



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



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

EDDIE BAZA CALVO
 Governor

MONTE MAFNAS
 Director

RAY TENORIO
 Lieutenant Governor

DAVID V. CAMACHO
 Deputy Director

February 13, 2013

32-13-1096
 Office of the Speaker
 Judith T. Won Pat, Ed. D.
 Date: 12-20-13
 Time: 11:31 am
 Received by: [Signature]

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

Honorable Senator Tina Rose Muna-Barnes
 Legislative Secretary, 32nd Guam Legislature
 155 Hessler Place
 Hagåtña, Guam 96932

Re: **Summary Zone Change Application No. SZC 2012-39**
Lot 19NEW-6NEW-5, Block D, Tract 9, Municipality of Barrigada;
for Edmond & Wai Ling Ho and Wei Liang Li

Buenas Yan Hafa Adai, Honorable Senator Tina Muna-Barnes:

Pursuant to 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones), Section 61639 (Summary Procedure for Agricultural and Single-Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), the Department of Land Management is herewith submitting to the Legislature, a Zone Change application for **Lot 19NEW-6NEW-5, Block D, Tract 9, Municipality Barrigada, from "A (Agricultural) to "R-1" (Single-Family Dwelling) Zone to allow parceling of the basic lot into two (2) residential lots to build new homes.**

2013 DEC 20 AM 11:46 [Signature]

As such, I have **APPROVED WITH CONDITIONS** the Zone Change.

Your expeditious response on this action is greatly appreciated.

Senseramente,

David V. Camacho
 Acting Director

Office of the Legislative Secretary
 Senator Tina Rose Muna-Barnes
 Date: 12-20-13
 Time: 11:15
 Received by: [Signature]

PCG
 w/Attachment(s):

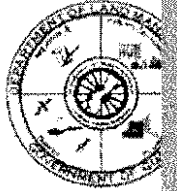
1. Staff Report and Notice of Action
2. Certifications of Utility Agencies/Application Review Committee (ARC)
3. Zone Change Application with supporting documents
4. Amendment Map No. A-95; Zoning Map No. F3-67S35

1096



**SUMMARY ZONE CHANGE
APPLICATION NO: 2012-39
LOT 19NEW-6NEW-5, BLOCK D, TRACT 9
BARRIGADA HEIGHTS
MUNICIPALITY OF BARRIGADA**

COPY



Space for Recordation

Island of Guam, Government of Guam
Department of Land Management Officer of the Recorder

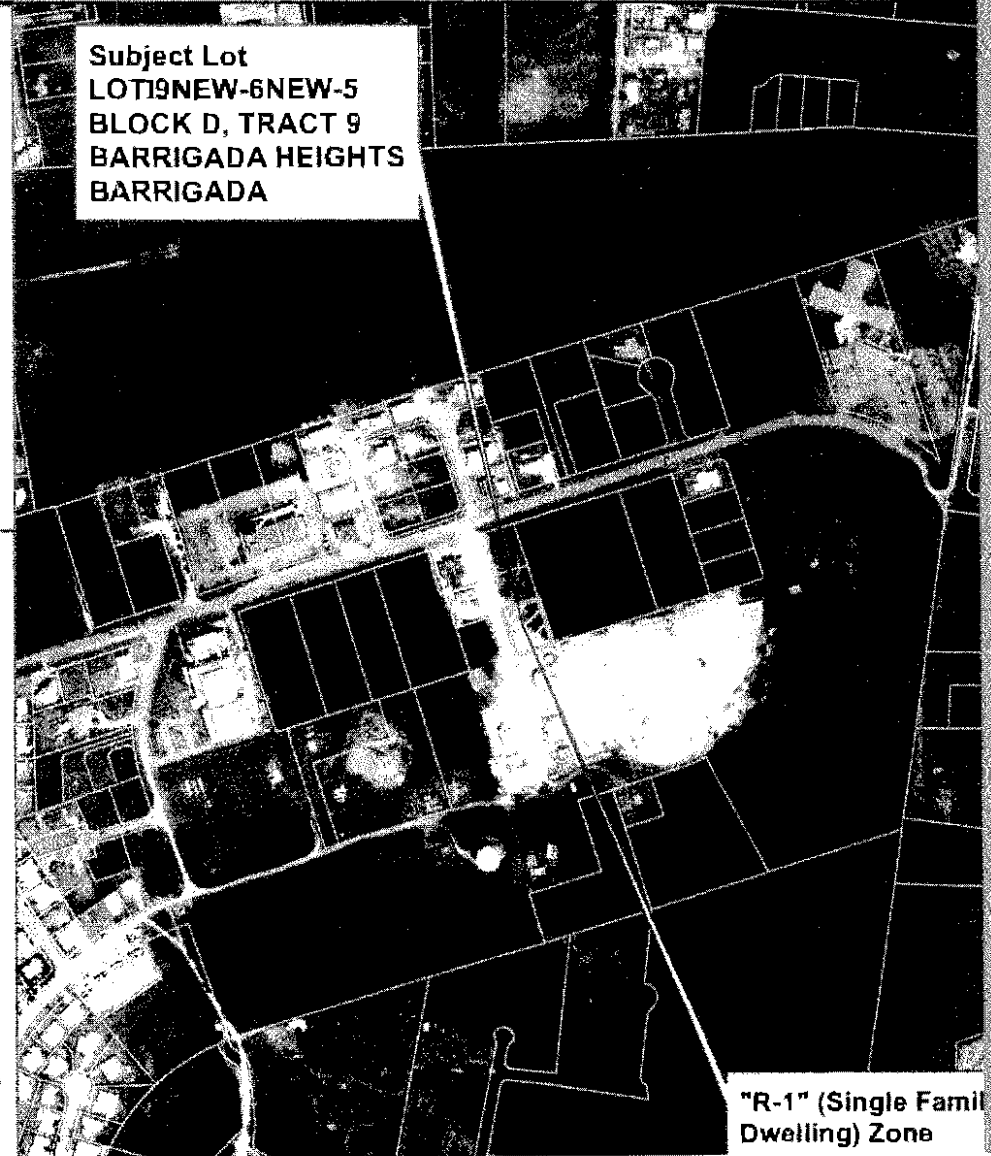
File for Record is Instrument No. 850244

On the Year 13 Month 04 Day 10 Time 1:14

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder Juan Hernandez

Subject Lot
LOT 19NEW-6NEW-5
BLOCK D, TRACT 9
BARRIGADA HEIGHTS
BARRIGADA



SUMMARY ZONE CHANGE
APPLICATION NO.: 2012-39
APPLICANT: EDMOND & WAI LING
HO & WEI LIANG LI
PREPARED ON FEBRUARY 11, 2013

FROM: "A" (RURAL)

TO: "R-1" (SINGLE FAMILY DWELLING)

LOT: 19NEW-6NEW-5
BLOCK: D
TRACT: 9
MUNICIPALITY: BARRIGADA
PLACE NAME: BARRIGADA HEIGHTS
SCALE: N/A
AMENDMENT NO.: A-95
ZONING MAP NO.: F3-67S35

Approved with Conditions
(As noted on Notice of Action and
Prusuant to Title 21, GCA, Chapter
61 Section 61639 and Executive
Order 92-08)

David V. Camacho 2/13/13
DAVID V. CAMACHO Date
Acting Director

"R-1" (Single Family Dwelling) Zone

(Space above for Recordation)

SUMMARY ZONE CHANGE

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

NOTICE OF ACTION

February 4, 2013

Date

To: **Edmond & Wai Ling Ho and Wei Liang Li (Owners),** Application No. **2012-39**
Represented by **Ignacio F. Santos**
P.O. Box 651
Hagatna, Guam 96932

The Director of Land Management Pursuant to 21 Guam Code Annotated, Chapter 61, (Zoning Law), Part 3 (Changes of Zone), §61639 (Summary Procedures for Agricultural and Residential rezoning), and Executive Order No. 92-08:

DEPARTMENT ACTION

N/A / APPROVED

XX / APPROVED WITH
CONDITIONS

N/A / Disapproved

ZONE CHANGE REQUEST

XX / FROM "A" (RURAL/AGRICULTURAL) TO
"R-1" SINGLE-FAMILY DWELLING;
FOR PARCELING BASIC LOT INTO 2-LOTS

N/A / FROM "A" (RURAL/AGRICULTURAL) TO
"R-2" MULTI-FAMILY DWELLING

N/A / FROM "R-1" (SINGLE-FAMILY DWELLING) TO
"R-2" MULTI-FAMILY DWELLING

N/A / OTHER:

**NOTICE OF ACTION
SUMMARY ZONE CHANGE**

Application No. 2012-39

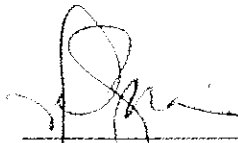
Edmond & Wai Ling Ho and Wei Liang Li (Owners),
Represented by Ignacio F. Santo
Lot 19~~NEW-6NEW-5~~ , Block D, Tract 9, Barrigada Heights,
Municipality of Barrigada;

Date of Preparation of NOA: February 4, 2013
Page 2 of 4

1. **APPLICATION SUMMARY:** Edmond & Wai Ling Ho and Wei Liang Li (Owners), request approval for rezoning of Lot # 19~~NEW-6NEW-5~~, BLOCK D, TRACT 9 from "A" (Rural/Agricultural) to "R-1" (Single-Family Dwelling) Zone in order to allow parceling of the basic lot into two (2) residential lots to build new homes.

2. **DIRECTOR'S CONDITIONS OF APPROVAL:** Applicant(s) shall:

- a. Comply with all permitting Agency Conditions and requirements; and
- b. That the any Site Development Plan shall show details of structure location, sewage disposal type and connection; and
- c. That the development be hooked up to public sewer and comply with GEPA's waste water disposal system requirements and conditions; and
- d. That the applicants comply with all subdivision/parceling conditions and requirements.

 2/12/2013

Marvin G. Aguilar Date
Guam Chief Planner, Acting

 2/13/13

David V. Camacho Date
Acting Director

ATTACHMENTS

Cc: Building Permits Section, DPW (Attn: Bldg Official)
Real Property Tax Division, Department of Revenue and Taxation

Case Planner: Penmer C. Gulac

NOTICE OF ACTION
SUMMARY ZONE CHANGE

Application No. 2012-39

Edmond & Wai Ling Ho and Wei Liang Li (Owners),
Represented by Ignacio F. Santos
Lot 19NEW-6NEW-5, Block D, Tract 9, Barrigada Heights,
Municipality of Barrigada;

Date of Preparation of NOA: February 4, 2013
Page 3 of 4

CERTIFICATION OF UNDERSTANDING AND AGREEMENT

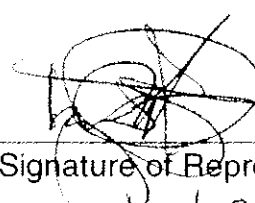
I/We _____ / Ignacio F. Santos
(Applicant [Please print name]) (Representative [Please print name])

I/We _____
(Applicant [Please print name])

Understand and accept the Conditions cited above; and further agree to adhere to all of said Conditions made a part of and/or attached to this Notice of Action as approved by the Director of the Department of Land Management. I/We, acknowledged receipt of this Notice of Action.

I/WE, acknowledged that this Zone Change Approval does not constitute automatic approval or guarantee the issuance of any "PERMITS" for the construction of the proposed Development or issuance of any "LICENSE" for rentals or leases. I/We further understand that the issuance of any required "PERMITS" or "LICENSE" shall be contingent on the availability and/or adequacy of infrastructure in the area. Such infrastructure availability and/or adequacy shall be as determined by the appropriate and responsible mandated permitting Agency/Department (i.e., DPW, GEPA, GWA, GPA, PH&SS and GFD, etc).

Signature of Applicant



Signature of Representative

Date: _____

Date: 2/25/13

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

Applicant

Date

Representative

Date

NOTICE OF ACTION (Attachment)

Application No. 2012-39

SUMMARY ZONE CHANGE

Edmond & Wai Ling Ho and Wei Liang Li (Owners),

Represented by Ignacio F. Santos

Lot 19~~NEW-6NEW-5~~, Block D, Tract 9, Barrigada Heights,
Municipality of Barrigada;

Date of Preparation of NOA: February 4, 2013

Page 4 of 4

Planning Staff Review and Recommendation(s):

1. Frank P. Taitano, Planner IV Approved Disapproved

Comments: _____

Signature *Frank Taitano* Date: 2-6-2013

2. Marvin Q. Aguilar, Planner III Approved Disapproved

Comments: Provided all necessary
information is available + backup
information.

Signature *Marvin Aguilar* Date: 2/10/2013

3. Celine Cruz-Aguilar, Planner III Approved Disapproved

Comments: Zone change is to allow parcelling of the property
into two lots. No objection from ARC members.

Signature *Celine Cruz-Aguilar* Date: 2/16/13



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(Department of Land Management)
GUBETNAMENTON GUAHAN
(Government of Guam)



Street Address:
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Suite 733 ITC Building
Tamuning, GU 96913

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MONTE MAFNAS
Director

DAVID V. CAMACHO
Deputy Director

February 12, 2013

MEMORANDUM

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

TO: Acting Director

FROM: Guam Chief Planner

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

SUBJECT: SZC Application No. 2012-39; Edmond & Wai Ling Ho and
Wai Liang Li


Buenas Yan Hafa Adai:

Submitted is the Summary Zone Change Packet for your review and action.

I have reviewed the Application and concur with the recommendations of the Case Planner and the Panel of Senior Planners for approval with conditions.

I am available should you have additional questions or need further clarification.

Senseramente,



Marvin Q. Aguilar
Guam Chief Planner, Acting

Attachments

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383





DIPATTAMENTON MINANEHAN TĀNO'
 (Department of Land Management)
GUBETNAMENTON GUĀHAN
 (Government of Guam)



Street Address:
 590 S. Marine Corps Drive
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EDDIE BAZA CALVO
 Governor

RAY TENORIO
 Lieutenant Governor

MONTE MAFNAS
 Director

DAVID V. CAMACHO
 Deputy Director

January 28, 2013

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

To: Director, Department of Land Management
 From: Guam Chief Planner, Acting
 Subject: Staff Report - **Case No. SZC 2012-39**

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

Re: Summary Zone Change - Lot 19NEW-6NEW-5, Block D, Tract 9, Barrigada Heights, Municipality of Barrigada; Edmond & Wai Ling Ho and Wei Liang Li (Owners), Represented by Ignacio F. Santos

E-mail Address:
jlmdir@dlm.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383

1. PURPOSE:

a. Application Summary. The Applicants, Edmond & Wai Ling Ho and Wei Liang Li (Owners) are requesting for a for a zone change on Lot 19NEW-6NEW-5, Block D, Tract 9, Barrigada Heights, Municipality of Barrigada, from "A" (Agricultural) to "R-1" (Single-Family Dwelling) Zone for proposed parceling of the lot into two (2) residential lots to build new homes.

b. Legal Authority. 21 GCA (Real Property), Chapter 61 (Zoning Law), Part 3 (Changes of Zones, Section 61639 (Summary Procedure for Agricultural and Single Family Residential Rezoning) and Executive Order 92-08 (Establishing Interim Rules and Regulations for Individual, Small Landowner Zone Changes), Public Law 21-82:4 as amended by P.L. 21-144:8.

2. FACTS:

a. Location. The subject lot is approximately 150 feet west off South Sabana Drive, and also fronting a 32-foot public access and utilities right of way in Barrigada Heights, Barrigada (See attached vicinity map).

b. Field Description. The subject is vacant and the topography is fairly flat. All public utilities such as sewer, water, Power, telephone service connections are within 100 feet fronting the right-of-way

c. Lot Area. 1,329 square meters or 14,305 square feet

d. Present Zoning. "A" (Agricultural) Zone



- e. 1967 Master Plan. Residential
- f. Community Design Plan. Conservation
- g. Surrounding Area. The surrounding area consists of single-family dwellings, multi-family, townhouses, PUD, vacant lots and small subdivisions and commercial establishments within 1,000-1800 feet radius. The proposed development is conducive to the existing land use trend comprising of mix uses of single-family, multi-family and commercial activities in the immediate area. The proposed development is not expected to have a major impact to existing infrastructure or immediate surroundings.

3. APPLICATION CHRONOLOGICAL FACTS.

- a. Date Application Accepted: June 26, 2012
- b. Certifications:

DPW: No Official Certification have been received from DPW as of Staff Report Date. Per Planning Staff inspection, the property is accessible from a 32-foot right-of-way which is fronting the subject lot. Planning staff advices the applicants to obtain a building permit before any construction is proposed on said lots. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

GWA: An Official Certification have been received from GWA . They have determined through their site investigation that there is an existing 8-inch sewer line and a 6-inch water line located along the right of way . Additional requirements may be coordinated with Engineering Section and or the Customer Services Unit at GWA.

GEPA: No Official Certification have been received from GEPA as of Staff Report Date. Staff inspection verified that there are connections to public sewer and water lines located on the right-of-way. Planning staff advices the applicants to obtain a building permit before any construction is proposed on said lots. DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

Director of Land Management
Staff Report- Case No. SZC 2012-39
Lot 19NEW-6NEW-5, Block D, Tract 9, Barrigada Heights
Represented by Ignacio F. Santos

Page 3

BoPS: The Bureau stated they have concerns and recommends a public hearing and will recommend approval if applicants are clearly qualified as small landowners... DLM is mandated by law to continue and process the application and file it to the legislature for their review and further actions.

GPA: The Authority has submitted their official certification. GPA has no objections, however, the customer is required to comply with all requirements pursuant to the National Electric Safety code and GPA's Service Rules and Regulations as noted in their official certification (attached).

DPR/HPO: The Agency has no objection and recommends approval of the Summary Zone Change Application.

(Note): Pursuant to Section 61639 (a)((1), failure to provide the Department of Land Management, from any infrastructure agency as to the availability and/or adequacy of infrastructure (water, power, sewer), within ten (10) working days from receipt of this request, shall constitute an assumption by DLM that the agency not answering the request has no objection to the rezoning.

- c. **Municipal Public Hearing Results:** Pursuant to P.L. 21-144:3, the public hearing on this zone change application has been waived and any hearing is deferred to the Mayor and the Municipal Planning Council of Barrigada.
- d. **Municipal Planning Council (MPC) Resolution:** The Mayor of Barrigada received a copy of the application for the proposed development.
4. **STAFF RECOMMENDATION:** Planning Staff recommends **Approval** of the Summary Zone Change request with the following conditions:
 - a. **Comply with all permitting Agency Conditions and requirements; and**
 - b. **That the Site Development Plan shall show details of structure location,**

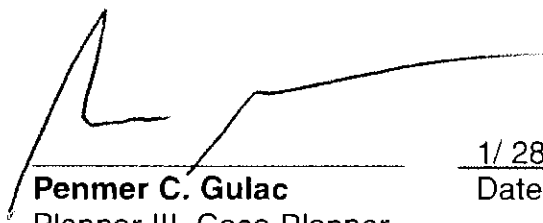
Director of Land Management
Staff Report- Case No. SZC 2012-39
Lot 19NEW-6NEW-5, Block D, Tract 9, Barrigada Heights
Represented by Ignacio F. Santos

Page 4

Cont.

sewage disposal type and connection; and

- c. **That the development be hooked up to public sewer and comply with GEPA's waste water disposal system requirements and conditions; and**
- d. **That the applicants comply with all subdivision/parceling conditions and requirements;**

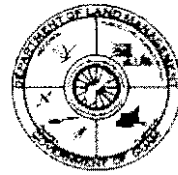


Penmer C. Gulac 1/28/2013
Planner III, Case Planner Date

PCG
Attachments (Application packet and Position Statements; (GWA/BoPS/GPA/DPR-HPO)



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



Street Address:
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Suite 733 ITC Building
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EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MONTE MAFNAS
Director

DAVID V. CAMACHO
Deputy Director

February 12, 2013

MEMORANDUM

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

TO: Acting Director
FROM: Guam Chief Planner

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

SUBJECT: SZC Application No. 2012-39; Edmond & Wai Ling Ho and
Wai Liang Li


Buenas Yan Hafa Adai:

Submitted is the Summary Zone Change Packet for your review and action.

I have reviewed the Application and concur with the recommendations of the Case Planner and the Panel of Senior Planners for approval with conditions.

I am available should you have additional questions or need further clarification.

Senseramente,



Marvin Q. Aguilar
Guam Chief Planner, Acting

Attachments

Facsimile:
671-649-5383





GUAM WATERWORKS AUTHORITY

578 North Marine Corps Drive | Tamuning | Guam 96913

August 21, 2012

RECEIVED
AUG 27 2012

8-24-12

MEMORANDUM

Department of Land Management
Time: 10:40 Int: M

TO: Director, Department of Land Management

FROM: *Thomas*
FOR Martin L. Roush P.E., General Manager

SUBJECT: Request for Certification

APPLICATION NO.: SZC 2012-39

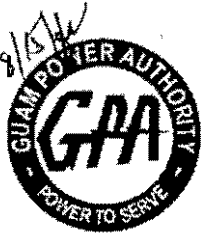
APPLICANT: Edmond and Wai Ling Ho and Wei Liang Li, c/o Ignacio F. Santos

POSTED
PK

The Guam Waterworks Authority (GWA) has reviewed the Summary Zone Change application requesting approval to rezone the property from "A" (Agricultural) to "R-1" (Single-Family Dwelling) Zone in order to subdivide and built two (2) residential dwellings; Lot 19NEW-6NEW-5, Block D, Tract 9, Barrigada Heights, Municipality of Barrigada.

GWA has conducted a site investigation and has determined that there is an existing six (6") inches water line and an eight (8") inches sewer line located along the thirty two (32') feet wide public access and utility easement fronting the subject lot.

This GWA certification shall remain valid for 365 calendar days from the date of this response. For additional information please contact Mr. Menglou Wang, Senior Engineer Supervisor, at 647-0492.



GUAM POWER AUTHORITY

ATURIDÁT ILEKTRESEDÁT GUAHAN
P.O. BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

August 14, 2012

RECEIVED

AUG 17 2012

Department of Land Management

Time: 3:4 Int: [Signature]

MEMORANDUM

To: Chairman, Guam Land Use Commission
Executive Secretary, Guam Land Use Commission

From: General Manager

Subject: Lot 9NEW-6NEW-5, Block D, Tract 9, Municipality of Barrigada, (Edmond & Wai Ling Ho and Wei Liang Li); Summary Zone Application from "A" (Agricultural) to "R-1" (Single-Family Dwelling) to construct two (2) residential dwellings. **Application No. 2012-39 SZC**

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

- GPA has no objection, however customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
 - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
 - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
 - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
 - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
 - Provide scheduling and magnitude of project power demand requirements for new loads.
 - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
- Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.
- A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.
- All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments

GPA has no objection to the request subject to the conditions cited above.


JOAQUIN C. FLORES, P.E.

ASG/arp

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
 Applicant: Edmond & Wai Ling Ho and Wei Liang Li
 Location: Lot 9NEW-6NEW-5, Block D, Tract 9, Barrigada
 Type of Application: Summary Zone Change
 GLUC/GSPC Application No. 2012-39
 Brief Project Description:
 "A" to "R-1" to construct two (2) residential dwellings.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
 Yes No

2. If the answer to #1 above is YES, then:
 I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:
 Yes No

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE**, itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.


 JOAQUIN C. FLORES, P.E.
 General Manager

8/15/12
 Date

Comments:

Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment may be required to determine the effect of this facility on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.

ASG/arp



Eddie Baza Calvo
Governor

Department of Parks and Recreation
Government of Guam
490 Chalan Palasyo
Agana Heights, Guam 96910
Director's Office: (671) 475-6296/7
Facsimile: (671) 477-0997
Parks Division: (671) 475-6288/9
Guam Historic Resources Division: (671) 475-6295
Facsimile: (671) 477-2822



Peter S. Calvo
Director

Ray Tenorio
Lt. Governor

In reply refer to:
RC2012-10594

August 20, 2012

Memorandum

To: Director, Department of Land Management
Division of Land Planning

From: Director, Department of Parks and Recreation

Subject: Request for Certification:
Summary Zone Change Applications (SZC) No. 2012-39: Request for Re-zoning from "A" to "R-1" (Single-Family Dwelling) Zone in order to (sub-divide and) Build Two (2) Residential Dwellings; Lot 9New-6New-5, Block D, Tract 9, Barrigada Heights, Municipality of Barrigada

RECEIVED

AUG 21 2012
Department of Land Management
Time: 3:00 Ind: m

POSTED

We reviewed subject application and have no objection to the re-zoning of subject lot for the specific purpose stated in the applications. However, the proposed development on subject lot is subject to development requirements and guidelines: (*Development Requirements on Guam, Guam Coastal Management Program, Bureau of Statistics and Plans, Government of Guam, Revised 2005, Building Law, Chapter 66, 21 GCA, etc.,*).

Subsequent building permit application process, procedures and requirements must be adhered to by the applicants, including providing a copy of subject certification, if approved by the Director of Department of Land Management, attached to the DPW building permit application.

If you have any questions with regards to our position, please contact our office at 475-6292.

P. S. Calvo

Peter S. Calvo
Director

16



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



Street Address:
590 S. Marine Corps Drive
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Tamuning, GU 96913

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MONTE MAFNAS
Director

DAVID V. CAMACHO
Deputy Director

December 31, 2012

MEMORANDUM

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

TO: Frank P. Taitano, Planner IV
Marvin Q. Aguilar, Planner III
Celine Cruz-Aguilar, Planner III

FROM: Director

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

SUBJECT: Appointment as Panel Members ref: SZC Program

Buenas Yan Hafa Adai:

Pursuant to SZC Guidelines, Paragraph 17, effective December 31, 2012, I hereby appoint you as panel members to review and provide recommendations relative to **SZC Application No. 2012-58 (Sang Dae Chun)**.

Coordinate with Mr. Penmer Gulac who oversees the SZC Program on the matter.

Your appointment as panel members shall expire upon your submittal of your recommendations to the Guam Chief Planner.

Senseramente,

Monte Mafnas
Director

Facsimile:
671-649-5383

R

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lieutenant Governor

 **BUREAU OF
STATISTICS & PLANS**

SAGAN PLANU SILIA YAN EMPOTMASION
P.O. Box 2950 Hagåtña, Guam 96932
Tel: (671) 472-4201/3 Fax: (671) 477-1812



Thomas A. Morris
Director

AUG 09 2012

MEMORANDUM

To: Chairperson, Guam Land Use Commission

Via: Executive Secretary, Department of Land Management

From: Director, Bureau of Statistics and Plans

Subject: Position Statement on **Application No. SZC 2012-39**; Edmond and Wai Ling Ho and Wei Liang Li; Lot No. 19NEW-6NEW-5, Blk. D, Tr. No. 9; Barrigada Heights; Summary Zone Change; Proposed Use: Single-Family Residential.

Pursuant to Public Law 21-82, Section 4, as amended by Public Law 21-144, Section 8, the applicants, Edmond and Wai Ling Ho and Wei Liang Li, are requesting a summary zone change of Lot No. 9NEW-6NEW-5, Block D, Tract 9 in the municipality of Barrigada from an "A" agricultural to "R-1" single-family residential. The rezoning of the subject lot will allow them to build two (2) residential dwellings on the subject lot. The subject lot has an area of 1,329 square meters or .36 acres. The subject property is served by the basic infrastructure of sewer, power, water, telephone and cable. The property is surrounded by predominantly single family residences (Barrigada Heights) and a church.

Based on our review of the subject application as submitted, the Bureau provides the following comments and/or concerns.

1. Pursuant to Public Law 21-82, Section 4, as amended by Public Law 21-144, Section 8, the law's legislative intent section states that the summary zone change process was created to assist "small land owners" who do not have the financial means to go through the Guam Land Use Commission (GLUC) process to change for zone designation. Furthermore, it was designed to assist the "small land owners" in developing their property to its highest and best use.
2. If the any applicants have no other land holdings, the Bureau believes that they may be qualified applicants. If the applicants do own other parcels, they should not be considered as a small landowner. Therefore, it is the Bureau's opinion that the Summary Zone Change process is not the appropriate avenue for large land-holding or multi-land holding applicants.

3. According to the application, the area is served by all the basic infrastructures. The Summary Zone Change Interim Rules and Regulations state that the Guam Waterworks Authority (GWA), Guam Power Authority (GPA) and the Guam Environmental Protection Agency of Guam (GEPA) have to certify in writing with certification that there is adequate infrastructure to accommodate the zone change.

In light of the above comments/concerns, the Bureau will recommend approval if it can be clearly determined that the applicants qualify as "small land owners" and that GWA, GEPA and GEPA all have certified that there is adequate infrastructure to accommodate the proposed land use activity. The Bureau hopes the following recommendations be taken into consideration prior to making a decision on this summary zone change request.

1. The Bureau recommends that there are measures to ensure that the property will be landscaped in such a way to provide a buffer between the subject lot and the other residential dwellings. This will help reduce storm water runoff in addition to improving the area in order to be aesthetically pleasing. It is recommended that native plants be used in the landscaping.
2. The Bureau is concerned about the rights of the adjacent land owners. Therefore, a public hearing is recommended to determine the will and the sentiment of the surrounding neighborhood.
3. Should the Director of the Department of Land Management (DLM) act favorably on this request, we would like to suggest that the summary zone change be time- sensitive. Perhaps, if the development does not materialize within a reasonable amount of time, the property will revert back to the original zone of "A" agricultural. With the increase number of rezoning and summary zone change applications, the Bureau is concerned that developers submit applications, only to sell it at a higher price after it is rezoned. We are concerned that speculative buying will increase land prices of the surrounding lots.
4. Because the property is located in northern Guam and in the boundaries of the Ground Water Protection Zone of the Northern Aquifer, the Bureau recommends that the applicant closely coordinate with the Guan Environmental Protection Agency.


THOMAS A. MORRISON

cc: GEPA
DPR
DPW
GWA
GPA



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



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

EDDIE BAZA CALVO
Governor

MONTE MAFNAS
Director

RAY TENORIO
Lieutenant Governor

September 14, 2012

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

To: Certifying Agencies/Departments
Application Review Committee (ARC)

From: Acting Guam Chief Planner

Subject: **Request for Certification**

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

Attached for your review and action is an application under Public Law 21-82, Section 4; Summary Zone Change Program.

Applicant(s): **Sang Dae Chun,**
c/o Ignacio F. Santos

E-mail Address:
dldrdir@dlm.guam.gov

Application No. **SZC 2012-58**

Project Description: To rezone the property from "A" (Agricultural) to "R-1" Single-Family Dwelling) Zone in order to subdivide and build two (2) residential dwellings; Lot 13-R3, Block E, Tract 9, Barrigada Heights, Municipality of Barrigada

Telephone:
671-649-LAND (5263)

Date Received: **September 4, 2012**


Date Accepted: **September 6, 2012**

Facsimile:
671-649-5383

**** Due Date for Certification: September 28, 2012**
(Public Law 21-144, Section 8(b)(A)(1))

Certification must be directed to Director, Department of Land Management, Division of Planning. If you have any questions, please call 649-5385 or 5390, and ask for Penmer C. Gulac, the assigned case planner.

Thank You.


Marvin O. Aguilar

PCG: Attachment: SZC Application No. 2012-58 and supporting documents

DLM Case No.	2012-39
Edmond & Wai Ling Ho & Wei Liang Li	
Accepted	July 12, 2012
Case Planner	Pemmer Gulac

Summary Zone Change

Lot No. 9NEW-6NEW-5

Barrigada, Guam

Edmond Ho
Wai Ling Ho
Wei Liang Li

IGNACIO F. SANTOS

Land-Use Consultant

P.O. Box 651

Hagåtña, Guam 96932

Suite 201, Guam United Plaza, Hagåtña, Tel: (671) 646-0629 Cell: (671) 777-3862 email: ifszoneland@yahoo.com

June 1, 2012

Mr. Monte Mafnas, Director
Department of Land Management
c/o Planning Division
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

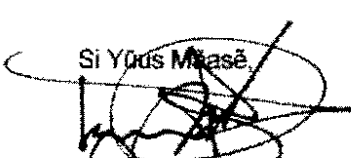
Dear Mr. Mafnas

Following the provisions outlined in Public Law 21-144 and Section 11 of Public Law 21-14. I have enclosed for your review and consideration, an application for a Summary Zone Change Approval for Lot 9NEW-6NEW-5, Block D, Tract 9, located within the Municipal District of Barrigada.

The applicants Edmond Ho, Wai Ling Ho and Wei Liang Li will be constructing two residential dwellings on their property, Lot 9NEW-6NEW-5, Block D, Tract 9, Barrigada. The current zoning designation of the property is "A" (Rural Zone) and is located bordering the Barrigada Heights development. A zone change to "R1" (Single Family) will help assure the residential environment that exists is protected.

We feel that this development is in association to the surrounding land uses and will not be adversely detrimental to the surrounding properties. I request your attention on the enclosures and look forward on any questions, concerns or additional information you may need to put closure on this request. I can be contacted at any of the following numbers, 646-0629 or 777-3862 for assistance on this matter.

Si Yous Masé.



IGNACIO F. SANTOS
Principal in Charge

Enclosures

Affidavit of Authorization

THAT I, , duly authorized representative of **Lot 9NEW-6NEW-5, Block D, Tract 9** located within the Municipal District of Barrigada.

THAT, Ignacio F. Santos is the duly authorized representative to act on my behalf to file for consideration an application for:

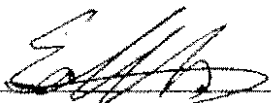
a. Summary Zone Change

THAT, the extent of my authorization to Ignacio F. Santos is that he may conduct himself accordingly to arbitrate, negotiate, commit, revoke, represent, mitigate and abate the proposed request for a Summary Zone Change approval through all the reviewing instrumentalities involved along the process.

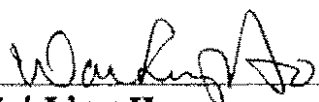
THAT, the extent of this authorization continues until I hereby revoke it in writing.

Further, the affiant sayeth naught.

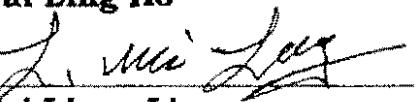
**Authorized Representative of
Lot 9NEW-6NEW-5, Block D, Tract 9, Barrigada**



Edmond Ho




Wai Ling Ho



Wei Liang Li

SUBSCRIBED and SWORN to before me this 28 day of February 2012.


JEAN CASTRO LUJAN
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **Dec. 06, 2014**
P.O. Box FF Hagatna, Guam 96932

Notary Public

May 31, 2012

Director, Department of Land Management
c/o Land Planning Division
Summary Zone Change Section
Government of Guam
P.O. Box 2950
Hagatna, Guam 96910

Subject: Summary Zone Change for Lot 9NEW-6NEW-5, Block D, Tract 9,
Barrigada.

Dear Sir,

Pursuant to Public Law 21-82, (as amended b P.L. 1-144), I am submitting an application for a Summary Zone Change for Lot 9NEW-6NEW-5, Block D, Tract 9, Municipal District of Barrigada. As part of the requirements for a Summary Zone Change the following response is offered to assist you in evaluating the application.

- a. **What** is the current zone on the property "A" (*Rural*) or "R-1" (*Single Family*)?
Lot 9NEW-6NEW-5, Block D, Tract 9, Barrigada Heights is currently zone "A" (Rural).

- b. **Who** currently owns the property? (If more than one owner or parties, you must list all names.)
The property is currently owned by Mr. & Mrs. Edmond & Wai Ling Ho and Wei Liang Li.

- c. **How** did you acquire the property? (Deeded to you through Gift, purchases, etc.)
The property was purchased or acquired via a Warranty Deed.

- d. **What** is currently on the property, if vacant indicate so. If there is a structure describe the structure (i.e., single-family three (3) bedrooms, two (2) baths), etc. Also, state if you are living or residing on the subject lot to be rezoned.

The property is currently vacant with no one living on site as well as no ponds or streams on the property.

- e. **Is/Are** your structure(s) serviced public sewer or by an individual septic tank/leaching field?

The proposed residential structures to be built will be connecting to a public sewer system. A six-inch wastewater line is located fronting the property.

- f. **What** are your intentions or plans? **Reason** you are applying for a zone change? (i.e., to build new apartments or to enclose an existing extension for conversion to a duplex, etc.)

The reason for the summary zone change is to construct two residential Single Family dwellings. A type of land-use that is consistent with its surrounding area.

- g. **Surrounding Uses:** Briefly identify other types of uses or structures in the immediate vicinity surrounding your property. (i.e., to the north is a duplex, to the south is a retail store, or vacant, etc.).

The surrounding land use of the property within the peripheral of 750-feet consists primarily of single family dwellings and a church. See attached map showing all land uses within a 750-Foot radius of the property.

- h. **Topography:** Describe the topography of your property. (i.e., flat, hilly, 15% slope from north to south, low lying area, etc.)

The topography of the property exhibits a relative flat grade with no ponds or streams occurring on the property.

- i. **Soil Composition:** Very briefly describe your soil using layman's language. (i.e., rocky, clay, sand, mixed, etc.)

The soil composition of the property consists of Guam Cobbly Clay Loom. This soil unit is poorly suited to substance farming. The main limitations are the very shallow soil depth and doughiness.

- j. **Access:** Describe the legal access to your property. (i.e., serviced by a 40' (foot) wide right-of-way, etc.) and described it there are improvements within the legal access. e.g., a 20' foot wide paved road exists, or a 20' foot wide coral base compacted road exists, etc.

Access to the property is via a 32-foot wide public access and utility easement. The existing condition of this access road consists primarily of coral and asphalt and is in fair condition, expanding the width of the right-of-way.

- k. **All others:** Lastly, mention any other attributes of your property that will help us evaluate your application.

The subject lot is presently zoned "A" (Agricultural). Existing land-uses surrounding the project site within the periphery of 750-feet consists primarily of single-family dwellings, a church and a water tank. Permitted land-uses on the property under its present zone consists of single-family dwellings, duplexes, farming fisheries, cockpits and uses customarily accessory to those just listed. These types of land-uses may not be the best desired setting to the health, safety and general welfare in the development of the property and its surrounding area under its present zone. Developmental trends on Guam have received numerous requirements by government agencies. Requirements on parking facilities, storm drainage, sewer hook-ups were not were not previously enforced as it now for new development projects. These components are essential to ensure and orderly development of a project and the general protection of adjacent landowners. The proposed project has will integrate these concerns in its development plans.

"ORIGINAL COPY"

SUMMARY ZONE CHANGE

(P. L. 21-82:4 Short Form as Amended by P.L. 21-144:8)

TO: Director, Department of Land Management
c/o Division of Land Planning
Government of Guåhan
P.O. Box 2950, Hagatna, Guåhan 96932

The Undersigned owner(s)/lessee(s) of the following described property hereby request consideration for a Zone Change.

1. Information on Applicant:

Name of Applicant: Edmond & Wai Ling Ho & Wei Liang Li U.S. Citizen: Yes No

Mailing Address: P.O. Box 6576 Tamuning, Guam 96931

Telephone No.: Business: 777-3862 Home: 787-9393

2. Location, Description and Ownership: (NOTE: The maximum lot cannot exceed two (2) acres or 8,093.743 square meters or 87,120 square feet, gross area.)

Subdivision Name: N/A

Lot(s): 9NEW-6NEW-5 Block: D Tract: 9

Lot Area: Acres: 0.36 Square Meters: 1,329 Square Feet: 14,308

Village: Barrigada Heights Municipality: Barrigada

Registered Owner(s): Edmond & Wai Ling Ho and Wei Liang Li

Certificate of Title No.: Pending Recorded Document No.: 756137

Deed (Gift, Warranty, etc.): Warranty Deed Deed Document No.: 831507

3. Current and Proposed Land Use:

Current Use: Vacant Current Zoned: "A"

Proposed Use: Single-Family Residential Proposed Zone: "R-1"

4. Justification Letter: Attach a typed, brief and concise justification (letter format if possible) explaining your intentions and purpose of the Zone Change. Your letter should be addressed to the Director of Land Management.

SUMMARY ZONE CHANGE

(P. L. 21-82:4 Short Form as Amended by P.L. 21-144:8)

5. **Support Information.** The following information shall be attached to this application:
- b. A map, drawn to scale, showing existing zoning within 1000 feet radius and all parcels and their uses within 750 feet radius from the subject lot boundaries. The map shall contain:
 - (6) Lot number for every parcel(s);
 - (7) Identify by name and use all existing activities on all parcel(s) through a legend/code reference;
 - (8) All adjacent easements and roads leading to, and serving property, their widths, and condition of surfaces;
 - (9) The nearest location of all public utilities to the subject lot; and
 - (10) Show any/all features of property such as flat/hilly terrain, flood hazard, etc.
 - e. The most recent survey map certified and recorded at the Department of Land Management, of the subject property.
 - f. For "R-1" Zone Change request: A proposed property map showing how many lots are to be subdivided.
 - g. For "R-2" Zone Change request: Preliminary sketch plan shall be drawn to scale and show the following items:
 - (1) Density: Number of units and type. (i.e. Eight (8) units, three (3) bedroom, two baths, etc.)
 - (2) All setback or distances from proposed building to property boundary line.
 - (2) Parking Stalls must be numbered. Also, show one parking for persons with disabilities for every sixty (60) regular stalls (minimum).
 - (4) Recreational area or playground must be provided for children of tenants.
 - (5) Show nearest location of sewer, water, power connection or hook-up.
 - (6) Entrance and Exit of project area.
 - (9) Etc...Any other information you feel is necessary or pertinent to your request.
 - (10) In addition the following information is required by the Agencies as follows:

GUÅHAN POWER AUTHORITY

- 2. Include Ownership and Encumbrance Title Report.
- 2. Provide Proposed Power Demand in Killovolt Amps (KVA).

GUÅHAN ENVIRONMENTAL PROTECTION AGENCY

- 3. Copy of Site Layout showing the existing building structures and the outline of the septic tank and leaching field system, if not connected to public sewer.
- 4. Copy of building Permits for any extensions (additional structures) to the existing dwelling unit.

6. **Filing Fee: Twenty-Five Dollars (\$25.00)** filing fee, signed and approved by the Governor of Guåhan on May 18, 2007, under Public Law 29-02, Chapter V, Part III (*Fees and Charges Assessed by the Department of Land Management*).

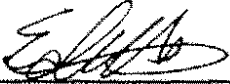
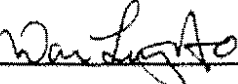
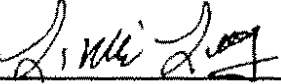

"ORIGINAL COPY"

SUMMARY ZONE CHANGE

(P. L. 21-82:4 Short Form as Amended by P.L. 21-144:8)

7. **Required Signatures:** All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

I/We hereby certify that all information contained in this application and its supplements are true and correct. I/We also understand that any misrepresentation in this application shall void the entire submission.

Edmond Ho Owner (Print/Sign)		EDMOND HO Owner (Print/Sign)
Wai Ling Ho Owner (Print/Sign)		WAI LING HO Owner (Print/Sign)
Wei Liang Li Owner (Print/Sign)		LI, WEI, LIANG Owner (Print/Sign)
February 28, 2012 Date		Date
Ignacio F. Santos Representative (if any)		February 28, 2012 Date

THIS FORM SHALL NOT BE MAILED. APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT.

FOR
RECORDATION
AT THE
DEPARTMENT
OF
LAND
MANAGEMENT

Island of Guam, Government of Guam
Department of Land Management

831507

File for record is Instrument No.

For the Year 12, Month 01, Day 23, Time 8:00

Excluding Fee 64200 Receipt No. 31975

Deputy Recorder Sisa O Mangagu

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

Parties, Consideration and Grant

KNOW YE, that I, SU HAK MUN, a married man, whose mailing address is P.O. Box 7497, Tamuning, GU 96931, who is hereinafter referred to as the "GRANTOR", for good and in lawful consideration in the sum of (\$25.00), and other valuable consideration paid to me by, EDMOND HO and WAI LING HO, husband and wife, whose mailing address is P. O. Box 6576, Tamuning, Guam 96931, as joint tenants with rights of survivorship, as to a 50% undivided interest, and WEI LIANG LI, an unmarried man, whose mailing address is P. O. Box 10347, Tamuning, Guam 96931, as sole and separate property, as to a 50% undivided interest, who are hereinafter referred to as the "GRANTEES", the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEEES, as tenants in common, in fee simple, forever, the following described parcel of property:

PROPERTY DESCRIPTION

LOT NO. 9NEW-6NEW-5, BLOCK NO. D, TRACT NO. 9, BARRIGADA, GUAM, (ESTATE NO.'s 66244 under Basic Lot No. 9NEW-4, Block No. D, Tract No. 9; and 66246 under Basic Lot No. 9NEW-6, Block No. D, Tract No. 9), SUBURBAN, as said lot is marked and designated on Map Drawing No. FC013/2007 (LM#143FY2007), dated May 30, 2007 and recorded on May 30, 2007 under Instrument No. 756137, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 1,329 ± square meters; Last Certificate of Title No.'s 89398 under Basic Lot No. 9NEW-4, Block No. D, Tract No. 9, issued to Antonio P. Perez, a single person, and 90857 under Basic Lot No. 9NEW-6, Block No. D, Tract No. 9, issued to Agnes P. Salas, a single person.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever thereunto belonging or in anywise appertaining, and reversion, remainder and remainders, rents, issues and profits thereof, and all estates, rights, title, property, claim and demand whatsoever, of the Grantor at law or in equity, in and to the same.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging and in anywise appertaining unto the GRANTEES and GRANTEE'S heirs, successors, administrators, and assigns, forever.

Grantor and Grantors' heirs, successors, administrators, and assigns, covenant with the said Grantees and Grantee's heirs, successors, administrators, and assigns, that Grantor is lawfully seized in fee simple of the granted premises; that said premises are free from all encumbrances except; current real estate taxes not yet due and payable; rights of way, easements, covenants and restrictions of record; that Grantor has good right to sell and convey the same; and that Grantor and any of Grantors' heirs, successors, administrators, and assigns will forever warrant and defend the same to the said Grantees and Grantee's heirs, successors, administrators, and assigns forever against the lawful claims and demands of all persons.

Grantor makes no representation nor warranties that the Grantees may use the property for any particular purpose or that the Grantees may obtain a change of zone permit.

WATER AND POWER *on*

Grantor further states that water and power (electricity) ARE immediately available on the property or within 100 feet of the property, and that the Grantees are aware that the Government of Guam is *not* required to pay for water and power (electricity) hookups or extensions.

IN WITNESS WHEREOF, the Grantor and the Grantees have caused these presents to be duly executed this 20th day of January, 2012.

GRANTOR:

Date

1/20/2012

SU HAK MUN

GUAM, U.S.A.)
)
) ss:
City of Tamuning)

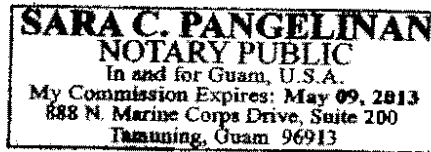
ON THIS 20th day of JANUARY, 2012, before me, a Notary Public, in and for GUAM, U.S.A., personally appeared EDMOND HO and WAI LING HO, who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Sara C. Pangelinan

Notary Public

Seal



GUAM, U.S.A.)
)
) ss:
City of Tamuning)

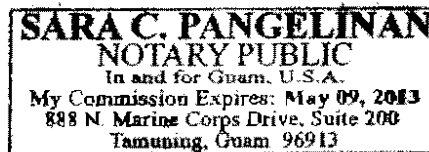
ON THIS 20th day of JANUARY, 2012, before me, a Notary Public, in and for GUAM, U.S.A., personally appeared WEI LIANG LI, who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Sara C. Pangelinan

Notary Public

Seal



GRANTEES:

1 / 20 / 2012

 Date EDMOND HO

1 / 20 / 2012

 Date WAI LING HO

1 / 20 / 2012

 Date WEI LIANG LI

GUAM, U.S.A.)
)
 City of Tamuning) ss:

ON THIS 20th day of JANUARY, 2012, before me, a Notary Public, in and for GUAM, U.S.A., personally appeared SU HAK MUN, who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

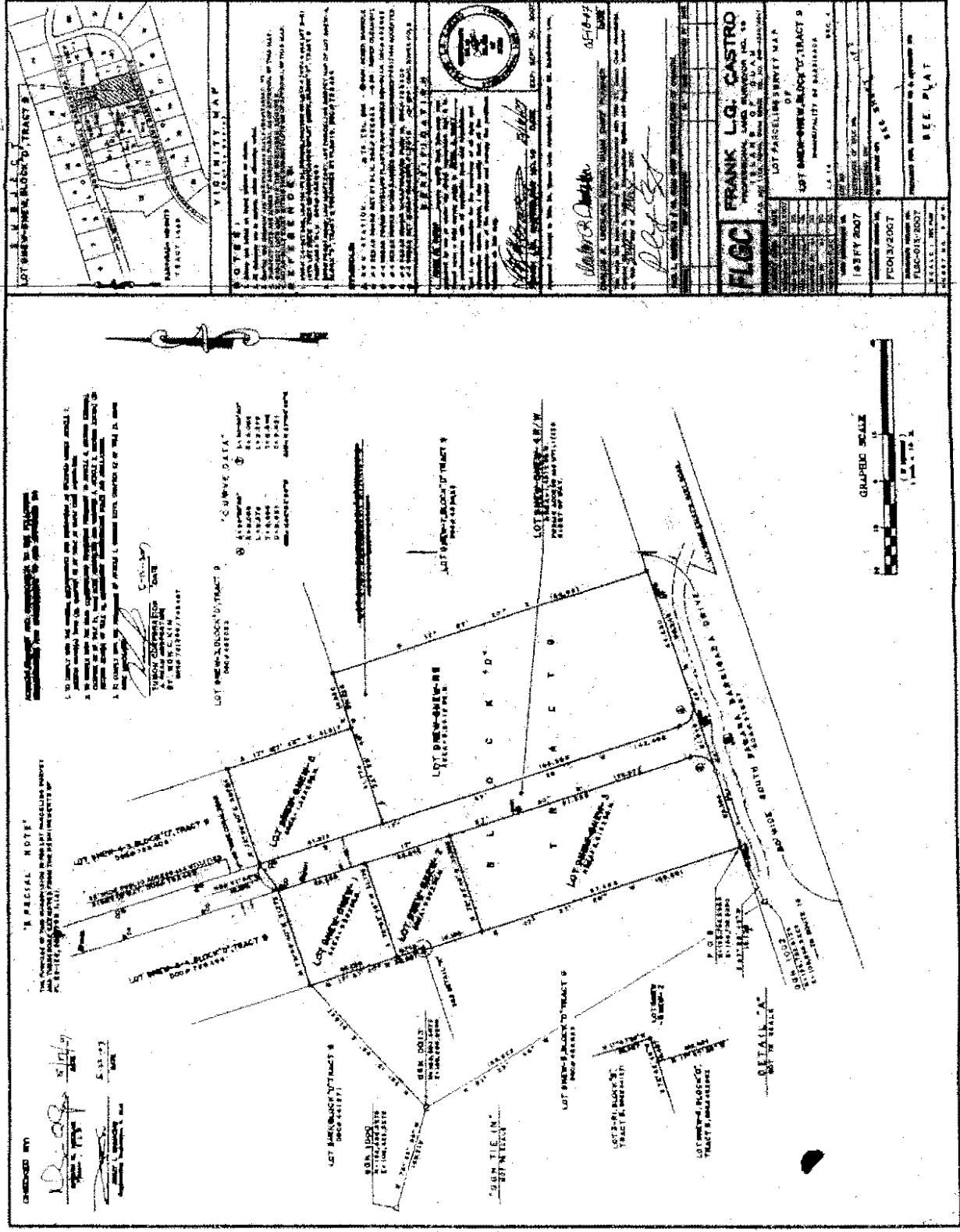
Sara C. Pangelinan

 Notary Public

Seal

SARA C. PANGELINAN
NOTARY PUBLIC
 In and for Guam, U.S.A.
 My Commission Expires: **May 09, 2013**
 888 N. Marine Corps Drive, Suite 200
 Tamuning, Guam 96913

PL 977



PRECISE NOTES:
 THE PRECISE NOTES OF THIS SURVEY ARE THE PROPERTY OF THE SURVEYOR AND SHALL BE KEPT IN HIS OFFICE FOR THE PURPOSE OF CORRECTING THE SURVEY IN THE EVENT OF A DISCOVERY OF A MISTAKE OR ERROR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE CORRECTION OF SUCH MISTAKES OR ERRORS. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER.

RECORD DATA:
 BY: [Signature]
 DATE: 1/14/27
 BOOK: 21
 PAGE: 123

CORRECTIONS:
 1. [Correction text]
 2. [Correction text]

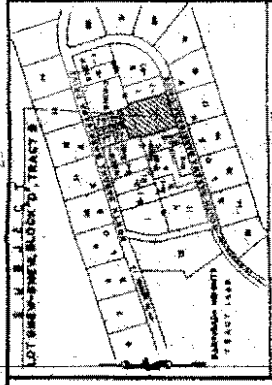
NOTE:
 THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN INTO LOTS AND TRACTS. THE LOTS AND TRACTS SHOWN ARE THE RESULT OF THE SURVEYOR'S MEASUREMENTS AND CALCULATIONS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE CORRECTION OF SUCH MISTAKES OR ERRORS. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER.

DEED:
 THIS DEED WAS MADE FOR THE PURPOSE OF CONVEYING THE LAND SHOWN TO THE PERSONS NAMED HEREIN. THE PERSONS NAMED HEREIN ARE THE GRANTEES OF THE LAND SHOWN. THE GRANTOR'S LIABILITY IS LIMITED TO THE CORRECTION OF SUCH MISTAKES OR ERRORS. THE GRANTOR'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER.

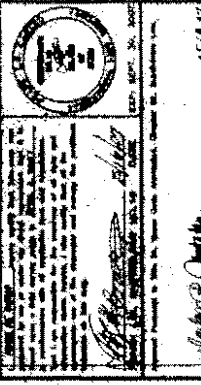
WARRANTY:
 THE SURVEYOR WARRANTS THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR'S LIABILITY IS LIMITED TO THE CORRECTION OF SUCH MISTAKES OR ERRORS. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER.

CONCLUSION:
 THE SURVEYOR CONCLUDES THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR'S LIABILITY IS LIMITED TO THE CORRECTION OF SUCH MISTAKES OR ERRORS. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER.

PLAT:
 THIS PLAT WAS MADE FOR THE PURPOSE OF RECORDING THE SURVEY. THE PLAT IS THE PROPERTY OF THE SURVEYOR AND SHALL BE KEPT IN HIS OFFICE FOR THE PURPOSE OF CORRECTING THE SURVEY IN THE EVENT OF A DISCOVERY OF A MISTAKE OR ERROR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE CORRECTION OF SUCH MISTAKES OR ERRORS. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER.



NOTES:
 1. THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN INTO LOTS AND TRACTS. THE LOTS AND TRACTS SHOWN ARE THE RESULT OF THE SURVEYOR'S MEASUREMENTS AND CALCULATIONS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE CORRECTION OF SUCH MISTAKES OR ERRORS. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER.



DEED:
 THIS DEED WAS MADE FOR THE PURPOSE OF CONVEYING THE LAND SHOWN TO THE PERSONS NAMED HEREIN. THE PERSONS NAMED HEREIN ARE THE GRANTEES OF THE LAND SHOWN. THE GRANTOR'S LIABILITY IS LIMITED TO THE CORRECTION OF SUCH MISTAKES OR ERRORS. THE GRANTOR'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER.

FRANK L.G. CASTRO
 DEED FOR THE LAND SHOWN TO THE PERSONS NAMED HEREIN. THE PERSONS NAMED HEREIN ARE THE GRANTEES OF THE LAND SHOWN. THE GRANTOR'S LIABILITY IS LIMITED TO THE CORRECTION OF SUCH MISTAKES OR ERRORS. THE GRANTOR'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER.

LOT SHEPHERD BLOCK 9 TRACT 9

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