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| 4 | Office of the Attorney General | FILED | |
| 5 | Alicia G. Limtiaco Attorney General of Guam Civil Division 36-09-0 | DISTRICT COURT OF GUAM | |
| 6 | 287 West O'Brien Drive Office of the S | reaker FEB U 2 2009 | |
| 7 | Hagåtña, Guam 96910 • USA Judith T. Won Pa (671) 475-3324 • (671) 472-249 <u>D(Fax)</u> 2 2 09 | it, Ed. D. JEANNE G. QUINATA Cherk of Court | |
| 8 | www.guamattorneygeneral.com Time Com Received by Attorneys for the Government of Guam | | |
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| 10 | IN THE DISTRICT COURT OF GUAM | | |
| 11 | TERRITORY OF GUAM | | |
| -+2 | UNITED STATES OF AMERICA, |) CIVIL CASE NO. 02-00022 | |
| 13 | Plaintiff, | | |
| | VS. |) RESPONSE TO RECEIVER'S) PROPOSED FINANCING PLAN | |
| - <u>1</u> 5 | GOVERNMENT OF GUAM, |) PROPOSED FINANCING PLAN | |
| =16 | Defendant. | | |
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| 18 | The Office of the Attorney General, on behalf of the Defendant, Government of Guam, | | |
| 19 | files its Response to the proposed cash financing plan presented by Gershman, Brickner and | | |
| 20 | Bratton, Inc. (the "Receiver") at the January 14, 2009 hearing. | | |
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| 22 | Ι ΙΝΤΡΟΡΙΟΤΙΟΝ | | |
| 23 | I. <u>INTRODUCTION</u> . | | |
| 24 | On January 14, 2009, the Receiver presented the Court with a cash financing plan after | | |
| | reviewing the Government of Guam's submission of data related to its cash position. The | | |

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Receiver acknowledged that "Guam has a very weak cash position compared to the other jurisdictions". Receiver's Quarterly Report filed January 14, 2009 at Page 12 (Civil No. 02-00022) (Document 328-2). In fact, "[w]hile Guam has about 67 cents in cash or near cash assets for each dollar it owes in short-term payables, other jurisdictions have far more, ranging from a low of just over \$12 to a high of almost \$33 in cash or near cash assets for each dollar owed in short-term payables". *Id.* Notwithstanding the Receiver's observation that "[u]se of Guam's current cash to pay for these projects will further exacerbate an already difficult cash position", a new cash financing proposal was submitted at the January 14, 2009 hearing. *Id.*

The Receiver's proposal requires the Government of Guam to supplement the initial deposit of \$20,000,000 on a weekly basis in the amounts shown in Table 5 of the Receiver's January 14, 2009 Report (the "cash financing plan"). Table 5 identifies an initial weekly cash contribution of approximately \$1,000,000 beginning on March 1, 2009, and continuing until July 1, 2011, when it is reduced to approximately \$600,000 per week. The weekly \$600,000 contribution continues until August 1, 2012, after which one final contribution of \$438,726 is required.

The Government of Guam, with leave of the Court, has compiled relevant information concerning the viability of alternative financing arrangements, including a private-public sector partnership, to fund and construct a Municipal Solid Waste Landfill Facility in Layon within the time-frame set forth by the Court. To this end, the Guam Economic Development Authority ("GEDA") drafted enabling legislation for the Office of the Governor which authorizes the use of Section 30 funds and alternative revenue streams. The Office of the Governor 29,

|| 2009.

The Government of Guam has also undertaken a detailed analysis of all available budget and financial data to assess the impact of the Receiver's proposed cash financing plan on government operations.

In support of this response to the Receiver's proposal, the Government of Guam has filed the affidavit of the Bureau of Budget and Management Research ("BBMR") Director Bertha M. Duenas ("Duenas Affidavit"), which describes the potential impact of the Receiver's cash financing plan on the Government of Guam; the affidavit of GEDA Administrator Anthony C. Blaz ("Blaz Affidavit") which describes various financing issues related to the cash financing plan and alternative financing; and the affidavit of Shannon Taitano-Lujan ("Taitano-Lujan Affidavit") which has three attachments - two of the attachments describe the impact the Receiver's cash financing plan would have on essential government functions and on federal grants requiring local matching funds and the third attachment is an annual report which analyzes the Government of Guam's financial health based on audit findings.

II.

PROPOSED LEGISLATION / ALTERNATIVE FINANCING.

The Government of Guam, through the Governor's fiscal policy team, in conjunction with GEDA and GEDA's financial consultant Bank of America, drafted legislation authorizing the use of lease financing in addition to, in lieu of, or in conjunction with one or more series of Solid Waste Management System Revenue bonds. The proposed legislation, entitled the "Guam Solid Waste Management System Revenue Bond Act," (the "Proposed Bond Act") was drafted as a result of the January 16, 2009 meeting attended by Governor's Legal Counsel Shannon Taitano-Lujan, Assistant Attorney General Thomas P. Keeler, BBMR Director Bertha M. Duenas, GEDA Administrator Anthony C. Blaz, Bank of America representatives Lawrence Tonomora and Aulii Limtiaco, Vice-Speaker B.J. Cruz, Senator Thomas C. Ada,

Page 3 Response to Receiver's Proposed Financing Plan USA vs GovGuam US District Court Civil Case No. 02-00022 Chairman of the Committee on Utilities, Transportation, Public Works and Veterans Affairs, Senator Frank B. Aguon, Jr., Chairman of the Committee on Economic Development, Health & Human Services and the Judiciary, and Gershman, Brickner and Bratton, Inc., Special Principal Associate David Manning. The Office of the Governor formally transmitted the draft proposed legislation to the 30th Guam Legislature on January 29, 2009. *See* Blaz Affidavit, Attachment 1 (Governor's transmittal letter and proposed legislation / Guam Solid Waste Management System Revenue Bond Act).

A. Proposed Bond Act Financing Options.

Due to market conditions, the Government of Guam's financial advisor – Bank of America – recommends that legislation authorizing landfill financing allow flexibility in its financing mechanism in order to minimize financing costs and meet project goals and timelines. *See* Blaz Affidavit, Attachment 4 (Jan. 27, 2009 Limtiaco Memorandum).

One financing option in the Proposed Bond Act is to issue bonds backed by Section 30 revenues. Blaz Affidavit, Attachment 1 (Proposed Bond Act). The Proposed Bond Act also provides a new option utilizing lease financing for the construction and operation of a new Municipal Solid Waste Landfill Facility at Layon and for closure of the Ordot dump. *See* Blaz Affidavit, Attachment 1. The Proposed Bond Act provides for a private contractor to be fully responsible for carrying out the construction, financing, operation, and maintenance of the Layon facility, thus alleviating the burden on the Government of Guam to secure funds under adverse market conditions. The capital financing would be secured by the contractor who would then be paid in annual or semi-annual increments from tipping fees remitted by commercial trash haulers, residential tipping fees and potential fees derived from the

Page 4 Response to Receiver's Proposed Financing Plan USA vs GovGuam US District Court Civil Case No. 02-00022 Department of Defense's use of the new landfill. Based on the January 16 meeting, the Receiver does not oppose pursuing this method of financing as an option.

Under this new approach, the Government of Guam would only need to secure its own bond financing for the closure of the Ordot dump within the next eighteen to twenty-four months, after the new landfill has opened. GEDA anticipates that with the additional time, it would be able to sell bonds for the closure of the Ordot dump and sell them at a reasonable rate.

B. Request for Information / Identification of Private Sector Partners.

The Government of Guam has endeavored to identify potential private sector partners to finance the construction of the Municipal Solid Waste Landfill Facility at Layon. To this end, the Government of Guam issued a Request for Information ("RFI") for proposals to "Finance, Build, Operate, and Leaseback (FBOL) a New Solid Waste Facility." *See* Blaz Affidavit, Attachment 2 (GEDA RFI No. 09-002). The RFI expressly requires that all proposals assure compliance with the Court approved time-line for the opening of a new Municipal Solid Waste Landfill Facility in Layon.

C. Market Viability.

The Government of Guam's ability to provide financing at this time is not an issue isolated to the Government of Guam nor is it within its control. The Court is no doubt aware of the extent and impact of the global financial crises that began in 2007 and continues to the date of this filing.

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The viability of alternative financing is dependent upon market conditions. The Government of Guam, therefore, continues to work with Lawrence Tonomora and Aulii Limtiaco of Bank of America to ascertain the current status of the municipal bond market. *See* Blaz Affidavit, Attachment 3 (Market Update dated January 20, 2009). Current conditions, as reported, may allow for some bond financing, albeit at a much higher rate than under normal market circumstances for entities with the Government of Guam's current investment rating. *See* Blaz Affidavit, Attachment 4 (Statement of Aulii Limtiaco dated January 27, 2009). However, "GEDA and Bank of America Securities are presently in the process of reviewing proposed plans of finance from several qualified investment banks." *Id.* "In addition, GEDA and Bank of America are seeking, on a parallel track, interested parties who would potentially build, finance, and operate the new landfill." *Id.* GEDA's financial advisor has stated: "We have made it clear in the past that a revenue bond issue would not be viable with a pledge of tipping fee revenue solely. The most viable security available to GovGuam at this time is the pledge of Section 30 revenues with a 'lock box' mechanism." *Id.*

The Government of Guam is and will make every effort to meet the timelines of the Court for the opening of a new landfill and the closing of the Ordot dump. However, the Government of Guam submits that commodities, banking, and real estate sector woes have so adversely affected market conditions that if the Government of Guam is unable to obtain financing at this time for the new landfill, certain timeline requirements may be subject to the following defenses.

1. Force Majeure

Force majeure is defined as "an event or effect that can be neither anticipated nor controlled." *Black's Law Dictionary*, (8th ed. 2004). As a defense to contract claims, it often

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contemplates an unexpected act of god, such as an earthquake, a flood, or a tsunami, or of man, such as the outbreak of war or a strike - uncontrollable events that, in substance, affect and 2 "pertain to a party's ability to conduct day-to-day commercial operations." Team Mktg. USA 3 Corp. v. Power Pact, LLC, 41 A.D.3d 939, 943 (N.Y. App. Div. 2007). See Kel Kim Corp. v. 4 5 Central Mkts., Inc., 519 N.E.2d 295, 296-7 (Ct.App. N.Y. 1987). In consent decrees with the United States government, force majeure is often expressed as "any event arising from causes 6 beyond the control of [the party] that delays or prevents the performance of any obligation..." 7 See United States v. Bridgeport United Recycling, Inc., 2008 WL 2073960, at *9 (D. Conn. 8 May 2, 2008); United States v. Custom Climate Control, Inc., 2007 WL 4557234, at *9 (M.D. 9 Fla. Dec. 20, 2007). 10

Generally, to label an event as a *force majeure*, courts require three things: (1) the 11 existence of an unanticipated situation; (2) that is beyond the control of the parties; and (3) that 12 frustrates the reasonable expectations held by the parties at the time they entered into the 13 relationship. See Team Mktg. USA Corp., 41 A.D.3d at 943. Central to the force majeure 14 defense is that the party did not either expressly or impliedly assume the risk of the 15 contingency when it entered into the contract. See Stand Energy Corp. v. Cinergy Servs., Inc., 16 760 N.E.2d 453, 457 (Ohio Ct. App. 2001) ("When a party assumes the risk of certain 17 contingencies in entering a contract...such contingencies cannot later constitute a 'force 18 19 majeure.") (citation omitted).

It is axiomatic that "[m]arket forces are by their very nature beyond the control of the 20 21 parties." Hearst Comme'ns, Inc. v. Seattle Times Co., 115 P.3d 262, 270 (Wash. 2005) (discussing force majeure in the context of the economic downturn following the terrorist 22 attacks on September 11, 2001). Indeed, in Hearst, the court explained that events of this 23 nature are "force majeure events in that they were extraordinary events beyond the control of 24

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the parties. They are also forces affecting the market and, potentially, the ability of [businesses] to survive..." *Id. See Hyatt Corp. v. Personal Commc'ns Indus. Ass'n*, 2004 WL 2931288, at *1 (N.D. Ill. Dec. 15, 2004) (where party alleged that "economic difficulties brought on by the September 11, 2001 terrorist attacks" implicated *force majeure*) (case dismissed on other grounds).

2. Impossibility

Relief from performance of contractual obligations may be obtained by reliance on the defense of impossibility of performance, when one of two conditions is met: (1) the subject matter of the contract is destroyed; or (2) the means of performance is destroyed so as to make performance objectively impossible. *Kel Kim Corp.*, 519 N.E.2d at 296.

The event that renders performance impossible must have been unanticipated such that 11 it "could not have been foreseen or guarded against in the contract." Id. See Sub-Zero Freezer 12 Co., Inc. v. Cunard Line Ltd., 2002 WL 32357103, at * 5 (W.D. Wis. Mar. 12, 2002) 13 (explaining that while the parties might not have foreseen the specific events of September 11 14 and the war that followed, that did "not make the risk unforeseeable under the law" where the 15 party knew of the general risks of war and terrorism). Thus, it will be essential to differentiate 16 mere market shifts and economic fluctuations or general risks of market forces from other, 17 more compelling crises. For example, even if an employer can identify a qualifying destruction 18 of the subject matter or the means of performance, as distinguished from more ordinary 19 circumstances, the ability to rely on this defense will be challenging. See Kel Kim Corp., 70 20 N.Y.2d at 902 ("performance should be excused only in extreme circumstances"). Cf. 407 21 East 61st Garage, Inc. v. Savoy Fifth Ave. Corp., 244 N.E.2d 37, 44 (N.Y. 1968). 22

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Page 8 Response to Receiver's Proposed Financing Plan USA vs GovGuam US District Court Civil Case No. 02-00022 Absent circumstances making performance impossible, the doctrine of impracticability may be available. *See Restatement* § 261 *cmt. d.* ("Performance may be impracticable because of extreme and unreasonable difficulty [or] expense...[or a] *severe shortage* of raw material or of supplies *due to...unforeseen shutdown of major sources of supply*, or the like, which either causes a marked increase in cost or prevents performance altogether." (emphasis added). On the other hand, if performance remains practicable, and it is merely beyond that given party's capacity, then contractual obligations will not ordinarily be discharged. *Id*.

Traditionally, the defense of impracticability has been applied in circumstances of supervening death or incapacity of a person necessary for performance, supervening destruction of a specific thing necessary for performance, and supervening prohibition or prevention by law. *Restatement* § 261 *cmt. a.* Nevertheless, *Restatement* section 261 speaks more expansively and without attempting exhaustive expression of contingencies:

Where, after a contract is made, a party's performance is made impracticable without his fault by the occurrence of an event the non-occurrence of which was a basic assumption on which the contract was made, his duty to render that performance is discharged, unless the language or the circumstances indicate the contrary.

Id., cmt. a.

From the text and comments to *Restatement* section 261, the contours of the impracticability defense crystallize as: (1) the non-occurrence of the supervening event must have been a basic assumption on which both parties made the contract; (2) it must render performance impracticable; and (3) the party must make reasonable efforts to overcome the obstacle preventing performance. *Restatement* § 261. Under certain circumstances, a party may be excused from a contractual obligation, even without express protection against that risk. *Restatement* § 261 *cmt. a.* ("Even though a party, in assuming a duty, has not qualified the

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language of his undertaking, a court may relieve him of that duty if performance has unexpectedly become impracticable as a result of a supervening event."). But mere market shifts or financial inability generally will not effect discharge under the doctrine of impracticability because the continuation of existing market conditions and of the financial situation of the parties are ordinarily not considered to qualify as basic assumptions on which the contract was made. Restatement § 261 cmt. b. Nor are newly adopted governmental regulations which render the fulfillment of employment obligations unprofitable likely to excuse employer performance. Id.

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IMPACT OF PROPOSED FINANCING ON GOVERNMENT OPERATIONS.

The Government of Guam has studied the fiscal impact that the proposed cash financing plan set forth in the status report to the District Court of Guam on January 14, 2009 12 will have on government operations. See Duenas Affidavit, Attachment 1(Budgetary Impact). 13 14 The impact by fiscal year of the proposed cash deposits for each fiscal year ("FY") would be as 15 follows: FY 2009: \$29,504,700; FY 2010: \$42,316,100; FY 2011: \$34,508,300; FY 2012: 16 \$22,312,600. The total impact is \$128,641,700. See Duenas Affidavit ¶ 3 & Attachment 1 (Budgetary Impact).¹ The actual impact on the Government of Guam's operations, however, is better understood by looking at the budgetary impact; the cash liquidity impact; and the potential impact on federally funded programs.

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¹ The Government of Guam previously provided the Court with information including: (1) Cash availability for the years FY 2003 through FY 2007, as reflected in audited financial statements, in the following categories: (a) Unrestricted Cash and Cash Equivalents; (b) Short Term Investments; (c) Time Certificates of Deposit; and (d) Net Receivables; (2) An Estimated Average Monthly Cash Flow; (3) Cash availability as of September 30, 2008; (4) Cash availability for each day starting with October 1, 2008, and ending November 30, 2008.

A careful review of all financial information available to the Government of Guam at the time of this submission supports the conclusion that the Receiver's proposed cash financing plan will cripple the Government of Guam's ability to operate.²

A. Overall Impact.

The Government of Guam cannot afford the Receiver's proposed payment schedule without negatively impacting critical services. *See* Duenas Affidavit, Attachment 1 (Budgetary Impact). The Government of Guam's fiscal position was already precarious in 2007 and 2008. *See* Taitano-Lujan Affidavit, Attachment 3 (Crawford & Associates, P.C. Performeter). A detailed snapshot of the impact of the Receiver's proposed financing plan will have on each Government of Guam agency is shown in schedules A and B of Attachment 1 to the Duenas Affidavit. The Receiver's proposed financing plan would have a 9% across-the-board budgetary impact for all appropriations supported by the General Fund and by Special Funds. *See* Duenas Affidavit, ¶ 4 & Attachment 1, pp. 3-4. Schedule A of Attachment 1 of the Duenas Declaration shows the budgetary impact of the 9 % funding cut on each Government of Guam agency for the FY 2009. If education, health and public safety agencies were allowed to retain their current appropriations, the budgetary impact for the remaining agencies for the rest of the fiscal year would be a reduction in appropriated funds of 37%. *See* Duenas Affidavit, ¶ 4 & Attachment 1, p. 4 & Schedule B. Clearly, a 9% across-the-board cut in agency budgets

² The Government of Guam notes that the Receiver foresaw these adverse impacts on operations and concluded that a cash financing plan was untenable. *See* Order Re: Consent Decree Timetable, Financing Options, Guam Land Use Commission dated October 22, 2008 at 7 ("Under the 'pay as you go' approach, funding would have to come directly from the Government of Guam's General Fund. GBB believes a 'pay as you go' approach is unnecessarily disruptive to the other operations of the Government of Guam. This approach would require the Government of Guam to pay for the projects from the current revenues of the Government's General Fund. Given the limited financial resources and challenges facing Guam, such an approach could create serious financial stress upon an already taxed economy. Again, GBB does not recommend this option for the Government of Guam.") (Emphasis added).

would significantly impair the Government of Guam's ability to operate. A 37% cut for those agencies whose mission is not education, health or public safety would eliminate numerous Government of Guam programs and would have a drastic impact on government operations and agency personnel budgets.

B. Agency Impact.

The administrators involved in agencies with education, health and public safety missions have supplemented the foregoing information with specific statements regarding the impact of an across-the-board budget cut of 9%. These include: the Guam Public School System; the Guam Police Department; the Guam Fire Department; the Guam Memorial Hospital Authority; the Department of Public Health and Social Services; the Department of Mental Health and Substance Abuse; the University of Guam; and the Guam Community College. See Taitano-Lujan Affidavit, Attachment 1 (Agency Impact Statements 2009). The Government of Guam Retirement Fund also submitted an impact statement. Id.

C. Impact on Federal Programs.

The government of Guam allocated \$34,115,673 towards federal programs with mandatory cost sharing and matching funds requirements for fiscal year 2009. Taitano-Lujan Affidavit, Attachment 2 (Sustained and Stable Local Cash Flow Essential to Health of Guam's Federal Programs), p. 1. The across-the-board 9% budget reduction or 37% budget reduction for all agencies excluding education, health, and public safety would result in a severe reduction in the Government of Guam's matching funds for federal programs. *Id.* Hence, even federally financed programs could be eliminated or drastically reduced. Id.

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D. Impact on Debt Ceiling.

In obtaining financing for construction of a new landfill and for closure of the Ordot dump, the Government of Guam must consider the impact the financing will have on the Government of Guam's debt ceiling. The current debt ceiling is \$672,511,778. *See* Blaz Affidavit, Attachment 5 (Debt Ceiling). The current debt amount reflects all existing confirmed debts. The current debt subject to the ceiling is \$325,801,119. Three government obligations have legislative authorization and are in the process of becoming debts that will impact the debt ceiling, but have not yet become finalized government debts. These include: \$60,000,000 for the construction of a new John F. Kennedy High School; \$10,000,000 for the full faith and credit pledge on a Guam Power Authority loan; and, \$246,820,856 for the Government of Guam General Obligation Bonds. *Id.* After taking into consideration these obligations, the balance available under the current debt ceiling is \$29,889,803. *Id.*

IV. COST ESTIMATE FOR FULL COMPLIANCE WITH CONSENT DECREE.

The Receiver is in the process of concluding its review of the mass grading and earthwork bids submitted in response to its Request for Proposals. The amounts of the bids are substantially less than originally predicted. ****** This is indicative of the changing economic conditions in the global and regional marketplace. It is possible, based on a review of the market conditions that the overall project cost could fall below the original amount forecast by the Receiver of \$159,000,000 for both closure of the Ordot dump and the opening of the new Municipal Solid Waste Landfill Facility in Layon.

It appears that the cost for the clearing, grading and mass earthwork for phase I of the landfill construction will be significantly lower than original estimates. Receiver Website (<u>http://www.guamsolidwastereceiver.org/pr_09_01_23.html</u>). Changes in construction costs,

naturally, affect the amount of financing needed for construction of a new landfill and the closing of the Ordot dump. If a lesser amount of financing is needed, the ability of the Government of Guam to borrow money and terms for borrowing will be impacted. Therefore, the Government of Guam has asked that the Receiver submit to the Government of Guam updated cost estimates for opening a new landfill and closing the Ordot dump.

Also, the tipping fee rates will be significantly reduced if the U.S. Military on Guam becomes a part of the new solid waste system. Quarterly Report of Receiver, Oct. 22, 2008. Therefore, the Government of Guam hopes that a memorandum of understanding with the Military can be reached as soon as possible and has asked that the Receiver include a representative from the Government of Guam in meetings with the Military regarding such a memorandum of understanding.

V. CONCLUSION.

The Government of Guam is cognizant that time is of the essence in proceeding with the closure of the Ordot dump and opening a new Municipal Solid Waste Landfill Facility in Layon. The alternative financing proposal in the Proposed Bond Act and the presentation of updated budget and fiscal information demonstrate that the Receiver's cash financing plan is not the only, or even a viable, alternative to achieve full compliance with the Consent Decree in accordance with the time-table established by the Court. The Government of Guam will pursue the alternatives addressed in the proposed legislation in order to avoid the devastating impact to government operations of the Receiver's cash financing plan.

In its report to the Court on January 14, 2009, the Receiver has requested an order from the Court requiring the Government of Guam to comply with the weekly payment plan in the cash financing plan. The Government of Guam asks that the Court deny this request by the

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| 1 | Receiver, but instead allow the Government of Guam to pursue the financing alternatives set |
| 2 | forth in the Proposed Bond Act. |
| 3 | At the quarterly status hearings, the Receiver submits reports which request orders |
| 4 | from the Court. The Government of Guam does not have any time to review these requests. |
| 5 | The Government of Guam asks the Court to allow it two weeks to respond to any orders |
| 6 | requested by the Receiver. |
| 7 | Respectfully submitted this 2 nd day of February, 2009. |
| 8 9 | OFFICE OF THE ATTORNEY GENERAL |
| 10 | Alicia G. Limtiaco, Attorney General of Guam |
| 11 | By: J. PATRICK MASON |
| 12 | Deputy Attorney General |
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