

Territory of Guam
Toritorion Guam

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

RECEIVED
OFFICE OF THE SPEAKER
DATE: 4/15/94
TIME: 10:10am
RECD BY: Tammy Jv

APR 01 1994

REFER TO
LEGISLATIVE SECRETARY

A handwritten signature in black ink, appearing to be 'J. San Agustin', written over the 'REFER TO LEGISLATIVE SECRETARY' stamp.

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

Dear Mr. Speaker:

Transmitted herewith is Bill No. 914 which I have signed into law this date as
Public Law 22-107.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'Joseph F. Ada', written over the typed name and title.

JOSEPH F. ADA
Governor of Guam

220614

Attachment

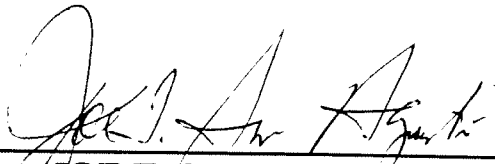


Commonwealth Now!

TWENTY-SECOND GUAM LEGISLATURE
1994 (SECOND) Regular Session

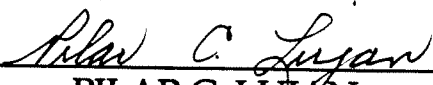
CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Bill No. 914 (LS), "AN ACT TO AUTHORIZE THE GOVERNOR TO EXCHANGE GOVERNMENT LAND FOR PRIVATE-OWNED LAND IN AGAÑA," was on the 14th day of March, 1994, 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 21st day of March
1994, at 11:18 o'clock A.M.



Assistant Staff Officer
Governor's Office

APPROVED:



JOSEPH F. ADA
Governor of Guam

Date: APR 01 1994

Public Law No. 22-107

TWENTY-SECOND GUAM LEGISLATURE
1994 (SECOND) Regular Session

Bill No. 914 (LS)

Introduced by:

E. D. Reyes
T. S. Nelson
T. C. Ada
J. P. Aguon
E. P. Arriola
J. G. Bamba
A. C. Blaz
M. Z. Bordallo
D. F. Brooks
F. P. Camacho
H. D. Dierking
C. T. C. Gutierrez
P. C. Lujan
M. D. A. Manibusan
V. C. Pangelinan
D. Parkinson
J. T. San Agustin
F. E. Santos
D. L. G. Shimizu
T. V. C. Tanaka
A. R. Unpingco

AN ACT TO AUTHORIZE THE GOVERNOR TO
EXCHANGE GOVERNMENT LAND FOR PRIVATE-
OWNED LAND IN AGAÑA.

1 **BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:**
2 **Section 1. Legislative findings.** The Legislature finds that during the
3 government of Guam acquisition of property for the facilities of the Superior

1 Court of Guam, the family of Joseph P. Iglesias opted to exchange their land
2 instead of accepting the government's offer of cash. Luis Guerrero Iglesias,
3 deceased, is the record owner of Lot 1320, Agaña, one of the lots taken for the
4 courthouse. Joseph P. Iglesias, the grandson of Luis, is the sole claimant to
5 Lot 1320 at this time, having acquired by quitclaim deed the interests of all the
6 other claimants thereto. Mr. Iglesias wishes to settle the courthouse taking
7 by accepting government land in full settlement. The Legislature finds that
8 giving government land to Mr. Iglesias to compensate him for the land taking
9 is fair to him and to the government of Guam.

10 **Section 2. Land exchange authorized.** The Governor is hereby
11 authorized to exchange, on a value for value basis, a portion of Lot No.
12 10120-R16, Dededo, which portion shall not exceed an acre, with Lot No.
13 1320, Agaña consisting of 125.99 square meters, to which property Joseph P.
14 Iglesias (the "Owner") is entitled.

15 **Section 3. Appraisals, survey, mapping and registration.** In
16 accordance with the requirements of §2107, Title 2, Guam Code Annotated as
17 amended, the government of Guam shall have the properties to be exchanged
18 herein appraised by two (2) independent appraisers licensed to do business in
19 Guam or use the appraisals furnished by the Owner. The average of the two
20 (2) appraisals shall be utilized as the value for the basis of the exchange
21 authorized herein. The Department of Land Management shall have the
22 properties herein surveyed, mapped and registered. Costs for the Agaña
23 property appraisals shall be for the account of Mr. Joseph P. Iglesias; all costs
24 for survey, mapping and registration shall be for the account of the
25 government.

26 **Section 4. Other conditions.** (a) **No transfer for ten years.** The
27 party receiving the government land shall not transfer or convey, in any

1 manner or form, such land for a period of ten (10) years except to family
2 members within the second degree of consanguinity, the period to begin on
3 the date the deed is delivered.

4 (b) **Reverter clauses.** The exchange or sale document and deeds
5 thereunder shall contain reverter clauses to the effect that upon any
6 subsequent conveyance or transfer of the government land, or any part
7 thereof, within the ten (10) year prohibited period, such land shall revert to
8 the government of Guam.

9 (c) **No prohibition against building.** Nothing contained in this Act
10 shall be construed to prevent or prohibit the party receiving government
11 land from improving such land or from building, erecting or constructing
12 structures approved in accordance with the building and zoning codes of
13 Guam.

TWENTY-SECOND GUAM LEGISLATURE

1994 (SECOND) Regular Session

Date: 3/14/94

VOTING SHEET (AS REVISED)

Bill No. 914

Resolution No. _____

Question: _____

NAME	AYE	NO	NOT VOTING/ ABSTAINED	ABSENT/ OUT DURING ROLL CALL
ADA, Thomas C.	✓			
AGUON, John P.	✓			
ARRIOLA, Elizabeth P.	✓			
BAMBA, J. George	✓			
BLAZ, Anthony C.	✓			
BORDALLO, Madeleine Z.	✓			
BROOKS, Doris F.	✓			
CAMACHO, Felix P.	✓			
DIERKING, Herminia D.	✓			
GUTIERREZ, Carl T. C.	✓			
LUJAN, Pilar C.	✓			
MANIBUSAN, Marilyn D. A.	✓			
NELSON, Ted S.	✓			
PANGELINAN, Vicente C.	✓			
PARKINSON, Don	✓			
REYES, Edward D.	✓			
SAN AGUSTIN, Joe T.	✓			
SANTOS, Francis E.	✓			
SHIMIZU, David L. G.	✓			
TANAKA, Thomas V. C.	✓			
UNPINGCO, Antonio R.	✓			

TOTAL 21 _____

Senator Edward D. Reyes

Chairman

Committee on Housing and Community Development
Twenty-Second Guam Legislature

228 Archbishop Flores St.
Agana, Guam 96910

Tel: (671) 472-3453 ~4
Fax: (671) 477-6338

March 9, 1994

SPEAKER JOE T. SAN AGUSTIN
Twenty-Second Guam Legislature
155 Hesler St.
Agana, Guam 96910

Dear Mr. Speaker:

The Committee on Housing and Community Development, to which was referred Bill No. 914, wishes to report back to the Legislature with its recommendation TO DO PASS on the acceptance of its Committee Report on Bill 697 and to waive public hearing on Bill 914 as required under § 2103 Title 2 GCA as the two bills are identical in substance. The voting record is as follows:

TO PASS	<u>9</u>
NOT TO PASS	<u>0</u>
ABSTAIN	<u>0</u>
TO PLACE IN INACTIVE FILE	<u>0</u>

Copies of the Committee Report and other pertinent documents are attached.



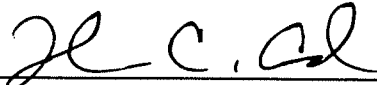

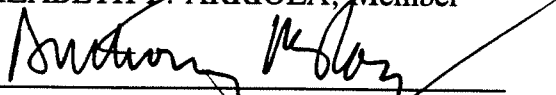
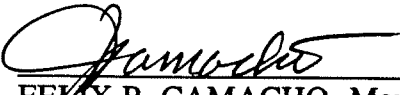


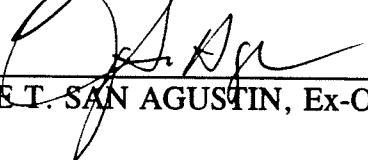
Your attention to this matter is greatly appreciated.


EDWARD D. REYES

Attachments

VOTING RECORD

Committee recommendation to waive public hearing on Bill 914 and to accept Committee Report on Bill 697 as the two bills are identical in substance.

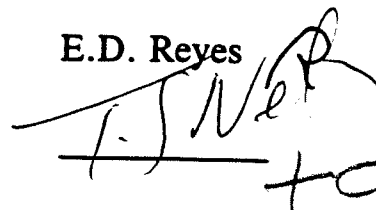
	TO PASS	NOT TO PASS	ABSTAIN	INACTIVE FILE
 EDWARD D. REYES, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 TED S. NELSON, Vice-Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 THOMAS C. ADA, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 ELIZABETH P. ARRIOLA, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 ANTHONY C. BLAZ, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 FELIX P. CAMACHO, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 MARILYN D.A. MANIBUSAN, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 VICENTE C. PANGELINAN, Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 JOE T. SAN AGUSTIN, Ex-Officio Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

30

Bill No. 914

Introduced by:

E.D. Reyes



AN ACT TO AUTHORIZE THE GOVERNOR TO EXCHANGE
GOVERNMENT LAND FOR PRIVATELY-OWNED LAND IN
AGAÑA.

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

1 SECTION 1. **Legislative Statement.** The Legislature finds that during the
2 government of Guam acquisition of property for the facilities of the Superior Court of
3 Guam, the family of Joseph P. Iglesias opted to exchange their land instead of accepting
4 the government's offer of cash. Luis Guerrero Iglesias, deceased, is the record owner
5 of Lot 1320, Agaña, one of the lots taken for the courthouse. Joseph P. Iglesias, the
6 grandson of Luis, is the sole claimant to Lot 1320 at this time, having acquired by
7 quitclaim deed the interests of all the other claimants thereto. Mr. Iglesias wishes to
8 settle the courthouse taking by accepting government land in full settlement. The
9 Legislature finds that giving government land to Mr. Iglesias to compensate him for the
10 land takings is fair to him and to the government of Guam.

11 SECTION 2. **Land exchange authorized.** The Governor is hereby authorized to
12 exchange, on a value for value basis, a portion of Lot No. 10120-R16, Dededo, which
13 portion shall not exceed an acre, with Lot No. 1320, Agaña consisting of 125.99 square
14 meters, to which property Joseph P. Iglesias (the "Owner") is entitled.

15 SECTION 3. **Appraisals, survey, mapping and registration.** In accordance
16 with the requirements of §2107, Title 2, Guam Code Annotated as amended, the

1 government of Guam shall have the properties to be exchanged herein appraised by two
2 independent appraisers licensed to do business in Guam or use the appraisals furnished
3 by the Owner. The average of the two appraisals shall be utilized as the value for the
4 basis of the exchange authorized herein. The Department of Land Management shall
5 have the properties herein surveyed, mapped and registered. Costs for the Agaña
6 property appraisals shall be for the account of Mr. Joseph P. Iglesias; all costs for
7 survey, mapping and registration shall be for the account of the government.

8 **SECTION 4. Other conditions. (a) No transfer for ten years.** The party
9 receiving the government land shall not transfer or convey, in any manner or
10 form, such land for a period of ten (10) years except to family members within
11 the second degree of consanguinity, the period to begin on the date the deed is
12 delivered.

13 **(b) Reverter clauses.** The exchange or sale document and deeds
14 thereunder shall contain reverter clauses to the effect that upon any subsequent
15 conveyance or transfer of the government land, or any part thereof, within the
16 ten (10) years prohibited period, such land shall revert to the government of
17 Guam.

18 **(c) No prohibition against building.** Nothing contained in this Act shall
19 be construed to prevent or prohibit the party receiving government land from
20 improving such land or from building, erecting or constructing structures
21 approved in accordance with the building and zoning codes of Guam.

Senator Edward D. Reyes
Chairman
Committee on Housing and Community Development
Twenty-Second Guam Legislature

228 Archbishop Flores St.
Agana, Guam 96910

Tel: (671) 472-3453 ~ 4
Fax: (671) 477-6338

December 10, 1993

93 DEC 14 AM 11:00

SPEAKER JOE T. SAN AGUSTIN
Twenty-Second Guam Legislature
155 Hesler St.
Agana, Guam 96910

Dear Mr. Speaker:

The Committee on Housing and Community Development, to which was referred Bill No. 697 - An act to Authorize the Governor to Exchange Government Land for Privately owned Land in Agana and Yigo, wishes to report back to the Legislature with its recommendation to pass Bill No. 697. The voting record is as follows:

TO PASS	<u>7</u>
NOT TO PASS	<u>0</u>
ABSTAIN	<u>0</u>
TO PLACE IN INACTIVE FILE	<u>0</u>

Copies of the Committee Report and other pertinent documents are attached.

Your attention to this matter is greatly appreciated.

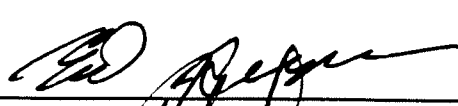

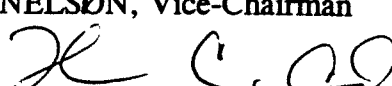
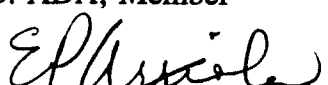
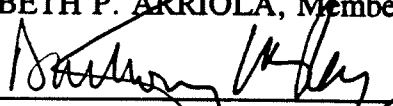
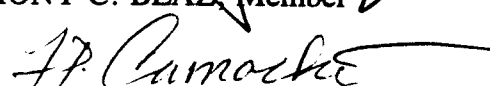
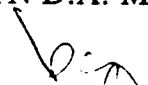

EDWARD D. REYES

Attachments

COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT
 22nd Guam Legislature

VOTING RECORD

Bill No. 697 - An act to Authorize the Governor to Exchange Government Land for Privately owned Land in Agana and Yigo

	TO PASS	NOT TO PASS	ABSTAIN	INACTIVE FILE
 EDWARD D. REYES, Chairman	✓			
 TED S. NELSON, Vice-Chairman				
 THOMAS C. ADA, Member	✓			
 ELIZABETH P. ARRIOLA, Member	✓			
 ANTHONY C. BLAZ, Member	✓			
 FELIX P. CAMACHO, Member	✓			
MARILYN D.A. MANIBUSAN, Member				
 VICENTE C. PANGELINAN, Member	✓			
JOE T. SAN AGUSTIN, Member				



Territory of Guam
Territorio de Guam

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

3-7-94
5:35 pm

RECEIVED
OFFICE OF THE SPEAKER
DATE: 3/8/94
TIME: 8:30am
RECD BY: [Signature]

March 7, 1994

The Honorable Joe T. San Agustin
Speaker
Twenty Second Guam Legislature
Agana, Guam 96910

Dear Mr. Speaker:

Enclosed herewith is Substitute Bill No. 697 which I have vetoed in its entirety.

I have no objection to the exchange of Lot No. 1320, Agana, consisting of 125.99 square meters for government land. This parcel is being used for the new judicial building.

I have been informed by the Director of Land Management that Joseph P. Iglesias did not own the 84 square meter parcel, Lot No. 1, Tract 169, Yigo. That parcel is owned by the United States.

If the Legislature passes another bill allowing only for the exchange of Lot No. 1320, Agana, then I will approve such a measure.

Cordially,

Joseph F. Ada
JOSEPH F. ADA,
Governor of Guam

220573

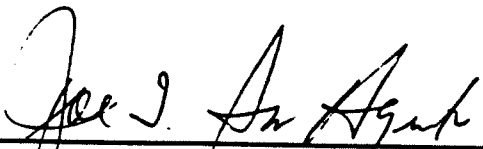


Commonwealth Now!

TWENTY-SECOND GUAM LEGISLATURE
1994 (SECOND) Regular Session


CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Substitute Bill No. 697 (LS), "AN ACT TO AUTHORIZE THE GOVERNOR TO EXCHANGE GOVERNMENT LAND FOR PRIVATELY-OWNED LAND IN AGAÑA AND YIGO THAT IS BEING UTILIZED FOR PUBLIC PURPOSES," was on the 18th day of February, 1994, duly and regularly passed.




JOE T. SAN AGUSTIN
Speaker

Attested:



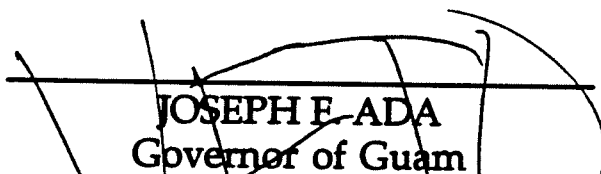
PILAR C. LUJAN
Senator and Legislative Secretary

This Act was received by the Governor this 23rd day of February
1994, at 3:51 o'clock p.M.



Assistant Staff Officer
Governor's Office

APPROVED:



JOSEPH F. ADA
Governor of Guam

Date: _____

Public Law No. _____

TWENTY-SECOND GUAM LEGISLATURE
1993 (FIRST) Regular Session

Bill No. 697 (LS)
As substituted by the
Committee on Rules

Introduced by:

E. D. Reyes
T. S. Nelson
T. C. Ada
J. P. Aguon
E. P. Arriola
M. Z. Bordallo
H. D. Dierking
C. T. C. Gutierrez
P. C. Lujan
V. C. Pangelinan
D. Parkinson
J. T. San Agustin
F. E. Santos
D. L. G. Shimizu
J. G. Bamba
A. C. Blaz
D. F. Brooks
F. P. Camacho
M. D. A. Manibusan
T. V. C. Tanaka
A. R. Unpingco

AN ACT TO AUTHORIZE THE GOVERNOR TO
EXCHANGE GOVERNMENT LAND FOR PRIVATELY-
OWNED LAND IN AGAÑA AND YIGO THAT IS BEING
UTILIZED FOR PUBLIC PURPOSES.

1 **BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:**
2 **Section 1. Legislative findings.** The Legislature finds that during the
3 government of Guam acquisition of property for the facilities of the Superior
4 Court of Guam, the family of Joseph P. Iglesias opted to exchange their land

1 instead of accepting the government's offer of cash. Luis Guerrero Iglesias,
2 deceased, is the record owner of Lot 1320, Agaña, one of the lots taken for the
3 courthouse. Joseph P. Iglesias, the grandson of Luis, is the sole claimant to
4 Lot 1320 at this time, having acquired by quitclaim deed the interests of all the
5 other claimants thereto. In addition, the government has acquired from him
6 84 square meters of his own Lot 1, Tract 169 in Yigo, for widening Route 1,
7 thereby ruining his restaurant business by taking almost all of his parking.
8 Mr. Iglesias wishes to settle both the courthouse and the Route 1 takings by
9 accepting government land in full settlement. The Legislature finds that
10 giving government land to Mr. Iglesias to compensate him for the land
11 takings is fair to him and to the government of Guam.

12 **Section 2. Land exchange authorized.** The Governor is hereby
13 authorized to exchange, on a value for value basis, a portion of Lot No.
14 10120-R16, Dededo, which portion shall not exceed 6,000 square meters, with
15 Lot No. 1320, Agaña, consisting of 125.99 square meters, to which property
16 Joseph P. Iglesias is entitled, and Lot No. 1, Tract 169, Yigo, consisting of 84
17 square meters, also owned by Joseph P. Iglesias (the "Owner").

18 **Section 3. Appraisals, survey, mapping and registration.** The Owner
19 shall have the properties to be exchanged under this Act appraised by two (2)
20 independent appraisers licensed to do business in Guam. The average of the
21 two (2) appraisals shall be utilized as the value for the basis of such exchange.
22 The Department of Land Management shall have the properties to be
23 exchanged herein surveyed, mapped and registered. The costs for the
24 appraisals shall be for the account of the Owner, and the costs for the survey,
25 mapping and registration shall be for the account of the government of
26 Guam, to be drawn from the Land Survey Revolving Fund.

1 **Section 4. Other conditions. (a) No transfer for ten years.** The
2 party receiving the government land shall not transfer or convey, in any
3 manner or form, such land for a period of ten (10) years except to family
4 members within the second degree of consanguinity, the period to begin on
5 the date the deed is delivered.

6 **(b) Reverter clauses.** The exchange or sale document and deeds
7 thereunder shall contain reverter clauses to the effect that upon any
8 subsequent conveyance of the government land, or any part thereof,
9 within the ten (10) year prohibited period, such land shall revert to the
10 government of Guam.

11 **(c) No prohibition against building.** Nothing contained in this Act
12 shall be construed to prevent or prohibit the party receiving government
13 land from improving such land or from building, erecting or constructing
14 structures thereon in accordance with the building and zoning laws of
15 Guam.

Senator Edward D. Reyes

Chairman

Committee on Housing and Community Development

Twenty-Second Guam Legislature

228 Archbishop Flores St.
Agana, Guam 96910

Tel: (671) 472-3453 ~ 4
Fax: (671) 477-6338

December 13, 1993

MEMORANDUM

TO: Members

FROM: Chairman

SUBJECT: Committee Report - Bill No. 697 - An act to Authorize the Governor to Exchange Government Land for Privately owned Land in Agana and Yigo.

Transmitted herewith for your information and action is the Committee on Housing and Community Development's Report on the subject Bill.

The narrative report is accompanied by the following:

1. Bill No. 697
2. Committee on Housing and Community Development Voting Sheet;
3. Written Testimony and Sign-in Sheet.
4. Public Hearing Notice

Should you have any questions on the narrative report or the accompanying documents, I would be most happy to answer any of them.

Please take the appropriate action on the attached voting sheet and return the documents to my office for transmittal to the other members.

Your attention and cooperation in this matter is greatly appreciated.



EDWARD D. REYES

Attachments.

**COMMITTEE ON HOUSING AND
COMMUNITY DEVELOPMENT
TWENTY-SECOND GUAM LEGISLATURE**

COMMITTEE REPORT

on Bill No. 697

**"AN ACT TO AUTHORIZE THE GOVERNOR TO
EXCHANGE GOVERNMENT LAND FOR PRIVATELY
OWNED LAND IN AGANA AND YIGO.**

December 02, 1993

I. OVERVIEW

The Committee on Housing and Community Development scheduled a Public Hearing on December 02, 1993 at 2:00 p.m. in the Legislative Public Hearing Room, Temporary Legislative Building, Agana, Guam. The notice of public hearing was published in the Pacific Daily News on December 01, 1993.

Members of the Committee present at the public hearing were:

Senator Edward D. Reyes, Chairman
Senator Ted Nelson, Vice-Chairman
Senator Tom Ada

Appearing before the Committee to testify on Bill No. 697 were:

Mr. Joe Iglesias, Landowner

II. SUMMARY OF TESTIMONY

Mr. Iglesias

Mr. Iglesias, testified orally in favor to Bill 697. In his testimony he said that his family has been trying to resolve the problem for 7 years and it has been dragging on too long. During the government of Guam land acquisition negotiations for the now standing superior court, Mr. Iglesias' family has apparently made numerous contacts with officials in the Department of Land Management over the past several years in hopes of securing a land exchange with the government for this parcel and for 84 square meters of his own Lot 1, Tract 169 in Yigo which was taken by the government for widening of Route 1.

III. Findings and Recommendations

The Committee on Housing and Community Development finds that during the government of Guam land acquisition negotiations to accommodate the recently-built facilities of the Superior Court of Guam, Mr. Iglesias' family opted for land exchange instead of accepting Government of Guam's monetary settlement. Mr. Luis Guerrero Iglesias, deceased, is the recorded owner of Lot 1320, Agana, containing 125.99 square meters, one of the lots taken for the court house. Mr. Joseph P. Iglesias (Luis' grandson) has apparently made numerous contacts with officials in the Department of Land Management over the past several years in hopes of securing a land exchange with the government for this parcel and for 84 square meters of his own Lot 1, Tract 169 in Yigo which was taken by the government for widening of Route 1. Mr. Iglesias has not received clear indication of the Government of Guam's intention to entertain his land exchange proposal. It is the Legislature's intent that a land exchange be transacted in fairness to Mr. Iglesias. Members of the Committee express their support for the bill.

The Committee on Housing and Community Development to which was referred Bill No. 697 - An act to Authorize the Governor to Exchange Government Land for Privately owned Land in Agana and Yigo - does hereby submit its recommendation to the Twenty-Second Guam Legislature "To Do Pass" Bill No. 697.

Bill No. 697(LS)

Introduced by:

E.D. Reyes



AN ACT TO AUTHORIZE THE GOVERNOR TO EXCHANGE
GOVERNMENT LAND FOR PRIVATELY OWNED LAND IN
AGANA AND YIGO.

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

2 SECTION 1. **Legislative Statement.** The Legislature finds that during the
3 government of Guam land acquisition negotiations to accommodate the recently-built
4 facilities of the Superior Court of Guam, Mr. Iglesias' family opted for land exchange
5 instead of accepting Government of Guam's monetary settlement. Mr. Luis Guerrero
6 Iglesias, deceased, is the recorded owner of Lot 1320, Agana, containing 125.99
7 square meters, one of the lots taken for the court house. Mr. Joseph P. Iglesias (Luis'
8 grandson) has apparently made numerous contacts with officials in the Department of
9 Land Management over the past several years in hopes of securing a land exchange
10 with the government for this parcel and for 84 square meters of his own Lot 1, Tract
11 169 in Yigo which was taken by the government for widening of Route 1. Mr. Iglesias
12 has not received clear indication of the Government of Guam's intention to entertain
13 his land exchange proposal. It is the Legislature's intent that a land exchange be
14 transacted in fairness to Mr. Iglesias.

15 SECTION 2. **Land Exchange Authorized.** The Governor is hereby authorized
16 to exchange, on a value for value basis, a portion of Lot No. 10120-R16, Dededo,
17 consisting of 2,165,145 ± square meters with Lot No. 1320, Agana, consisting of

1 125.99 square meters and Lot No. 1 Tract 169, Yigo consisting of 84 square meters
2 owned by Mr. Joseph P. Iglesias.

3 **SECTION 3. Appraisals, Survey, Mapping and Registration.** Mr. Iglesias
4 shall have the properties to be exchanged herein appraised by two independent
5 appraisers licensed to do business in Guam. The average of the two appraisals shall be
6 utilized as the value for the basis of the exchange authorized herein. The Department
7 of Land Management shall have the properties herein surveyed, mapped and
8 registered. Costs for appraisals shall be for the account of Mr. Joseph P. Iglesias, all
9 costs for survey, mapping and registration shall be for the account of the government.

SCALE: 1" = 50'

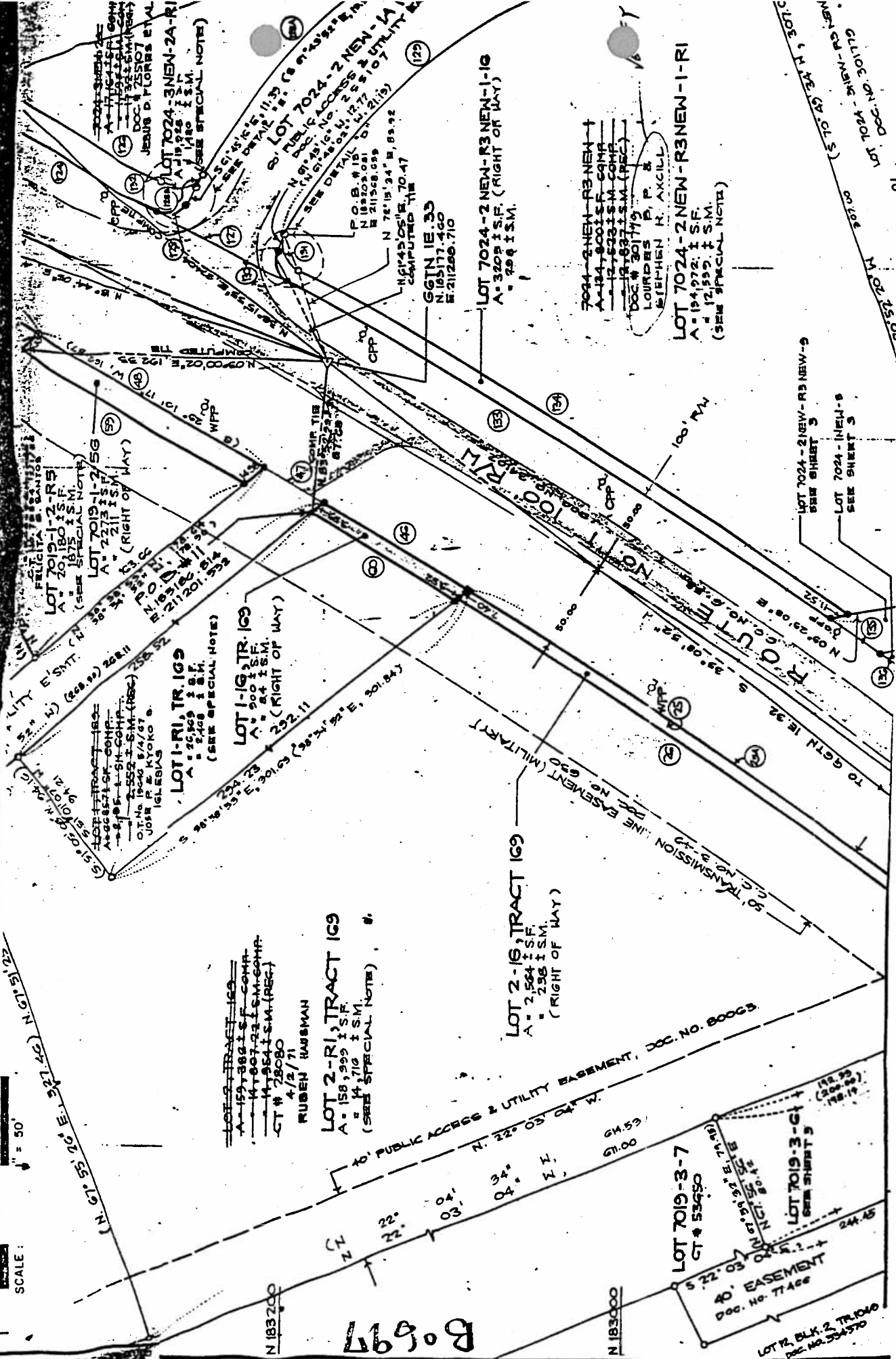


Table with columns labeled 'DATE' and 'PAGE'. The table contains a grid of numbers, likely representing a survey record or index. The numbers in the grid include 1 through 100, with some cells containing '0' or '1'. The table is oriented vertically on the right side of the page.



B 0697

Senator Edward D. Reyes
Chairman

Tel: (671) 472-3453-4
Fax: (671) 477-6338

December 2, 1993
2:00 p.m.
Public Hearing Room
Guam Legislature, Agana

AGENDA

- Bill No. 176** - An Act to Authorize the Government of Guam to Sell a Portion of Hospital Point, Oka Tamuning to Medical Resources Inc, and Other Individuals; by T.S. Nelson
- Bill No. 312** - An Act to Require the Governor to Take Action to Return Released Land to Original Owners; by T.S. Nelson
- Bill No. 438** - An Act to Compensate Landowners in Village of Inarajan Whose Lands Were Taken for Road Expansion; by T.S. Nelson.
- Bill No. 448** - An Act to Require the Governor to Take Action to Return Released Land to Original Owners; by T.S. Nelson
- Bill No. 643** - An Act to Rezone Lots No. P19.3-11 NEW-2 and P19.3-11 NEW-5, Sinajana, from Agricultural (A) to Single Family Residential (R1); by C.T.C. Gutierrez
- Bill No. 691** - An Act to Rezone Lot No. 160-Rem-9, Suburban, Municipality of Sinajana, Containing an Area of 2,76.43± Square Meters, and Owned by Dennis G. and Asuncion S. Rodriguez, from One-Family Dwelling Zone (R-1) to Multifamily Dwelling Zone (R-2); by C.T.C. Gutierrez
- Bill No. 697** - An Act to Authorize the Governor to Exchange Government Land for Privately owned land in Agana and Yigo; by E.D. Reyes
- Bill No. 707** - An Act to Rezone Lot No. 3, Tract 1410A, Consisting of 11,820 Square Meters in the Municipality of Barrigada, from "A" to "M1"; by E.D. Reyes
- Bill No. 758** - An Act to Rezone Lot No. 3371-4-5-2 in the Municipality of Sinajana, from Single Family Dwelling (R-1) to Multiple Family Dwelling (R-2); by E.D. Reyes
- Bill No. 759** - An Act to Rezone Lot No. 3, Tract No. 1942 in the Municipality of Barrigada, from Single Family Dwelling (R-1) to Multiple Family Dwelling (R-2); by E.D. Reyes
- Bill No. 760** - An Act to Rezone Lot Nos. 5325-1, 5325-2-1, 5325-2-R1, 5325-3-1, 5325-3-2, 5325-3-R2, 5325-4-1, 5325-4-2-1, 5325-4-2-R1, 5325-4-3-1, 5325-4-3-2, 5325-4-3-3, 5325-4-3-4, 5325-4-

3-K4, Ukudu, Dededo, Co. Containing an Aggregate Area of 64,982± Square Meters, from "A Rural"
TO "R1 One-Family Dwelling"; by E.D. Reyes

Bill No. 761 - An Act to Rezone Lot No. 3, Block No. 2, Tract 232, Sinajana, Guam, Containing an
Area of 5,914± from "R1 One-Family Dwelling" to "R2 Multiple Dwelling"; by E.D. Reyes

Bill No. 762 - An Act Authorizing the Governor to Sell Lot No. 2417-1-4, Mangilao, to Mr. Juan
Quichocho Acfalle; by E.D. Reyes

NOTICE OF PUBLIC HEARING

Committee on Housing and Community Development

Twenty-Second Guam Legislature

Senator Edward D. Reyes, Chairman



B. 176 - An Act to Authorize the Government of Guam to Sell a Portion of Hospital Point, Oka Tamuning to Medical Resources Inc, and Other Individuals; by T.S. Nelson; B. 312 - An Act to Require the Governor to Take Action to Return Released Land to Original Owners; by T.S. Nelson; B. 438 - An Act to Compensate Landowners in Village of Inarajan Whose Lands Were Taken for Road Expansion; by T.S. Nelson; B. 448 - An Act to Require the Governor to Take Action to Return Released Land to Original Owners; by T.S. Nelson; B. 643 - An Act to Rezone Lots No. P19.3-11 NEW-2 and P19.3-11 NEW-5, Sinajana, from Agricultural (A) to Single Family Residential (R1); by C.T.C. Gutierrez; B. 691 - An Act to Rezone Lot No. 160-Rem-9, Suburban, Municipality of Sinajana, Containing an Area of 2,76.43+ Square Meters, and Owned by Dennis G. and Asuncion S. Rodriguez, from One-Family Dwelling Zone (R-1) to Multifamily Dwelling Zone (R-2); by C.T.C. Gutierrez; B. 697 - An Act to Authorize the Governor to Exchange Government Land for Privately owned land in Agana and Yigo; by E.D. Reyes; B. 707 - An Act to Rezone Lot No. 3, Tract 1410A, Consisting of 11,820 Square Meters in the Municipality of Barrigada, from "A" to "M1"; by E.D. Reyes; B. 758 - An Act to Rezone Lot No. 3371-4-5-2 in the Municipality of Sinajana, from Single Family Dwelling (R-1) to Multiple Family Dwelling (R-2); by E.D. Reyes; B. 759 - An Act to Rezone Lot No. 3, Tract No. 1942 in the Municipality of Barrigada, from Single Family Dwelling (R-1) to Multiple Family Dwelling (R-2); by E.D. Reyes; B. 760 - An Act to Rezone Lot Nos. 5325-1, 5325-2-1, 5325-2-R1, 5325-3-1, 5325-3-2, 5325-3-R2, 5325-4-1, 5325-4-2-1, 5325-4-2-R1, 5325-4-3-1, 5325-4-3-2, 5325-4-3-3, 5325-4-3-4, 5325-4-3-R4, Ukudu, Dededo, Containing an Aggregate Area of 64,982+ Square Meters, from "A Rural" TO "R1 One-Family Dwelling"; by E.D. Reyes; B. 761 - An Act to Rezone Lot No. 3, Block No. 2, Tract 232, Sinajana, Guam, Containing an Area of 5,914+ from "R1 One-Family Dwelling" to "R2 Multiple Dwelling"; by E.D. Reyes; B. 762 - An Act Authorizing the Governor to Sell Lot No. 2417-1-4, Mangilao, to Mr. Juan Quichocho Acfalle; by E.D. Reyes

DATE: THURSDAY, DECEMBER 2, 1993

TIME: 2:00 PM

**PLACE: Public Hearing Room, Guam Legislature Building
155 Hesler St., Agana**

The Public is Invited to Attend and Participate

MAR 09 '94

Bill No. 914 (LS)

Introduced by:

E.D. Reyes *R*

AN ACT TO AUTHORIZE THE GOVERNOR TO EXCHANGE
GOVERNMENT LAND FOR PRIVATELY-OWNED LAND IN
AGAÑA.

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

1 SECTION 1. **Legislative Statement.** The Legislature finds that during the
2 government of Guam acquisition of property for the facilities of the Superior Court of
3 Guam, the family of Joseph P. Iglesias opted to exchange their land instead of accepting
4 the government's offer of cash. Luis Guerrero Iglesias, deceased, is the record owner
5 of Lot 1320, Agaña, one of the lots taken for the courthouse. Joseph P. Iglesias, the
6 grandson of Luis, is the sole claimant to Lot 1320 at this time, having acquired by
7 quitclaim deed the interests of all the other claimants thereto. Mr. Iglesias wishes to
8 settle the courthouse taking by accepting government land in full settlement. The
9 Legislature finds that giving government land to Mr. Iglesias to compensate him for the
10 land takings is fair to him and to the government of Guam.

11 SECTION 2. **Land exchange authorized.** The Governor is hereby authorized to
12 exchange, on a value for value basis, a portion of Lot No. 10120-R16, Dededo, which
13 portion shall not exceed an acre, with Lot No. 1320, Agaña consisting of 125.99 square
14 meters, to which property Joseph P. Iglesias (the "Owner") is entitled.

15 SECTION 3. **Appraisals, survey, mapping and registration.** In accordance
16 with the requirements of §2107, Title 2, Guam Code Annotated as amended, the

1 government of Guam shall have the properties to be exchanged herein appraised by two
2 independent appraisers licensed to do business in Guam or use the appraisals furnished
3 by the Owner. The average of the two appraisals shall be utilized as the value for the
4 basis of the exchange authorized herein. The Department of Land Management shall
5 have the properties herein surveyed, mapped and registered. Costs for the Agaña
6 property appraisals shall be for the account of Mr. Joseph P. Iglesias; all costs for
7 survey, mapping and registration shall be for the account of the government.

8 **SECTION 4. Other conditions. (a) No transfer for ten years.** The party
9 receiving the government land shall not transfer or convey, in any manner or
10 form, such land for a period of ten (10) years **except** to family members within
11 the second degree of consanguinity, the period to begin on the date the deed is
12 delivered.

13 **(b) Reverter clauses.** The exchange or sale document and deeds
14 thereunder shall contain reverter clauses to the effect that upon any subsequent
15 conveyance or transfer of the government land, or any part thereof, within the
16 ten (10) years prohibited period, such land shall revert to the government of
17 Guam.

18 **(c) No prohibition against building.** Nothing contained in this Act shall
19 be construed to prevent or prohibit the party receiving government land from
20 improving such land or from building, erecting or constructing structures
21 approved in accordance with the building and zoning codes of Guam.