TO WHOM IT MAY CONCERN:

RE: Lot Nos. 10111-10-8-1 and 10111-10-8-2, Dededo, Guam, Drawing No. CF 013-8-75D, dated October 17, 1975, prepared by R.L.S. No. 48, Candido Castro.

We, the undersigned, hereby acknowledged that water and power are not available on the above described real property and further acknowledged that the cost of installation of water and power shall be at the expense of Grantee.

Dated this 3rd day of February, 1987.

Grantor:

Richard F. Ulloa

Grantee:

U. S._INVESTMENT GROUP CORPORATION

By:

David J. Ulloa, Authorized Officer

TERRITORY OF GUAM DEPT. OF LAND MANAGEMENT DEFICE OF THE RECORDER

1990 MAY -2 P 3: 41

RECORDER FEES_ O -

00000433525

INSTRUMENT NUMBER

VOUCHER NO. AUSSYLL

DEPUTY RECORDER

DEED OF GIFT

TO ALL WHOM THESE PRESENTS MAY COME, GREETING:

That I, LEONISA M. PRESTO, of legal age, citizen of the United States and resident of the Territory of Guam, for and in consideration of the love and affection I hold and bear unto FRANCIS XAVIER MINER PRESTO, my son, a U.S. Citizen and a resident of the Territory of Guam, do by these presents hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto FRANCIS XAVIER MINER PRESTO, said Grantee, all of my right, title, claim and interest in and to the following described parcel of land, to wit:

Lot No. 10111-10-8-2-1 (Part of BAsic Lot 10111-12-8-2) Dededo, Guam, containing an area of 10,912+ square feet as described in Document No. 270966, recorded on August 23, 1976 at the Department of Land, Government of Guam.

TO HAVE AND TO HOLD the same, in fee simple, together with all and singular the heredutanebts abd appurtenances thereunto belonging or in anywise appertaining unto said Grantee and his heirs, executors and assigns, forever.

LEONISA M PRESTO

1,

January 30, 1992

P. O. BOX 9204 Dededo, Guam 96912

Senator Frank Santos 155 Hessler Street Agana, Guam 96910

Dear Senator Santos:

We fully support and do hereby authorize Mrs. Angelina T. Tomada/Quality Food Marketing to pursue efforts to have Lot 5224-7-3 rezoned from "A" status to "M-1". Mrs. A. T. Tomada/Quality Food Marketing are lessees of above-mentioned lot.

This authorization is pursuant to Public Law 21-55, which rezoned from Agriculture to Light Industries lots immediately surrounding ours. We also would like to see the lot utilized to its fullest, and this can be achieved only with the Ml status.

We appreciate your assistance and we earnestly await your reply.

Very sincerely,

JANICE S. BENAVENTE Wife (Owner)

ANDREW P. BENAVENTE Husband (owner)

TERRITORY OF GUAM)
City of Agana) S.S.

	SUBSCRIBED				me	this	 day	of		
1992.	My commis	sion	expir	:es			 •		,	,

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OFFICE OF THE MAYOP MUNICIPALITY OF Y P.O. BOX 11423 YIGO, GUAM 96929 (671) 653-2695 / 653-5248



Yigo
Municipal Planning Council

July 27, 1992

Municipalie

Senator Francisco R. Santos, Chairman Committee On Housing, Community Development, Federal and Foreign Affairs 21st Guam Legislature 155 Hesler Street Agana, Guam 96910

Good evening Senator Santos and members of the committee,

For the record, I am John F. Blas, Mayor for the Municipality of Yigo. Before I proceed, thank you for extending myself and the people of Yigo the opportunity to meet with you here at the village level. My testimony this evening will be restricted to the bills that pertain to the village of Yigo.

In reference to Bill No. 837, I am familiar with the lot in question and I am in agreement with the Legislative Intent to rezone Lot No. 7007-1-R4 in it's entirety to Commercial (C). Because Lot No. 7007-1-R4 is fronting Marine Dr., it is only logical that the property be rezoned to be compatible to the other lots that are also situated along Marine Dr. Thank you for the opportunity to comment on Bill No. 837.

In reference to Section 2 of Bill No. 895, I have no major objections, however, I would like to make a general observation that the property in question is adjacent to the Yigo Baseball Field, therefore placing any business establishment constructed there at risk during baseball and softball tournaments. Other observations are more technical in nature such as whether the property has ample space to provide adequate parking for patrons. If the developer can provide some assurance that there would be no lawsuits in the future due to flying balls, then I have no other observations at this time. Thank you for the opportunity to present comments on Bill No. 895.

In reference to Bill No. 891, I am in support of the intent of this legislation. I have no objections to property owners developing infrastructure is adequate to service their individual proposed projects. In addition to that, the property owners mentioned in Bill No. 891 will be providing the residents of Yigo, off-island teachers as well as other island residents housing that is greatly needed on our island today. Mr. Chairman and members, I would be remissed if I did not comment further on Section 8 of Bill No. 891. In reference to Lot No. 7012-5-3-5, I would like to clarify that Mr. and Mrs. Lopez currently has an apartment complex on the property. The language in section 8 reflects that the property owners propose to construct apartment units to provide housing for civilian and military communities. This is just for clarification purposes and does not constitute any objections to the rezoning of Lot No. 7012-5-3-5.

My comments to Bill No. 921 are similar to the testimony provided on the previous bills. I have no major objections to the legislature's proposal to rezone the properties identified in the bill. In addition to that, I would like to thank the sponsor of the bill for providing seed money for the installation of infrastructure improvements along with the rezoning.

Senator Santos and members of the committee, once again I thank you for coming to our village for the purpose of conducting this Public Hearing. I look forward to continue working closely with you for the betterment of our people.

Respectfully Submitted,

JOHN F. BLAS Mayor of Yigo

TWENTY-FIRST GUAM LEGISLATURE 1992 (SECOND) REGULAR SESSION

Bill No. 928

Introduced by:

Section 1.

J.T. San Agustin

The Legislature

AN ACT TO MAKE NECESSARY ZONING CHANGES IN THE MUNICIPALITIES OF YIGO AND DEDEDO.

BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

Legislative Findings and Intent.

finds that, despite legislative efforts to speed up, simplify and make less costly obtaining changes of zones in the municipalities of Guam, and despite the enactment of Public Law 21-82:40 and the promulgation of Executive Order 9208, zone changes remain time-consuming and costly. In order to rectify the situation, the Legislature finds that it is necessary to act on those zone change requests that the Legislature has found reasonable and appropriate before once more attempting to rewrite the Zoning Law to bring about the desired result of making zone changes in the municipalities swift and cheap. The zone changes in the municipalities of Yigo and Dededo set out in this Act are hereby found to be reasonable and appropriate, justifies by public necessity, public convenience and the general welfare.

Section 2. (a) Legislative Findings. The Legislature finds that the Territorial Land Use Commission has granted a variance for Lot 14, Block 1, Tract 111, Dededo owned by Teresita Respicio for

use of that property as a grocery store. It is the finding of the Legislature that this lot should be permanently rezoned, in accordance with the TLUC variance, in order that the property may be fully utilized.

(b) Zone changes in Dededo. The following zone change in the Municipality of Dededo is hereby approved:

Lot #s: Owner: area in zone
Lot 14, Teresita Respicio 69732 change:
Tract 111

Section 3. (a) Legislative Findings. The Legislature finds that Lot 7013-20-3-1, Yigo is presently the site of the Yigo Country Store operating as a grocery store and general maintenance store which purpose was sanctioned by the TLUC with a zoning variance. To facilitate full utilization of the property, it is the finding of the Legislature that this lot be permanently rezoned in accordance with the TLUC variance. (b) Zone change in Yigo. The following zone change in the Municipality of Yigo is hereby approved:

Lots #s: Owners: Areas in Zone
Lot 17, Pablo & Arulia 3826 "R1" to "C"
Tract 243

Section 4. (a) Legislative Findings. Given the shortage of affordable housing on the island, it is the finding of the Legislature that there is a need to promote public policies that encourage development of more residential housing. In this regard, the Legislature further finds that certain areas within the Bordallo Subdivision in Yigo should be rezoned to facilitate the construction of new housing.

(b) Zone change in Yigo. The following zone changes in the Municipality of Yigo are hereby approved:

Lots #s: 7013,Block 20 Tract 6	Owners: Greg & Thelma Lumbre	Areas in <u>square</u> <u>meters:</u> 1176	Zone <u>changes:</u> "R1" to "R2"
7013-20-3-R1	Gregorio & Euregina Gatemen	929	"R1" to "R2"
7013-20-3-1	Delfin P. & Ernestina G. Andrada	929	"R1" to "R2"

Section 5. Legislative Findings. The Legislature finds that that, given the growth of residential communities in Yigo, there exists a need for accompanying commercial establishments to service the requirements of the residents. To fulfill this need and permit for the full utilization of property in the specified area, the Legislature finds that the lots noted in item (b) of this section should be rezoned to commercial.

(b) Zone change in Yigo. The following zone change in the Municipality of Yigo is hereby approved:

Lots #s:	Owners:	Areas in square meters:	Zone changes:
7030-New-5	Lillian Taitano Aguon	3876	"A" to "C"
7030-New-3	John F. Taitano	3876	"A" to "C"
7030-New-4	Lillian & Peter Aguon	3876	"A" to "C"

EDWARD A. and EVELYN B. LEON GUERRERO 372 Gloria Circle Dededo, Guam 96912 Tel. No. (B) 472-2686 (H) 632-5033

TESTIMONY ON BILL NO. 902 Ar D 891

[An Act to rezone certain properties in the Wusstig Road area of Dededo from Agricultural (A) to Multi-Family Dwellings (R2)]

Before the Committee on Housing, Community Development,

Federal and Foreign Affairs

July 27, 1992

Mr. Chairman, Committee Members,

It brings me great pleasure to be here to testify in favor of your efforts to meet the people's needs and desires. Oftentimes, the Legislature is criticized for taking the initiative to rectify the problem on hand. But for the critics, "we ask you to forgive them for they know not what they say". You, Senators, are our personal representatives and we come to you whenever our governmental system is not working or is too slow in dealing with our needs and desires. So, please continue doing what you have been doing in the past and present for we would continue to have you represent us with pleasure.

Mr. Chairman, I would like the record to show that I am testifying in favor of all the proposals shown on Bills 891 and 902. However, I would also like to address this Committee on two specific requests reflected on Bills 891 and 902. First, I would like to appeal to all the Senators to pass Bill 891 for the rezoning of Lot #7-2 Tract #933 next to Route 15, also known as "Back Road to AAFB". The rezoning of this lot will pave the way for the construction of the Community Christian Church of Guam. I have been a family of the Community Christian Church since 1976. I have seen the many contributions the church has given to our community through various services and activities that have enriched the spiritual and mental health of our

Testimony on Bill 902 July 27, 1992 Page 2

children, peers and senior citizens. Senators, we need to improve the moral fabric of our community. The Community Christian Church is one of the many that could help us achieve this goal.

Second, I would like to request to have my Lot #11-NEW-5 Tract 284 located together with the other lots being considered for rezoning to be included in Bill 902. Attached is a letter addressed to Senator Santos together with all the documents that I have compiled during my efforts to rezone Lot #11-NEW-5 through the Territorial Land Use Commission (TLUC) and the Department of Land Management. Please note that Public Law 21-82 requires those agencies to entertain my request within sixty (60) days. One hundred eighty (180) days have gone by and I have not received any positive response.

I apologize for having to come to the Legislature for resolution of my request. But apparently, the present system is not working. Unfortunately, I am not alone in this problem and this is why we continue to seek for your help.

Thank you for your assistance, understanding and untiring efforts in serving us.

Sincerely,

EDWARD A. LEON GUERRERO

637-1986 Harmon

TERRITORY OF GUAM DEPARTMENT OF LAND MANAGEMENT

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TERRITORY OF GUAM

DEPARTMENT OF LAND MANAGEMENT CERTIFICATE OF TITLE

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Testimony of John J. Rojas

Before the

Committee on Housing & Community Development Honorable Francisco R. Santos, Chairperson on Bill No. 846

on Bill No. 84 Mangilao 2 July 1992 Mr. Chairman and Memoers of the Committee on My name is John J. Rojas and I am a long time resident of Mangilao. I serve as the Administrator for the estate of my grandfather, Juan Reyes Rojas. I would like to thank the 846, an act to rezone Lot No. 298-1, an approximate area of Housing and Community Development... Good Evening... committee in advance for considering my request on Bill Camera maters located in the Municipality of Asan,

agricultural (A) and our family has been unable to develop this property because of this restriction. Recently however, the Guam Housing and Urban Renewal Authority, under the Asan Redevelopment Project, has put in complete infrastructure into the area which allows access and benefit to the area which allows access and grandfather's property by constructing multi-family dwelling units. It is our feeling that a multi-family dwelling would alleviate some of the congestion already in this section of the village and would provide additional housing for the people of Asan and those who wish to live For the last thirty years, Lot No. 298-1 has been zoned this infrastructure, our family wishes to develup our

JULH 2-92 THU 14:22 GAM ARCADE OFFICE

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restilianty of some services on Bill No. 846
Mangilao
2 fuly 1992
Page 2

Thank you for allowing me this opportunity to come before this esteemed body on benair of the ramily of Juan Reyes Rojas. It is our wish that you approve Bill 846 as it would benefit our family and the people of Guam.

TERRITORY OF GUAM DEPARTMENT OF LAND MANAGEMENT

CERTIFICATE OF TITLE

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DEED OF GIFT

DOLORES P. GERBER, Grantor, for love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto JANET G. CALVO, Grantee, and her heirs, personal representatives, executors, administrators and assigns, all of her right title and interest in that certain real property located in the Territory of Guam and more particularly described as follows:

Lot no. 3270-1A-NEW-1, (Consolidation of Lot Nos. 3270-1A-1 & 3270-1A-2), Ordot, Municipality of Sinajana, Territory of Guam, Estate No. 20972, Suburban, as said Lot is marked and designated on Drawing No. 7204-01, as recorded July 24, 1972 in the Department of Land Management, Government of Guam, under Document No. 114332.

AREA: 2,117 ± Square Meters

LAST CERTIFICATE OF TITLE NO.: 32538

belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, possession, claims and demands whatsoever, both at law and in equity, of said Grantor, in and to the above-described premises, and every part and parcel thereof with the appurtenances thereto appertaining.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the above-named Grantee, her heirs, executors, administrators, and assigns, forever.

Grantor warrants water is immediately available on the property or within one hundred (100) feet of the property.

Grantor warrants power (electricity) is immediately available on the property or within one hundred (100) feet of the property.

of these day caused Grantor has this Guam, in Agana, IN WITNESS WHEREOF, the executed 1987. p. t 0 premises

GRANTOR:

Dolores P. GERRER

GRANTEE'S STATEMENT OF ACKNOWLEDGMENT:

instrument the the stateţ **B** of foregoing availability of water and power (electricity). instrument aware confirms that she is the named in foregoing Grantee the and ŗ The acknowledges made

GRANTEE:

AMET G. CALVO

TERRITORY OF GUAM

Municipality of Agana

On this day of since 1987, before me, a notary public in and for the Territory of Guam, personally appeared DOLORES P. GERBER, known to me to be the person whose name is subscribed to the foregoing Deed of Gift, and acknowledged to me that she executed the same.

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

) SEAL (

NOTARY PULLIC
In and for the Territory of Guard
My Commission Expires

TERRITORY OF GUAM

Municipality of Agana

On this ____day of _____, 1987, before me, a notary public in and for the Territory of Guam, personally appeared JANET G. CALVO, known to me to be the person whose name is subscribed to the foregoing Grantee's Statement of Acknowledgement, and acknowledged to me that she executed the same.

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

) S E A L (

PATRICIA D. FAUSTO
NOTARY PUBLIC
In and for the Territory of Guz
My Commission Expires

EAC:t 2907-023-2 09-29-87 09-30-87 (rev.) EAC9F: (190)

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TERRITORY OF GUAM DEPARTMENT OF LAND MANAGEMENT

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TERRITORY OF GUAM DEPARTMENT OF LAND MANAGEMENT

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STATES OF THE RECORDED INSTRUMENT NUMBER 351720 This instrument was filed for reared RECORDATION flay of . DEPARTMENT . daily recorded in Book. OF Recording Fee LAND Voucher MANAGEMENT Deputy Recorde CERTIFICATE OF TITLE NO 54181 (Space above for Recorder's use only.)

QUITCLAIM DEED

TO ALL TO WHOM THESE PRESENTS MAY COME, GREETING:

KNOW YE, that NOLA LUCE GERBER (the "Grantor"), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by JOHN VINCENT GERBER (the "Grantee") the receipt whereof is hereby acknowledged, does hereby RELEASE, CONVEY and FOREVER QUITCLAIM unto the Grantee, and to the heirs, successors and assigns of Grantee, the following described property in the Municipality of Ordot, Sinajana, Territory of Guam:

Lot No. 3270-lA-New-2, (consolidation of 3270-lA-1 and 3270-lA-2) Ordot, Sinajana, Guam, Estate No. 20970, Surban, containing an area of 1021 square meters, as shown on Drawing No. 7204-1, prepared by Gregorio Torres, Jr., RLS 27, dated June 26, 1972.

TOGETHER with all and singular the buildings, improvements, ways, easements, rights, tenements, privileges and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and, also, all the estate, right, title, interest, property possession, claim and demand whatsoever, at law and in

equity, of the Grantor, in, and to the same, and every part and parcel thereof.

TO HAVE and to HOLD the same, together with all the hereditaments, and appurtenances thereon and thereunto belonging or in anywise appertaining or held and enjoyed therewith, unto the Grantee, and to the heirs, successors and assigns of Grantee forever.

:: IN WITNESS WHEREOF, this deed has been duly executed this // day of love be., 1984.

NOLA LUCE GERBER

ACKNOWLEDGMENT

COUNTY OF NEW YORK)

(ss.:

STATE OF NEW YORK)

The foregoing instrument was acknowledged before me this day of , 1984, by NOLA LUCE GERBER.

)Seal(

NOTARY PUBLIC

In and for the State of New York My commission expires:

ROBERT TISCHLER
Notary Public, State of New York
No. 30-3989860
Qualified in Nessau County
Commission Expires March 30, 1985

Document No. 114333

Certificate of Title Number 32537

TERRITORY OF GUAM DEPARTMENT OF LAND MANAGEMENT

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CERTIFICATE OF TITLE

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QUITCLAIM DEED

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~ O Sinajana, 652 square #32537. of 3270-lA-New-R2 (Consolidation -lA-l and #3270-lA-2) Ordot, Estate No. 20971; area: 1,65s, last Certificate of Title Lot #3 #3270-Guam, meters

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or in anywise appertaining or held and enjoyed therewith, unto the Grantee, and to the heirs, successors and assigns of Grantee forever.

IN WITNESS WHEREOF, this deed has been duly executed day of ______, 1982.

Nola Luce Gerber

ACKNOWLEDGMENT

COUNTY OF NEW YORK)

(ss.:
STATE OF NEW YORK)

The foregoing instrument was acknowledged before me

this 30 day of

1982, by NOLA LUCE GERBER.

NOTARY PUBLIC

In and for the State of New York. My commission expires:

ROBERT TISCHLER
Notary Public, State of New York
No. 30-3989860
Qualified in Nassau County
Commission Expires March 30, 1983

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