office should you have any questions or concerns.



Sen. Thomas Ada

**Information Briefing and
Public Hearing Notice**

**Thursday, March 3, 2016, 9am and 2pm
/ Liheslaturan Guahan, Public Hearing Room**

AGENDA

At 9:00 AM:

An information briefing provided by the *A. R. Wain Pat International Airport Authority*

At 2:00 PM:

HR No. 253-33 - T.C. Ada

An act to amend §1(j)(2) of Chapter 5, Public Law 33-66 relative to authorizing the use of FY2014 and FY2015 appropriations for the purchase of school buses.

HR No. 263-33 - T.C. Ada

An act to amend Public Law 30-46, authorization to sell the easement known as the "government alley" in the municipality of Agaña to Mr. and Mrs. Ralph Sablan at the corrected size of seventy-three (73) more or less square meters.

HR No. 270-33 - T.C. Ada

An act to transfer Lot 5138-2-R3 NEW-1-2 and Lot 5138-2-R3 NEW-1-R2, /poo-Timon, Municipality of Dededo to the CLTC land inventory for commercial leasing, and to provide for revenue sharing with DISID, and to identify land from the CLTC lands inventory for the construction of a DISID facility.

Individuals requiring special accommodations should submit request to State Offices at 473-3381.

Paid for by funds of the Committee on Transportation and Lands

www.guamlegis.gov

Guam Daily Post - 24 February 2016



COMMITTEE ON RULES

I Mina'trentai Tres na Liheslaturan Guåhan • The 33rd Guam Legislature

155 Hesler Place, Hagåtña, Guam 96910 • www.guamlegislature.com

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Rory J. Respicio
CHAIRPERSON
MAJORITY LEADER

Senator
Thomas C. Ada
VICE CHAIRPERSON
ASSISTANT MAJORITY LEADER

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Member

Senator
Michael F.Q. San Nicolas
Member

Senator
Nerissa Bretania Underwood
Member

V. Anthony Ada
MINORITY LEADER

Mary C. Torres
MINORITY MEMBER

March 2, 2016

Memorandum

To: Rennae Meno
Clerk of the Legislature

From: Senator Rory J. Respicio
Chairperson of the Committee on Rules

Subject: Fiscal Notes

Hafa Adai!

Attached please find the fiscal notes for the bill numbers listed below. Please note that the fiscal notes are issued on the bills as introduced.

FISCAL NOTES:

Bill No. 263-33(LS)

Bill No. 269-33(LS)

Please forward the same to MIS for posting on our website. Please contact our office should you have any questions regarding this matter.

Si Yu'os ma'åse'!

2016 MAR -2 PM 1:30
R

Bureau of Budget & Management Research
Fiscal Note of Bill Nos. 263-33 (LS)

AN ACT TO AMEND PUBLIC LAW 30-46, AUTHORIZATION TO SELL THE EASEMENT KNOWN AS THE "GOVERNMENT ALLEY" IN THE MUNICIPALITY OF AGANA TO MR. AND MRS. RALPH SABLAN AT THE CORRECTED SIZE OF SEVENTY-THREE (73) MORE OR LESS SQUARE METERS.

Department/Agency Appropriation Information	
Dept./Agency Affected: Department of Land Management	Dept./Agency Head: Michael J. B. Borja, Director
Department's General Fund (GF) appropriation(s) to date:	413,674
Department's Other Fund (Specify) appropriation(s) to date: Land Survey Revolving Fund	3,111,311
Total Department/Agency Appropriation(s) to date:	\$3,524,985

Fund Source Information of Proposed Appropriation			
	General Fund:	(Specify Special Fund):	Total:
FY 2015 Unreserved Fund Balance		\$0	\$0
FY 2016 Adopted Revenues	\$0	\$0	\$0
FY 2016 Appro. (P.L. 33-66 thru _____)	\$0	\$0	\$0
Sub-total:	\$0	\$0	\$0
Less appropriation in Bill	\$0	\$0	\$0
Total:	\$0	\$0	\$0

Estimated Fiscal Impact of Bill						
	One Full Fiscal Year	For Remainder of FY 2016 (if applicable)	FY 2017	FY 2018	FY 2019	FY 2020
General Fund	\$0	\$0	\$0	\$0	\$0	\$0
Special Fund	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0

- | | | | |
|---|-----------|-------------------------------|--------------------------------|
| 1. Does the bill contain "revenue generating" provisions?
If Yes, see attachment | | / X / Yes | / / No |
| 2. Is amount appropriated adequate to fund the intent of the appropriation?
If no, what is the additional amount required? \$ _____ | / X / N/A | / / Yes | / / No |
| 3. Does the Bill establish a new program/agency?
If yes, will the program duplicate existing programs/agencies?
Is there a federal mandate to establish the program/agency? | / X / N/A | / / Yes
/ / Yes
/ / Yes | / X / No
/ / No
/ X / No |
| 4. Will the enactment of this Bill require new physical facilities? | | / / Yes | / X / No |
| 5. Was Fiscal Note coordinated with the affected dept/agency? If no, indicate reason:
/ X / Requested agency comments not received by due date | | / X / Yes | / / No |

Analyst: Jason Baza Date: 2/29/16 Director: J. S. Calvo Date: MAR 01 2016
 Jason Baza, BMA II Jose S. Calvo, Director

Notes:
 After the enactment of P.L. 30-46, the survey map of the property required by the Department of Land Management (DLM) found that the total area of "Government Alley" is actually 73± square meters. The proposed amendment seeks to accurately depict the size of "Government Alley" as authorized for sale. Section 2 of the proposed legislation indicates that the required two appraisals have already been conducted on the subject property. The property size authorized for sale increased by approximately 14.5± square meters, which translates to additional revenue to be received by the Government of Guam than originally expected during the passage of P.L. 30-46. However, the Bureau is unable to determine the approximate amount of additional revenue due to lack of appraisal information of the subject property. After the sale of "Government Alley" has been completed with the amended property size, revenues from the sale will be deposited into the Chamorro Land Trust Survey Fund established through P.L. 33-90. It should be noted that Bill No. 269-33 (LS) introduced by Senator V. Anthony Ada has the same intent as the subject legislation.



COMMITTEE ON RULES

I Mina'trentai Tres na Liheslaturan Guåhan • The 33rd Guam Legislature

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Senator
Nerissa Bretania Underwood
Member

V. Anthony Ada
MINORITY LEADER

Mary C. Torres
MINORITY MEMBER

February 17, 2016

VIA E-MAIL

joey.calvo@bbmr.guam.gov

Jose S. Calvo
Director
Bureau of Budget & Management Research
P.O. Box 2950
Hagåtña, Guam 96910

RE: Request for Fiscal Notes – Bill Nos. 253-33(COR) through 264-33(LS)

Hafa Adai Mr. Calvo:

Transmitted herewith is a listing of *I Mina'trentai Tres Na Liheslaturan Guåhan's* most recently introduced bills. Pursuant to 2 GCA §9103, I respectfully request the preparation of fiscal notes for the referenced bills.

Si Yu'os ma'åse' for your attention to this matter.

Very Truly Yours,

Senator Rory J. Respicio
Chairperson of the Committee on Rules

Attachment (1)

Cc: Clerk of the Legislature

<p>260-33 (LS)</p>	<p>T. R. Muña Barnes</p>	<p>AN ACT TO TRANSFER TRACT 3620, LOT 15, MUNICIPALITY OF INARAJAN, WITH AN AREA OF 929.02± SQUARE METERS, FROM THE CHAMORRO LAND TRUST INVENTORY AND TO THE ADMINISTRATIVE JURISDICTION OF THE INARAJAN MAYOR’S OFFICE FOR THE CONSTRUCTION OF A MULTI-PURPOSE FACILITY FUNDED THROUGH FEDERAL SOURCES.</p>
<p>261-33 (LS)</p>	<p>T. R. Muña Barnes</p>	<p>AN ACT TO TRANSFER TRACT 3620, LOT 16, MUNICIPALITY OF INARAJAN, WITH AN AREA OF 929.02 ± SQUARE METERS, FROM THE CHAMORRO LAND TRUST INVENTORY AND TO THE ADMINISTRATIVE JURISDICTION OF THE INARAJAN MAYOR’S OFFICE FOR THE CONSTRUCTION OF A MULTI-PURPOSE FACILITY FUNDED THROUGH FEDERAL SOURCES.</p>
<p>262-33 (LS)</p>	<p>T. R. Muña Barnes</p>	<p>AN ACT TO TRANSFER TRACT 3620, LOT 17, MUNICIPALITY OF INARAJAN, WITH AN AREA OF 929.04 ± SQUARE METERS, FROM THE CHAMORRO LAND TRUST INVENTORY AND TO THE ADMINISTRATIVE JURISDICTION OF THE INARAJAN MAYOR’S OFFICE FOR THE CONSTRUCTION OF A MULTI-PURPOSE FACILITY FUNDED THROUGH FEDERAL SOURCES.</p>
<p>263-33 (LS)</p>	<p>T. C. Ada</p>	<p>AN ACT TO AMEND PUBLIC LAW 30-46, AUTHORIZATION TO SELL THE EASEMENT KNOWN AS THE “GOVERNMENT ALLEY” IN THE MUNICIPALITY OF AGANA TO MR. AND MRS. RALPH SABLAN AT THE CORRECTED SIZE OF SEVENTY-THREE (73) MORE OR LESS SQUARE METERS.</p>
<p>264-33 (LS)</p>	<p>T. A. Morrison V.A. Ada T.R. Muña Barnes R.J. Respicio F.B. Aguon, Jr. B.T. McCreadie F.F. Blas, Jr.</p>	<p>AN ACT TO <i>AMEND</i> § 68605 OF ARTICLE 6, CHAPTER 68, AND TO <i>ADD</i> A NEW § 68602.1 TO ARTICLE 6, CHAPTER 68, BOTH OF DIVISION 2, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO THE SOUTHERN DEVELOPMENT MASTER PLAN.</p>



COMMITTEE ON RULES

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MINORITY LEADER


Mary C. Torres
MINORITY MEMBER

February 15, 2016

MEMORANDUM

To: **Rennae Meno**
Clerk of the Legislature

Attorney Therese M. Terlaje
Legislative Legal Counsel

From: **Senator Rory J. Respicio** 
Chairperson of the Committee on Rules

Subject: **Referral of Bill No. 263-33(LS)**

As the Chairperson of the Committee on Rules, I am forwarding my referral of **Bill No. 263-33(LS)**.

Please ensure that the subject bill is referred, in my name, to the respective committee, as shown on the attachment. I also request that the same be forwarded to all members of *I Mina'trentai Tres Na Liheslaturan Guåhan*.

Should you have any questions, please feel free to contact our office at 472-7679.


Si Yu'os Ma'åse!

Attachment

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

Bill No. 2016-33 (LS)

Introduced by:

T.C. Ada 

**AN ACT TO AMEND PUBLIC LAW 30-46,
AUTHORIZATION TO SELL THE EASEMENT
KNOWN AS THE "GOVERNMENT ALLEY" IN THE
MUNICIPALITY OF AGANA TO MR. AND MRS.
RALPH SABLAN AT THE CORRECTED SIZE OF
SEVENTY-THREE (73) MORE OR LESS SQUARE
METERS.**

2016 FEB 15 AM 11:31
Juvie Quits

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Statement and Intent. Public Law 30-46 authorized the sale of a government alley in the Municipality of Hagatna to Mr. and Mrs. Ralph Sablan, however, the stated size of the land stated in this public law is not correct and well outside the acceptable parameters of error. This bill seeks to correct the area of land in order to complete the sale of this property.

I Liheslaturan Guåhan finds that P.L. 30-46 identified the government alley size as an area that was roughly estimated to be fifty-eight and five-tenths (58.5) more or less square meters. Upon execution of this law, a survey map required by the Department of Land Management found that the total area to be seventy-three (73) more or less square meters.

I Liheslaturan Guåhan further finds that Mr. and Mrs. Ralph Sablan completed and paid for the two appraisals of the alley based on an area size of fifty-eight and five-

1 tenths (58.5) more or less square meters.

2 **Section 2. Authorization to Modify the Sell of Government Alley**
3 **Easement.** Public Law 30-46 is hereby amended to correct the area size of the
4 identified alley to be seventy-three (73) more or less square meters as shown on
5 Exhibit “A-2”, Pre-War Alley Between Lot 239-4-1 & Lot 239-1, 239-2, & Lot 239-3,
6 Municipality of Agana, dated December 1, 2015. Furthermore, the price of the land
7 shall be based on the average of the two appraisals already obtained, determining the
8 price per square meter, and applying it to the corrected lot size. Pursuant to P.L. 33-90,
9 purchase payment shall be made payable to the Treasurer of Guam, Account No.
10 366957001 (CLTC-Sale of Govt Land).

EXHIBIT "A-2"
PRE-WAR ALLEY BETWEEN LOT 239-4-1 & LOT 239-2, & LOT 239-3
MUNICIPALITY OF AGANA, TERRITORY OF GUAM

LEGEND

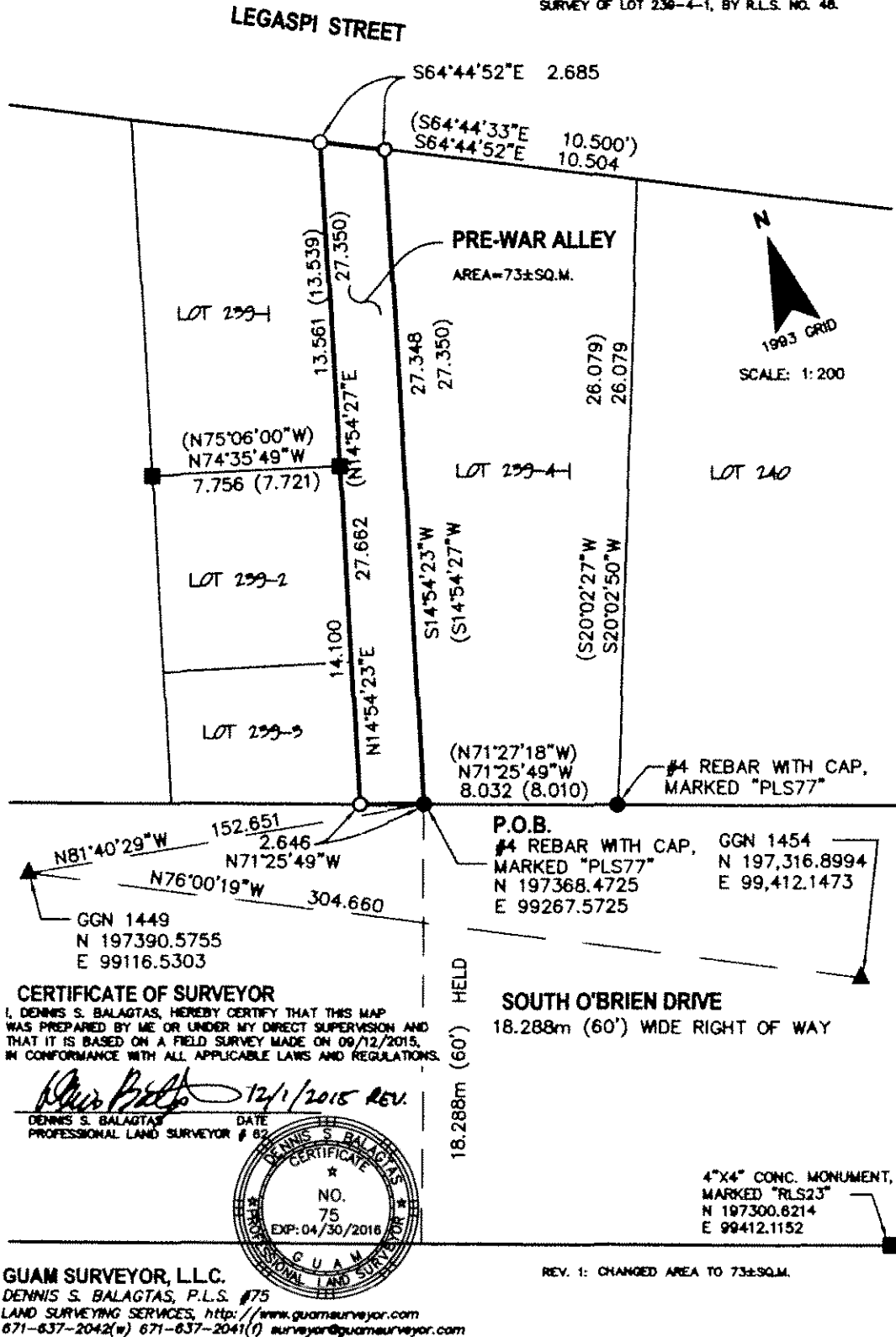
- ▲ FOUND 1993 GGN MONUMENT AS NOTED
- FOUND 4"x4" CONC. MONUMENT, MARKED "RLS54"
- FOUND #4 REBAR, NO IDENTIFICATION, OR AS NOTED
- SET #4 REBAR WITH CAP MARKED "PLS75"
- SUBJECT PROPERTY LIMITS
- PROPERTY LINE
- RIGHT OF WAY
- () RECORD DATA PER REFERENCE NO. 1

NOTES

1. HORIZONTAL CONTROL WAS BASED ON FOUND PROPERTY CORNERS AND 1993 GUAM GEODETIC NETWORK.
2. ALL DISTANCES ARE IN METERS & DECIMALS THEREOF.
3. FIELD WORK WAS DONE ON 09/12/2015.

REFERENCES

1. DOC. NO. 624375, L.M. NO. 323-FY78, RETRACEMENT SURVEY OF LOT 239-4-1, BY R.L.S. NO. 48.

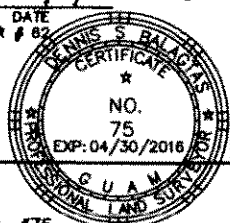


CERTIFICATE OF SURVEYOR

I, DENNIS S. BALAGTAS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS BASED ON A FIELD SURVEY MADE ON 09/12/2015, IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Dennis S. Balagtas 12/1/2015 REV.

DENNIS S. BALAGTAS DATE
 PROFESSIONAL LAND SURVEYOR # 82



GUAM SURVEYOR, L.L.C.

DENNIS S. BALAGTAS, P.L.S. #75
 LAND SURVEYING SERVICES, <http://www.guamsurveyor.com>
 671-637-2042(e) 671-637-2041(f) surveyor@guamsurveyor.com

REV. 1: CHANGED AREA TO 73±SQ.M.

SURVY : GARY

CLIENT: GREG SABELAN

PROJ.# 2015-192

DRG.# : 2015192-RELOTHTR.DWG