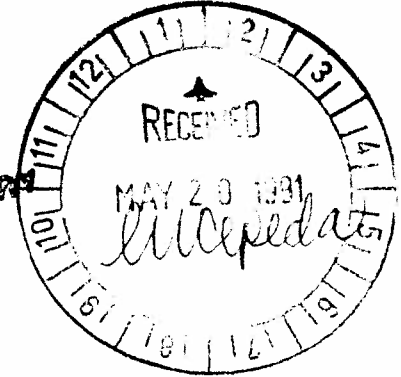


Territory of Guam
Territorio Guam

OFFICE OF THE GOVERNOR
UFISINAN I MAGA'LAHI
AGANA, GUAM 96910 U.S.A.

MAY 17 1991

**REFER TO
LEGISLATIVE SECRETARY**



The Honorable Joe T. San Agustin
Speaker, Twenty-First Guam Legislature
155 Hessler Street
Agana, Guam 96910

A handwritten signature in black ink, appearing to be "F. Blas".

Dear Mr. Speaker:

Transmitted herewith is Bill No. 213, which has been signed into law this date as Public Law No. 21-26.

Sincerely,

A handwritten signature in black ink, appearing to be "Frank F. Blas".

FRANK F. BLAS
Governor of Guam
Acting

Attachment

210274

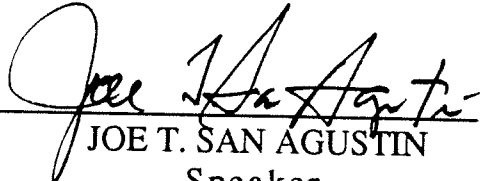


Commonwealth Now!

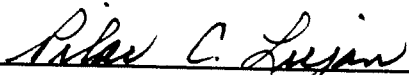
TWENTY-FIRST GUAM LEGISLATURE
1991 (FIRST) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

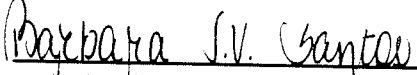
This is to certify that Substitute Bill No. 213 (COR), "AN ACT TO AUTHORIZE THE GOVERNOR TO SELL LOT 10, BLOCK 24, NEW AGANA TO GEORGE WILLIAM PEREIRA MUNA," was on the 2nd day of May, 1991, duly and regularly passed.


JOE T. SAN AGUSTIN
Speaker

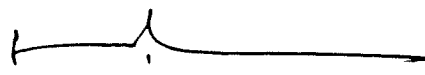
Attested:


PILAR C. LUJAN
Senator and Legislative Secretary

This Act was received by the Governor this 1th day of May,
1991, at 2:00 o'clock p.m.


Assistant Staff Officer
Governor's Office

APPROVED:


FRANK F. BLAS
Governor of Guam
Acting

Date: MAY 17 1991

Public Law No. 21-26

TWENTY-FIRST GUAM LEGISLATURE
1991 (FIRST) Regular Session

Bill No. 213 (COR)
As substituted by the
Committee on Rules

Introduced by:

C. T. C. Gutierrez
M. D. A. Manibusan
J. G. Bamba
J. T. San Agustin
J. P. Aguon
E. P. Arriola
A. C. Blaz
M. Z. Bordallo
D. F. Brooks
H. D. Dierking
E. R. Duenas
E. M. Espaldon
P. C. Lujan
G. Mailloux
D. Parkinson
M. J. Reidy
M. C. Ruth
F. R. Santos
D. L. G. Shimizu
T. V. C. Tanaka
A. R. Unpingco

AN ACT TO AUTHORIZE THE GOVERNOR TO SELL LOT 10,
BLOCK 24, NEW AGANA TO GEORGE WILLIAM PEREIRA
MUNA.

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

2 **Section 1. Legislative statement.** The Legislature finds that
3 George William Pereira Muna owned property, formerly designated as Lot
4 314, Old Agaña, containing a total area of 158.38± square meters, which was
5 condemned and taken by the government of Guam as part of the Agaña
6 Fractional Lot Program, and most it is now part of Lot 10, Block 24, New

1 Agaña (the "New Lot"). The government of Guam did not give just
2 compensation for this land-taking. Under the Agaña Fractional Lot Program,
3 Mr. Muna, as owner of the largest fractional lot included within the New Lot
4 has priority to purchase it and he desires to exercise his priority and to so
5 purchase the New Lot.

6 **Section 2. Authorization.** The Governor is authorized to sell Lot 10,
7 Block 24, New Agaña, containing a total area of 533.04± square meters, at its
8 acquisition cost plus an additional twenty-five percent (25%) fee for
9 administrative services to the qualified applicant, George William Pereira
10 Muna.



**COMMITTEE ON HOUSING, COMMUNITY DEVELOPMENT,
FEDERAL AND FOREIGN AFFAIRS
TWENTY-FIRST GUAM LEGISLATURE
163 Chalan Santo Papa
Agaña, Guam 96910**

Senator Francisco R. Santos
Chairman

Tel: (671) 472-3414/3415
Fax: (671) 477-3048

April 29, 1991

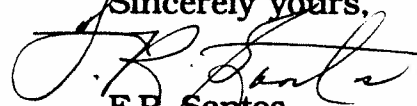
The Honorable Joe T. San Agustin
Speaker
Twenty First Guam Legislature
Agaña, Guam

Dear Mr. Speaker,

The Committee on Housing, Community Development, Federal and Foreign Affairs, to which was referred Bill No. 213, An act authorizing the Governor to sell Lot No. 10, Block 24, New Agaña to Mr. George William Pereira Muna, conducted a public hearing on said legislation on April 17, 1991, at 9:30 AM, in the Legislative Public Hearing Room.

After due consideration of the measure and the testimonies received, the Committee is herewith reporting its findings and conclusions with the **RECOMMENDATION TO DO PASS** said Bill No. 213. The Committee votes were as follows:

- | | |
|-----------------------|-------|
| 1. To Do Pass: | -9- |
| | ----- |
| 2. To Do Not Pass: | ----- |
| 3. To Report Out Only | ----- |
| 4. Off Island | ----- |
| 5. Did Not Vote | -1- |

Sincerely yours,

F.R. Santos

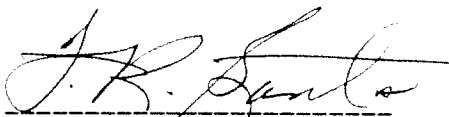
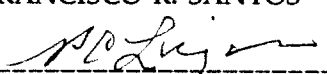
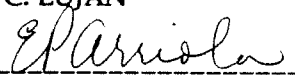
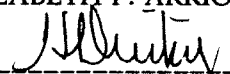
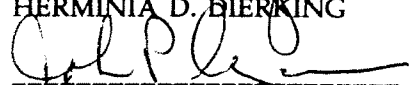



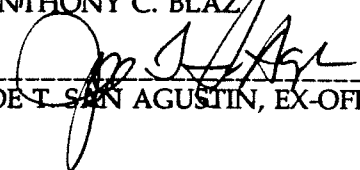
**COMMITTEE ON HOUSING, COMMUNITY DEVELOPMENT,
FEDERAL AND FOREIGN AFFAIRS
TWENTY FIRST GUAM LEGISLATURE
155 Hesler Street
Agaña, Guam 96910**

Senator Francisco R. Santos
Chairman

Tel: (671) 472-3414/3415
Fax: (671) 477-3048

Voting Sheet

**On Bill No. 213: An Act to Authorize the Governor of Guam to sell
Lot No. 10, Block 24, New Agana, to Mr. George William Pereira Muna.**

	TO DO PASS	TO DO NOT PASS	TO REPORT OUT ONLY	OFF ISLAND
 FRANCISCO R. SANTOS	✓			
 PILAR C. LUJAN	✓			
 ELIZABETH P. ARRIOLA	✓			
 HERMINIA D. BIERKING	✓			
 JOHN P. AGUON	✓			
 J. GEORGE BAMBA	✓			
 MARILYN D.A. MANIBUSAN	✓ 4/29/91 mdm		See: note:	
EDWARD R. DUENAS				
 ANTHONY C. BLAZ	✓			
 JOE T. SAN AGUSTIN, EX-OFFICIO	✓			

*mdm
4/29/91
Note: Is Committee recommending not to substitute
Bill to include Underwood property?*

Introduced

APR 03 '91

TWENTY-FIRST GUAM LEGISLATURE
1991 (FIRST) Regular Session

Bill No. 213 (cor)

Introduced by:

[Handwritten signatures and initials]
① CTC GUIERREZ
② *[Signature]*
③ *[Signature]*
④ *[Signature]*

AN ACT TO AUTHORIZE THE GOVERNOR TO SELL
LOT 10, BLOCK 24, NEW AGANA TO MR. GEORGE
WILLIAM PEREIRA MUNA.

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

2 Section 1. LEGISLATIVE STATEMENT. The Legislature finds
3 that Mr. George William Pereira Muna owned property, formerly
4 designated as Lot 314, Old Agana, containing a total area of 158.38 ±
5 square meters, which was condemned and taken by the government of
6 Guam as part of the Agana Fractional Lot Program. Most of this
7 property is part of Lot 10, Block 24, New Agana. The government of
8 Guam did not give just compensation for this land-taking. Under the
9 Agana Fractional Lot Program, Mr. Muna, as owner of the largest
10 fractional lot included within Lot 10, Block 24, New Agana, has
11 priority to purchase Lot 10, Block 24, New Agana. Mr. Muna desires to
12 exercise his priority and to purchase Lot 10, Block 24, New Agana.

13 Section 2. The Governor is authorized to sell Lot 10, Block 24,
14 New Agana, containing a total area of 533.04 ± square meters, at
15 acquisition cost plus an additional Twenty-Five Percent (25%) fee
16 for administrative services to the qualified applicant, Mr. George
17 William Pereira Muna.

COMMITTEE REPORT
ON
BILL NO. 213

AN ACT TO AUTHORIZE THE GOVERNOR TO SELL LOT 10, BLOCK
24, NEW AGANA TO MR. GEORGE WILLIAM PEREIRA MUNA

PREPARED BY THE COMMITTEE
ON HOUSING, COMMUNITY DEVELOPMENT, FEDERAL AND
FOREIGN AFFAIRS

APRIL 29, 1991

OVERVIEW

THE COMMITTEE ON HOUSING, COMMUNITY DEVELOPMENT, FEDERAL AND FOREIGN AFFAIRS, TO WHICH BILL NO. 213 WAS REFERRED, CONDUCTED A PUBLIC HEARING ON SAID BILL AT 9:00 A.M. WEDNESDAY, APRIL 17, 1991 AT THE PUBLIC HEARING ROOM OF THE GUAM LEGISLATURE (155 HESLER STREET, PACIFIC ARCADE BUILDING), AGANA, GUAM.

COMMITTEE MEMBERS IN ATTENDANCE WERE:

SENATOR FRANCISCO R. SANTOS, CHAIRMAN
SENATOR PILAR C. LUJAN, VICE CHAIRPERSON
SENATOR ELIZABETH P. ARRIOLA, MEMBER
SENATOR HERMINIA D. DIERKING, MEMBER
SENATOR EDWARD R. DUENAS, MEMBER
SENATOR MARILYN D.A. MANIBUSAN, MEMBER
SENATOR ANTHONY C. BLAZ, MEMBER
SENATOR MICHAEL REIDY, MEMBER

TESTIMONY RECEIVED

APPEARING BEFORE THE COMMITTEE TO TESTIFY WERE THE FOLLOWING INDIVIDUALS:

MR. GEORGE WILLIAM P. MUNA
MRS. ANN MUNA
MR. FRANK CASTRO, DIRECTOR OF LAND MANAGEMENT
MR. JAMES H. UNDERWOOD, FORMER SENATOR

THE COMMITTEE RECEIVED ORAL TESTIMONY IN FAVOR OF BILL NO. 213 FROM ALL THE WITNESSES APPEARING TO TESTIFY. MSSRS. CASTRO AND UNDERWOOD ALSO PROVIDED WRITTEN TESTIMONY TO THE COMMITTEE. COPIES OF SUCH ARE APPENDED ARE APPENDED TO THIS REPORT.

COMMITTEE FINDINGS

BILL NO. 213 PROPOSES TO AUTHORIZE THE GOVERNOR TO SELL REAL PROPERTY FORMERLY DESIGNATED AS LOT NO. 314, OLD AGANA, TO MR. GEORGE W.P. MUNA. THE PROPERTY CONTAINS AN AREA OF 158.38 +/- SQUARE METERS WHICH WAS CONDEMNED BY THE GOVERNMENT OF GUAM BY MEANS OF THE AGANA FRACTIONAL LOT PROGRAM. LOT NO. 314 WAS ORIGINALLY OWNED BY MR. MUNA. UNDER THE NEW SYSTEM, WHICH INCORPORATES AGANA FRACTIONAL LOTS, LOT NO. 314 COMPRISES A PORTION OF LOT 10 BLOCK 24, NEW AGANA. BILL NO. 213 WOULD AUTHORIZE THE GOVERNOR TO SELL LOT 10 BLOCK 24 TO MR. MUNA WHO IN

ACCORDANCE WITH THE AGANA FRACTIONAL LOT PROGRAM, WOULD BE GIVEN PRIORITY CONSIDERATION IN THE EVENT THAT GOVERNMENT ELECTS TO RELINQUISH ITS RIGHTS TO THE SAID PROPERTY THROUGH SALE. FURTHER, THE COMMITTEE FINDS THAT DURING THE INITIAL CONDEMNATION OF THE SUBJECT LOT, THE GOVERNMENT FAILED TO PROVIDE JUST COMPENSATION TO THE LOT OWNER. AS SUCH, THE INTRODUCTION OF BILL NO. 213 OCCURED PRIMARILY AS A MEANS OF ADDRESSING THIS LONG-STANDING INEQUITY. INTRODUCED ON APRIL 3, 1991 BY SENATOR CARL T.C. GUITIERREZ, BILL 213 WOULD LEGALLY ENABLE MR. MUNA TO ACQUIRE THE SAID PROPERTY AT ACQUISITION COST PLUS 25% SHOULD THE PROPOSED MEASURE BECOME LAW.

DURING THE APRIL 17 PUBLIC HEARING ON BILL NO. 213, MR. JAMES H. UNDERWOOD APPEARED BEFORE THE COMMITTEE TO SUPPORT THE PROPOSED MEASURE AND TO SEEK THE COMMITTEE'S APPROVAL TO INCORPORATE IN THE BILL AUTHORIZATION FOR THE GOVERNOR TO SELL LOT 8 BLOCK 23, NEW AGANA TO MR, JAMES H. UNDERWOOD, HEIR TO THE ORIGINAL LOT OWNER MRS. ANA T. UNDERWOOD, AT THE SAME TERMS AND CONDITIONS GOVERNING THE SALE TO MR. GEORGE W.P. MUNA.

COMMITTEE RECOMMENDATIONS

THE COMMITTEE PURSUANT TO ITS FINDINGS AND DELIBERATIONS ON BILL NO. 213, RECOMMENDS TO THE TWENTY-FIRST GUAM LEGISLATURE "TO DO PASS".

COMMITTEE ON HOUSING, COMMUNITY DEVELOPMENT,
FEDERAL, AND FOREIGN AFFAIRS
TWENTY FIRST GUAM LEGISLATURE
163 Chalan Santo Papa
Agaña, Guam 96910

April 17, 1991

Witness Sign Up Sheet

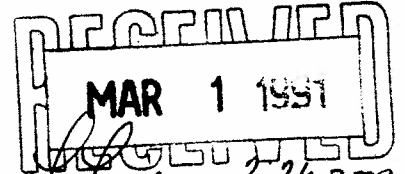
Bill No. 213: An Act to Authorize the Governor to Sell Government Land in
Agana to Mr. George W. Muna

Name	Representing	Written/ Oral	Favor/ Against
<u>FRANK CASTRO</u>	<u>DLH</u>	<u>✓</u>	<u>FAVOR</u>
<u>JAMES H UNDERWOOD</u>	<u>SELF</u>	<u>BODA</u>	<u>FAVOR</u>
<u>Paul M. Pulido</u>	<u>SELF</u>		<u>✓</u>
<u>MR. BILL MUNA</u>	<u>"</u>	<u>✓</u>	
<u>MRS ANN MUNA</u>	<u>"</u>	<u>✓</u>	
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>



Senator **HERMINIA D. DIERKING**

21st GUAM LEGISLATURE



February 28, 1991

Committees:

CHAIRPERSON:

Rules

**General
Governmental
Operations**

VICE CHAIRPERSON:

Ways & Means

**Energy
Utilities and
Consumer
Protection**

MEMBER:

**Economic and
Agricultural
Development**

Education

**Health,
Ecology and
Welfare**

**Housing
Community
Development,
Federal and
Foreign Affairs**

**Judiciary
and
Criminal Justice**

**Tourism and
Transportation**

**Youth, Senior
Citizens, and
Cultural Affairs**


MEMORANDUM

**TO: Chairperson, Committee on Housing,
Community Development,
Federal & Foreign Affairs**

FROM: Chairperson, Committee on Rules

SUBJECT: Referral - Bill No. 213

The above Bill is referred to your Committee. Please note that the referral is subject to ratification by the Committee on Rules at its next meeting. It is recommended you schedule a public hearing at your earliest convenience.


CARL T. C. GUTIERREZ
Acting

Enclosure



DEPARTMENT OF LAND MANAGEMENT
GOVERNMENT OF GUAM
AGANA, GUAM 96910

April 17, 1991

The Honorable Frank R. Santos
Chairman, Committee on Housing,
Community Development, Federal
and Foreign Affairs
Twenty First Guam Legislature
Agana, Guam 96910

Subject: Legislative Bill No. 213

Dear Mr. Chairperson:

As I recalled, this particular case was heard previously in which we expressed our full support as to its intent. Again we stand ready to initiate action if said Bill is enacted.

The creation of the Agana Block System is to promote the economic development of Guam, particularly the economic, aesthetic, and community development of Agana by consolidating fractional lot and thus, establishing a usable lot configuration.

With regards to selling price and for consistency purpose, we support such direction, acquisition cost (condemnation price) plus 25% administrative fees.

Thank you for allowing us to comment on said Bill, affecting our roles and functions.

Sincerely,

F. L. G. CASTRO
Director, Department of
Land Management

Attachment: Map



TESTIMONY
OF JAMES H. UNDERWOOD
ON
BILL 213, TWENTY FIRST GUAM LEGISLATURE

Hafa Adai and Good Morning Senator Santos and members of the Committee on Housing, Community Development, Federal and Foreign Affairs. I am here testifying on my own behalf in favor of Bill 213.

Bill 213 is identical to Bill 939 of the Nineteenth Guam Legislature and Bills 10,110 and 240 of the Twentieth Guam Legislature in that it authorizes the sale of Agana Fractional lots to rightful purchasers at acquisition cost plus 25% administrative costs.

Bill 213 has already had two public hearings, the 1st on August 9, 1988 when bill 939 was 1st heard and again on March 14, 1989 when bills 10,110 and 240 were heard the 2nd time. Both hearings were conducted by the Legislatures Committee on Housing and Community Development. The committee's recommendations in each case was identical: TO DO PASS.

I wish that I could say that everything else is identical today, but I cannot. The rightful purchaser of the subject lot in bills 939, 10,110 and 240, Ana T. Underwood, has indeed PASSED ON. I may not have the pleasure of her physical presence with me this morning, but I certainly have the blessing and comfort of her spirit with me.

My mother probably would have told you how she played and walked on this very spot in this very room and now the rooms of her nephew, Richard Underwood, and yes, I think even your room, Senator Santos, faces the land that was taken from her that she was rightfully entitled to buy back.

If my mother were here today, she would repeat and confirm her desires that she expressed to the sponsors of those bills, Senators Bordallo, Lujan and Nelson, that she would like the legislature to continue using the land for parking and storage without charge but could the legislature please pass some bill authorizing the sale conditioned on the legislature moving to its permanent facilities.

I am here today asking you to amend bill 213 to include the authorization to sell Lot No. 8 Hesler Block 23, New Agana, containing an area of 1,658+-square meters to me the rightful heir and purchaser with appropriate conditions to allow the legislature continued use of the land so long as this building continues to be used as a session hall. I have obtained Senator Guiterrez's approval to have his bill amended.

I would like to Thank Senators Bordallo, Lujan and

Testimony James H. Underwood, April 17, 1991, page 2

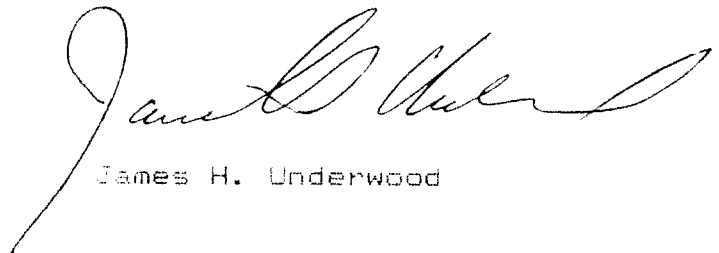
Nelson for their past and continued support of bills 939, 10, 110 and 240 as well as the members of the 19th and 20th Guam Legislatures Committee on Housing and Community Development for their favorable support of these measures.

My Thanks also to Senator Gutierrez and Mr. Bill Muna for this opportunity to be a rider on bill 213.

I assure you of my desire and commitment to allow the legislature continued use of the land even after the land is authorized for sale to me while this building continues to serve as your session building.

In behalf of my wife Ama, my family, my sister Rosemaria and her family and my late mothers brothers and their families, I say Dangkulu Na Si Yuus Maase for your favorable consideration of my request.

Sincerely

A handwritten signature in cursive script, appearing to read "James H. Underwood". The signature is written in black ink and is positioned above the typed name.

James H. Underwood

April 17, 1991

APR 03 '91

TWENTY-FIRST GUAM LEGISLATURE
1991 (FIRST) Regular Session

Bill No. 213(cor)

Introduced by:


C.T.C. GUTIERREZ

AN ACT TO AUTHORIZE THE GOVERNOR TO SELL
LOT 10, BLOCK 24, NEW AGANA TO MR. GEORGE
WILLIAM PEREIRA MUNA.

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16 for administrative services to the qualified applicant, Mr. George
17 William Pereira Muna.