

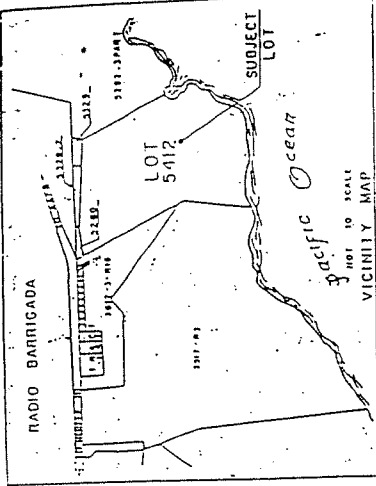
**EXHIBIT PT**

**SCHEDULE 2**



**EXHIBIT PT**

**SCHEDULE 3**



**SYMBOLS:**

- R.S. NEW FOUND
- R.S. CONIC MON. TO SET
- ⊙ P.M. WAS CONC. MON. FOUND BY WITNESS
- ⊙ P.M. MEAS. SET BY L.M. WITH CAP MARKED COPY OF DRAWING
- ⊙ U.S.S. TRANSMISSION STATION (RADAR)
- ⊙ MARK SET FOR BATHYMETRIC

**NOTES:**

1. SURVEY IS BASED ON RECORDED CORNER AS LOCATED.
2. REFERENCE AND BEARINGS ENCLOSED IN PARAGRAPHS ARE RECORD DATA.
3. ALL BEARINGS ARE TRUE.
4. THE SYMBOL AS INDICATED, U.S.S. TRANSMISSION STATION, IS A PERMANENT STATION AND MUST BE RECORDED UNLESS A CONTRIBUTION OF APPROVAL IS MADE WITH THE CHIEF OF COASTLINE AND TECHNICAL SURVEY.

**CERTIFICATION:**  
I, John A. ... CHIEF COASTLINE SURVEY, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED ON THE FIELD MEASUREMENTS, OR COMPUTATIONS, MADE BY ME OR THE SURVEYORS OF GUAM, AND THE RECORDS THEREUNDER.

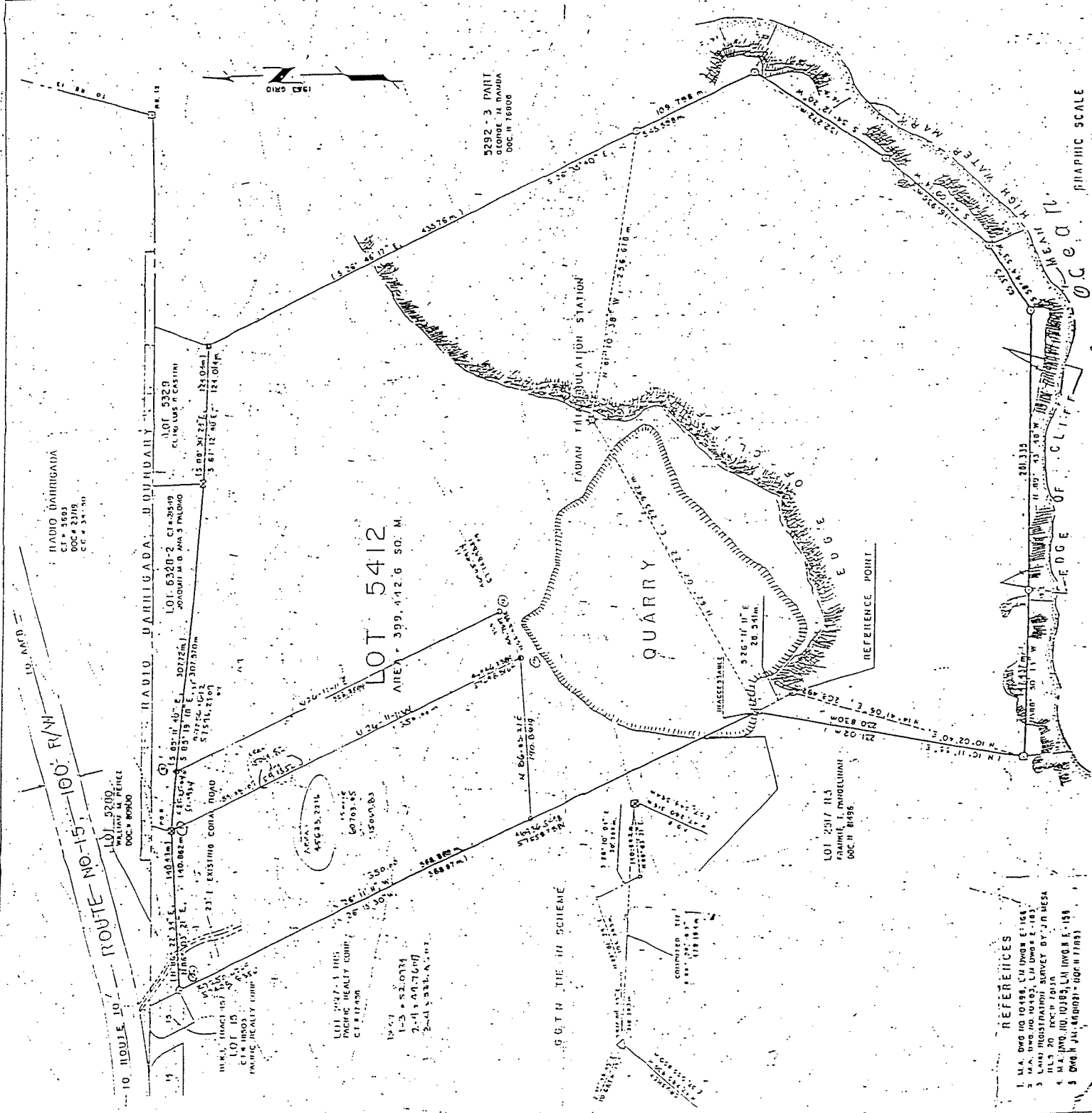
REVIEWED: ... DATE: ...  
 TERRITORIAL PLANNER: ... DATE: ...  
 APPROVED: ... DATE: 5/17/19  
 DIRECTOR OF LAND MANAGEMENT

ABSTRACT OF LOT NO. 5412 IS AN ASSIGNMENT BY GOV'T. OF GUAM

CONVEYANCE	BY	DATE	RECORD NO.
...	...	...	...

LAND REGISTRATION SURVEY  
 PLAT OF  
**LOT 5412**  
 MUNICIPALITY OF BARRIGADA, SEC. 1  
 L.S. 10

GOVERNMENT OF GUAM  
 DEPARTMENT OF LAND MANAGEMENT  
 LAND SURVEY DIVISION



- REFERENCES**
1. M.A. 060 100198, C.T. 0608 E-105
  2. M.A. 060 100193, C.T. 0608 E-103
  3. M.A. 060 100192, C.T. 0608 E-102
  4. M.A. 060 100189, C.T. 0608 E-101
  5. M.A. 060 100188, C.T. 0608 E-100

EXHIBIT PT

SCHEDULE 4



Territory of Guam  
Federated Guam

Recd. 6/12/93  
4:40 PM

*JS*

LETTER TO  
LEGISLATIVE SECRETARY  
JUN 11 1993

*JS*

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

RECORDS RECEIVED  
DATE: 6/14/93  
TIME: 11:30 AM  
BY: AM

Dear Mr. Speaker:

Transmitted herewith is Bill No. 483 which I have signed into law this date as  
Public Law 22-18.

Sincerely yours,

*Joseph F. Ada*

JOSEPH F. ADA  
Governor of Guam

220250

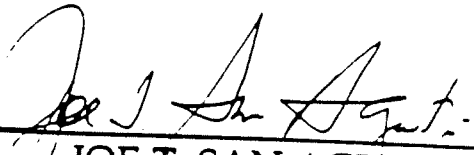
Attachment



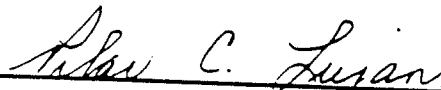
TWENTY-SECOND GUAM LEGISLATURE  
1993 (FIRST) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

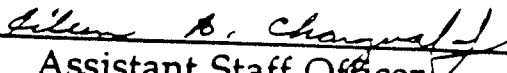
This is to certify that Substitute Bill No. 483 (COR), "AN ACT TO RESERVE GOVERNMENT REAL PROPERTY FOR FUTURE USE BY THE THREE BRANCHES OF GOVERNMENT," was on the 4th day of June, 1993, duly and regularly passed.

  
\_\_\_\_\_  
JOE T. SAN AGUSTIN  
Speaker

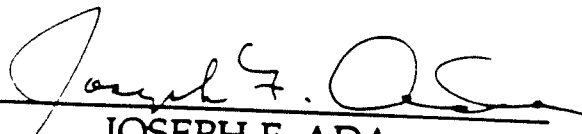
Attested:

  
\_\_\_\_\_  
PILAR C. LUJAN  
Senator and Legislative Secretary

-----  
This Act was received by the Governor this 4th day of June  
1993, at 5:45 o'clock P.M.

  
\_\_\_\_\_  
Assistant Staff Officer  
Governor's Office

APPROVED:

  
\_\_\_\_\_  
JOSEPH F. ADA  
Governor of Guam

Date: JUN 10 1993

Public Law No. 22-18

TWENTY-SECOND GUAM LEGISLATURE  
1993 (FIRST) Regular Session

Bill No. 483 (COR)

As substituted by the Committee on  
Housing and Community Development,  
as further substituted by the  
Committee on Rules, and as amended  
by the Committee of the Whole.

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. R. 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 RESERVE GOVERNMENT REAL  
PROPERTY FOR FUTURE USE BY THE THREE  
BRANCHES OF GOVERNMENT.

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



1           Section 1. Legislative findings and intent. §75104, Title 21, Guam Code  
2 Annotated, as amended, specifies that all government of Guam lands  
3 excluding all lands dedicated to a specific public use by law, and all lands  
4 reserved in accordance with §60105, Title 21, Guam Code Annotated, are  
5 designated as available lands for the purposes of the Chamorro Land Trust  
6 Commission. The Director of Land Management (the "Director"),  
7 authorized in said §60105, may, with legislative concurrence, reserve  
8 government land for the future use of the government of Guam, after having  
9 conducted a public hearing on such reservation of lands. Such hearing was  
10 held on May 7, 1993, and the Director has transmitted the reservation list for  
11 review by the Legislature, which is tasked with the requirement of approving  
12 the land reservation list in the form and content it deems appropriate within  
13 ninety (90) days of the first meeting of the Chamorro Land Trust Commission.  
14 The Commission's first meeting occurred March 16, 1993, thus making June  
15 14, 1993 the last date for the Legislature's and the Governor's approval of the  
16 land reservation. Failure of the Legislature and the Governor to so enact  
17 such an approval measure within the ninety-(90-) day period would cause the  
18 placement of all available government lands under the authority of the  
19 Chamorro Land Trust Commission for use as Chamorro Homelands.

20           The process for reserving lands for future government use. A process  
21 for setting aside public lands for public purposes was developed and  
22 implemented by the Director, which required several months of intensive  
23 data gathering designed to support the recommendations of the Department  
24 of Land Management (the "Department"), which were derived from  
25 hundreds of hours of development planning and land use analyses. During  
26 the course of conducting this review of the government's present use and

1 future needs for public lands, the Legislature's Committee on Housing and  
2 Community Development (the "Committee") arrived at several conclusions.  
3 Firstly, a majority of the government agencies or entities requiring land were  
4 ill-equipped and unprepared to present either short- or long- term plans  
5 their respective departments and agencies, and as a means of satisfying the  
6 future possibility of needing land, presented unjustified programs aimed  
7 setting aside land now and planning for its productive use later. Second,  
8 many agencies did not have, nor could they present, an acceptable notion  
9 what the agency must accomplish today in order to meet the public's growing  
10 demand for services in the future. In short, there was a lack of vision and an  
11 astounding inability to forecast public needs that lie ahead and how land  
12 resources obtained by the agency could be utilized to support such needs.  
13 Third, the Committee recognized that there was a strong public outcry  
14 against allowing any department or agency to reserve lands for future use  
15 particularly when no plans and funding programs existed to support such  
16 reservation of land and when the impression of land banking was inherent in  
17 the strategy of some departments and agencies. Finally, the Committee was  
18 satisfied that, while efforts were now ongoing to satisfy the intent of the  
19 Chamorro Land Trust legislation, there was a clear indication that greater  
20 policy direction and more human and financial resources need to be allocated  
21 to the government's land inventory program through the Department of  
22 Geographics and Land Information System. The Department, the Data  
23 Processing Division of the Department of Administration, and the Bureau of  
24 Planning have made great strides in this area but such technical and  
25 professional capability needs to be strengthened in many departments and  
26 agencies throughout the government.

1 Guidelines governing land reservation. The Committee has adop  
2 several criteria that would guide certain departments and agencies in th  
3 efforts to set aside public lands for future needs. The health, safety a  
4 education of the general public were the first and foremost criteria in t  
5 Committee's review. Secondly, if a government entity could clearly establi  
6 that there would be the benefit of direct essential services to the community  
7 land be allocated to the respective requesting agency, there is high probabili  
8 that such a request would be viewed favorably. The Committee advised a  
9 government entities seeking to reserve land that the Chamorro Land Tru  
10 Commission, with the assistance of the Legislature, would work with th  
11 respective department or agency should the entity need to acquire land afte  
12 the adoption of the Government of Guam Reserved Lands List contained i  
13 this Act. This is not to state that land requests evolving after th  
14 implementation of this Act would not be subject to careful scrutiny and  
15 thorough consideration by the Commission and the Legislature but rather to  
16 stress that a balance of needs can be attained by working through the system.  
17 With respect to the issue of reserving land for public purposes in the future,  
18 the Legislature would be the appropriate conduit for such requests.

19 Legislative intent. It is the intent of the Legislature to satisfy the  
20 provisions of the Chamorro Land Trust Act, as amended, by establishing bot  
21 a balance and a harmony of interests with respect to the allocation and  
22 utilization of public lands pursuant to the spirit of the Chamorro Land Tru  
23 Act. Further, it is the desire of the Legislature to see the fruition of rational  
24 land-use planning as envisioned in Public Law 20-147, an act establishing  
25 comprehensive development planning for Guam. Pursuant to the provisions  
26 of such public law, government of Guam entities must engage in long-range

1 development planning designed to accommodate the growing and diverse  
2 interests of the community and ensure that the welfare of local residents and  
3 the quality of their lives are enhanced and protected. It is the intent of the  
4 Legislature to allow the public to continue its temporary use of reserved lands  
5 placed under the charge of the Department before an agency or department  
6 scheduled to begin construction of a public building or facility on the property  
7 so long as such temporary use does not delay, hamper or impede the final  
8 development of the land or lands reserved by the respective governmental  
9 entity. In conducting the review of lands reserved for public purposes, the  
10 Legislature was inclined to allow certain agencies up to one (1) year to  
11 develop a conceptual plan supporting their land reservations and up to three  
12 (3) years to develop an integrated implementation plan including  
13 architectural/engineering design and the availability of financial resources.  
14 Failure by a department or agency to meet such guidelines would cause the  
15 agency's reserved land or lands to be added to the Commission's list of  
16 available lands. With respect to the designation of lands proposed for future  
17 parks, conservation areas, wildlife refuge and natural preserves by any  
18 government of Guam or Federal agency, it is the intent of the Legislature that  
19 any such designation must receive legislative concurrence through the  
20 submission to the Legislature of comprehensively integrated plans by the  
21 Departments of Agriculture and Parks and Recreation for adoption by  
22 statute.

23 **Section 2. Adoption of the Government of Guam Reserved Lands**  
24 **List.** (a) The Government of Guam Reserved Lands List contained in the  
25 exhibit annexed to paragraph (b) of this section is hereby adopted, pursuant  
26 to the conditions established in this Act.

1 (b) Government of Guam Reserved Lands List. See the Exhi  
2 annexed hereto.

3 (c) Other reserved lands. The Department shall review all existi  
4 public laws covering land transfers, rights-of-way, compensation for lan  
5 takings and other relevant issues to determine the land which must be ma  
6 available to satisfy the mandates of those laws. Lands meeting tho  
7 requirements shall be made a part of the Government of Guam Reserve  
8 Lands List set out in the exhibit annexed to Section 2(b) of this Act. I  
9 addition, with respect to all those properties identified for such public us  
10 which are larger than necessary for the proposed public use, the Departmen  
11 shall identify the surplus lands which shall become part of the Chamorro  
12 Homelands. The Department shall complete its research and transmit its  
13 findings to the Chamorro Land Trust Commission no later than one (1) year  
14 from the effective date of this Act.

15 (d) The government-owned lots listed in Section 2, and described in the  
16 attachment entitled "Public Utility Agency of Guam Future Land Use  
17 Requirements", are reserved for the Public Utility Agency of Guam ("PUAG"),  
18 pursuant to the provisions of this Act.

19 (i) PUAG is authorized to conduct exploratory well drilling  
20 activities within the government-owned lots listed in the exhibit  
21 annexed to paragraph (b) of this Section 2 and described in the  
22 attachment entitled "Public Utility Agency of Guam Future Land Use  
23 Requirements".

24 (ii) Upon completion of the exploratory drilling phase, and the  
25 determination of viable locations for the development of water wells,  
26 an area to comprise 0.06 acres, within the lots described and listed in the

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1 said exhibit, shall be transferred to the jurisdiction and management  
2 PUAG.

3 (iii) Any development within a one-thousand- (1,000-) foot radius  
4 of the sites designated as water well sites, pursuant to the provisions  
5 this Section 2, shall comply with the provisions of the Guam  
6 Environmental Protection Agency's Wellhead Protection Program,  
7 any other applicable land use law.

8 (iv) PUAG is authorized to conduct exploratory well drilling  
9 activities within any government property for the purpose of  
10 identifying viable water well sites, the identification of which shall  
11 subordinate any other uses.

12 (e) Lot No. 3470, located in Sinajaña, consisting of 117.94 acres, is  
13 hereby reserved to the government of Guam to provide for Guam's health  
14 care needs.

15 **Section 3. Conditions of compliance.** The conditions described in this  
16 Section 3 shall apply to any government entity that has reserved land for  
17 public purposes:

18 (a) The Department is hereby authorized to allow temporary use of the  
19 government real property set out in the exhibit annexed to paragraph (b) of  
20 Section 2 of this Act so long as such temporary use does not impede, delay or  
21 in any way interfere with the entity's use of the reserved land.

22 (b) Any government entity reserving land under said paragraph (b)  
23 shall develop a conceptual plan depicting the property's development within  
24 one (1) year from the adoption of the Land Use Masterplan and a supporting  
25 financial or funding program within three (3) years therefrom. Before the  
26 end of the fourth (4th) year from the adoption of the Land Use Masterplan,

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1 the Governor shall, in a comprehensively integrated government-wi  
2 masterplan, transmit to the Legislature the compiled long-term progra  
3 containing the government's overall long-term facilities requirement f  
4 approval and adoption by statute. Failure of the Governor to meet th  
5 conditions hereby established within the allotted time frame shall cause th  
6 lands reserved in said paragraph (b) to revert to the Chamorro Homelands.

7 (c) The Departments of Parks and Recreation and of Agriculture, i  
8 conjunction with applicable Federal agencies, shall develop a comprehensiv  
9 integrated masterplan that clearly identifies, designates and establishes an  
10 proposed park, conservation area, wildlife refuge, historic site and natura  
11 preserves on government (Federal and local) lands within three (3) year  
12 from the date of enactment of this Act for review and concurrence by the  
13 Chamorro Land Trust Commission and subsequent submission to the  
14 Legislature for adoption by statute, except for parks established under the  
15 Subdivision Law. Any Federal or local plan which incorporates present or  
16 future Chamorro Homelands or government reserved lands identified in said  
17 paragraph (b) of Section 2 of this Act as part of one (1) of its parks,  
18 conservation areas, wildlife refuges, or historic or natural preserves shall  
19 require the approval of the Chamorro Land Trust Commission and of the  
20 Legislature by statute.

21 (d) Any government of Guam agency reserving lands for use under  
22 Section 2 of this Act, with the intention of commercially leasing said lands to  
23 private interests, may initiate or continue actions to facilitate the commercia  
24 leasing of said lands, when it is deemed to be in the public interest; providec  
25 that the revenues realized therefrom shall accrue to the Chamorro Land  
26 Trust Commission, and that the lease rates shall reflect fair market values.

1 Final approval for the leasing of any lands identified in Section 2 of this A  
 2 shall require the concurrence of the Legislature by statute.

3 **Section 4.** Subparagraph (d) of §75107 of Chapter 75, Title 21, Guam  
 4 Code Annotated, is hereby amended to read as follows:

5 "(d) Upon direction by statute from the Legislature, the  
 6 Commission shall release to the department any unleased available  
 7 land designated for a public purpose. Such land will no longer be  
 8 considered to be Chamorro Homelands."

9 **Section 5.** Subparagraph (a) of §75104 of Chapter 75, Title 21, Guam  
 10 Code Annotated, is hereby amended to read as follows:

11 "(a) All government lands excluding (1) all lands dedicated to a specific  
 12 public use by law, and (2) all lands reserved in accordance with §60105 of this  
 13 Title which reservations are submitted to and concurred in by the Legislature  
 14 within ninety (90) days of the enactment of this Chapter, are hereby  
 15 designated as available lands."

16 **Section 6.** §75105 of Chapter 75, Title 21, Guam Code Annotated, is  
 17 hereby amended by adding a new subsection (g) to read as follows:

18 "(g) The Commission shall utilize Lot No. 382-R1, Inarajan, containing  
 19 an area of 304.76 acres and being Chamorro Homelands, only for affordable  
 20 housing."

21 **Section 7. Adjustment of land areas and property exchanges for the**  
 22 **Ordot landfill.** The Legislature finds that the value of the private properties  
 23 surrounding the Ordot landfill have been diminished by the noxious nature of  
 24 the landfill, and thus the exchanges of properties at the Ordot landfill as  
 25 authorized by the exhibit annexed to Section 2(b) of this Act shall not require  
 26 that each be on a value-for-value basis, and the Department is hereby



1 directed to adjust the respective areas of the properties to be exchanged  
2 equitably treat the private property owners whose land values were  
3 adversely affected by the landfill.

4       **Section 8. Caveat re possible reversion of Chamorro homelands to the**  
5 **United States.** The Department shall within ninety (90) days from the date  
6 enactment of this Act, identify all those parcels of government land, whether  
7 Chamorro Homelands or reserved for government use, which are possibly  
8 subject to reversion to the United States of America because of alleged failure  
9 to comply with the conditions of the grant of such lands to the government of  
10 Guam. (Document 25219, Land Transfer from the United States of America  
11 to the Government of Guam, dated March 30, 1953.) When such lands are so  
12 identified, any documents transferring them to the Chamorro Land Trust  
13 Commission or to any other agency given jurisdiction over them shall contain  
14 a reference to such possibility of reversion. The Legislature finds that forty  
15 (40) years have passed since the grant to the government of Guam of such  
16 formerly Federal lands, that a number of programs providing government  
17 land to Guam's residents who lost land as a result of Federal land takings  
18 have been implemented over the years, and that no action has been taken by  
19 the United States of America to find that the conditions of the grant have not  
20 been met. The Legislature therefore further finds that the reversion of such  
21 land to the United States is no longer possible. Accordingly, when the  
22 Department completes its identification of the lands possibly subject to such  
23 reversion, it shall so notify the Governor of Guam, who shall then issue his  
24 proclamation and declaration to the effect that the government of Guam has  
25 concluded that no possibility of reversion of such lands to the United States of  
26 America still exists.

1           Section 9. Inarajan lot transfers. The land exchanges for the Inara  
2 seashore as authorized by the exhibit annexed to Section 2(b) of this Act are  
3 compliance with the provisions of Public Law 17-49. Attached to this Act is  
4 a schedule setting out the lot numbers of the private lands which are to  
5 be exchanged under such public law. Such list is attached to identify the lands  
6 of those who are authorized to make such exchanges, but because of the passage  
7 of time, it might well be that the names of persons who should be authorized  
8 under such public law to make such exchanges have been inadvertently  
9 overlooked, in which case the Department, after investigating the individual  
10 claim of any such person not so listed and being satisfied that such person  
11 should have been listed, shall add the name of such person to the approved  
12 list. Additionally, any person listed who has already made an exchange shall  
13 not be deemed eligible for an additional exchange. Finally, a number of years  
14 having passed since the enactment of the public law, the persons listed for  
15 land exchange may, if they so elect, exchange their properties for available  
16 government land in a municipality other than Inarajan.

**EXHIBIT to Section 2(b)  
GOVERNMENT OF GUAM RESERVED LANDS LIST**

	<b>DEPARTMENT/AGENCY</b>	<b>PROPOSED FACILITY</b>	<b>VILLAGE</b>	<b>LOT NO.</b>	<b>TOTAL ACRES</b>	<b>COMMITMENT RESERVATION</b>
1	Department of Education	Astumbo Elementary School	Dededo	10122-R18	424	35
2		Astumbo Middle School	Dededo	10122-R18	424	35
3		Middle School	Chalan Pago	3470	117.94	35
4		Elementary School	Inarajan	380	138.8	35
5		Middle School	Merizo	523	828.71	35
6		Elementary School	Agat	480	202.45	35
7		Central High School	Agana Heights	3463	38.83	38.83
8	Guam Memorial Hospital Authority	Acute Care Hospital	Sinajaña	3470	117.94	35
9		Long Term Care Facility	Inarajan	380	138.8	5
10	Department of Mental Health & Substance Abuse	Adult Residential Treatment Facility	Chalan Pago	3470	117.94	5

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GOVERNMENT OF GUAM RESERVED LANDS LIST

	DEPARTMENT/AGENCY	PROPOSED FACILITY	VILLAGE	LOT NO.	TOTAL ACRES	COMMIT RESERV
1	Department of Public Health and Social Services	Children's Residential Treatment Facility	Chalan Pago	3470	117.94	10
2		Crisis Center	Chalan Pago	3470	117.94	2
3		Homeless Shelter	Chalan Pago	3470	117.94	2
4		Children's Foster Home	Chalan Pago	3470	117.94	2
5		Public Health Facility	Chalan Pago	3470	117.94	4
6		Senior Nursing Home	Dededo	10122-R18	424	7
7		Satellite Office	Agat	252-1	15.6	1
8		Tano Manamko	Dededo	10122-R18	424	5
9		Elderly Facility	Inarajan	Tract 3621	6	3
10		Trankilidat II	Dededo	10122-R18	424	
11		Civil Defense	Alternate Emergency Operating Center	Umatac	508-R1	870.23

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GOVERNMENT OF GUAM RESERVED LANDS LIST

	DEPARTMENT/AGENCY	PROPOSED FACILITY	VILLAGE	LOT NO.	TOTAL ACRES	COMMIT RESERV
1	Guam Housing Corporation	Housing Units	Mangilao	5402-R5NEW-R1	255.32	250
2	Guam Fire Department	Fire Station Relocation	Inarajan	Tract 3621	6	2
3		Fire Station Relocation	Agat	266-1-R1	77	2
4		Fire Station	Chalan Pago	3318	12.90	2
5	Guam Police Department	Police Station	Inarajan	Tract 3621	6	2
6		Police Station	Agat	266-1-R1	77	2
7		Sagan Policia	Yigo	7054-4	3.5	2
8		Sagan Policia	Chalan Pago	3318	12.90	2
9	Public Utility Agency of Guam	Reservoir	Dededo	5380-R2	16.29	.5
10		Sewer Treatment Plant	Chalan Pago	3420	12.31	12.31
11		Sewer Pump Station	Dededo	10171	96.47	
12		Sewer Pump Station	Chalan Pago	3471	.69	

GOVERNMENT OF GUAM RESERVED LANDS LIST

DEPARTMENT/AGENCY	PROPOSED FACILITY	VILLAGE	LOT NO.	TOTAL ACRES	COMMIT RESERV
1 Public Utility Agency of Guam (cont'd)	Reservoir	Agat	439-R1	287.27	.5
2	Reservoir	Agat	350-R4	146.68	.5
3	Reservoir	Yofa	153	22.63	1
4	Booster Pump Station	Yofa	166-REM	5.09	.25
5	Booster Pump & Reservoir	Umatac	275	842.68	1
6	Booster Pump Station	Piti	286	152.49	.23
7 University of Guam/Department of Agriculture/Department of Parks and Recreation	Marine Lab Expansion, Conservation Reserve & Prehistoric Site	Mangilao	5397	161.68	161.68
8 Guam Aquarium Council	Aquarium	Yofa	198	110.66	110.66
9 Department of Public Works	Rock Quarry	Dededo	10120 R16	535.81	60
10	Rock Quarry	Inarajan	382-R1	304.76	10
11	Bypass Route 16/Airport Road	Barrigada	5230	9.40	9.40
12	Bypass Route 16/Airport Road	Barrigada	5380-1	1.77	1.77

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**GOVERNMENT OF GUAM RESERVED LANDS LIST**

	<b>DEPARTMENT/AGENCY</b>	<b>PROPOSED FACILITY</b>	<b>VILLAGE</b>	<b>LOT NO.</b>	<b>TOTAL ACRES</b>	<b>COMMIT RESERV</b>
1	Public Utility Agency of Guam (cont'd)	Reservoir	Agat	473	54.46	.5
2		Reservoir	Yigo	7116-1-R2	12.44	.5
3		Reservoir	Asan	469-R1	71.07	1
4		Reservoir	Inarajan	Est-324	476.5	1
5		Reservoir	Yofla	400-1-R1	479.97	1
6		Reservoir	Talofolo	421	79.63	.5
7		Reservoir	Asan	495	63.71	1
8		Water Dam	Merizo	523	828.71	130
9		Sewer Treatment Plant	Mangilao	5403	117.94	29
10		Booster Pump Station	Inarajan	1361-1-B-R1	.55	.25
11		Reservoir	Yigo	7150-R4NEW-2	5.73	1
12		Reservoir	Asan	300-D	.14	.14
13		Reservoir	Agaña	2062-PART-2	1.65	.5

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**GOVERNMENT OF GUAM RESERVED LANDS LIST**

DEPARTMENT/AGENCY	PROPOSED FACILITY	VILLAGE	LOT NO.	TOTAL ACRES	COMMIT RESERV
1 Department of Public Works (cont'd)	Bypass Route 16/Land Exchange	Barrigada	162	5.04	2.61
2	Inarajan Village Bypass	Inarajan	8	13.2	13.2
3	Umatac Village Bypass	Umatac	269/Tract 3241	3.3/3.3	3.3/3.3
4	Merizo Village Bypass	Merizo	505	18.4	
5	Solid Waste Transfer Station	Merizo	478	4.8	4.8
6	Highway Maintenance Satellite Station	Chalan Pago	3319	7.8	1
7	Satellite Bus Station	Barrigada	5382	2	2
8	Satellite Bus Station	Yigo	7054-1	2	2
9	Satellite Bus Station	Agat	480	2	2
10	Solid Waste Transfer Station	Yigo	7116-1-R2	13	4
11 Guam Contractors License Board	Office	Yofia	198	110.66	
12 Guam Energy Office	Energy House	Mangilao	5412	98.7	2
13 Guam Museum Board	Museum	Agaña	2062 Part I	38	6

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**GOVERNMENT OF GUAM RESERVED LANDS LIST**

	<b>DEPARTMENT/AGENCY</b>	<b>PROPOSED FACILITY</b>	<b>VILLAGE</b>	<b>LOT NO.</b>	<b>TOTAL ACRES</b>	<b>COMMIT RESERV</b>
1	Guam Territorial Library	Library	Dededo	10148	120.84	.3
2		Library	Barrigada	2323-2-R3	20.80	.3
3		Library	Chalan Pago	3318	12.9	.3
4		Library	Piti	189	17.95	.3
5		Library	Inarajan	380	138.8	.3
6	Department of Land Management	Veterans of Foreign Wars Memorial	Agat	266-1-1	2.72	2.72
7		Land Exchange for Lot No. 104-B11	Inarajan	131	4.42	2
8		Cultural Center	Agat	480	202.45	20
9		Cultural Center	Dededo	10120-R16	535.81	20
10		Land Exchange for Lots Nos. 189-1NEW-4 and 189-1NEW-R6	Agat	189-B-R2	.62	.62
11		Land Exchange for Lots Nos. 189-1NEW-4 and 189-1NEW-R6	Agat	189-B-1	.62	.62
12		Land Exchange for Lot No. 1266-2-REMNEWNEW	Agaña	1-1	.34	.06

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GOVERNMENT OF GUAM RESERVED LANDS LIST

	DEPARTMENT/AGENCY	PROPOSED FACILITY	VILLAGE	LOT NO.	TOTAL ACRES	COMMIT RESERV
1	Department of Land Management (cont'd)	Land Exchange for Lot No. 268	Merizo	513	.61	.61
2		Land Exchange for Lot No. 5149-2-1	Dededo	5380-2	5	5
3		Land Exchange with Jose C. Lujan	Dededo	10119-10-1	3.4	3.4
4		Guam Veterans Memorial Center	Santa Rita	289	620	
5		Senior Citizens Center	Chalan Pago	3318	12.9	4
6		Land Exchange	Dededo	10120-R16	535	70
7		Land Exchange Seashore	Inarajan	380	138.80	30
8		U.S. Postal Service (pursuant to Public Law 21-108)	Dededo	5, 6, and 7 Tract 107C	4.5	4.5
9		U.S. Postal Service (pursuant to Public Law 21-108)	Agat	480	202.45	4.5
10		UOG Post Office	Mangilao	2288-1-1-1	.23	
11		Temporary Post Office	Tamuning	5173 NEW-2-R1	6.33	.06
12		Southern Sports Complex	Agat	477	26.5	26.5

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**GOVERNMENT OF GUAM RESERVED LANDS LIST**

	<b>DEPARTMENT/AGENCY</b>	<b>PROPOSED FACILITY</b>	<b>VILLAGE</b>	<b>LOT NO.</b>	<b>TOTAL ACRES</b>	<b>COMMIT RESERV</b>
1	Department of Agriculture	Conservation & Natural Preserve			3,449	0
2	Department of Parks and Recreation	Parks, Conservation & Natural Preserve			4,794	0
3		Speedway Park	Santa Rita	289	620	50
4	Guam Economic Development Authority	Hospital Point Development	Tamuning	5173-1-R2-NEW	53	
5	Guam Airport Authority	Water Reservoir	Barrigada	5382	42.04	1
6	Guam Power Authority	Consolidate Operations	Mangilao	5412	98.7	15
7	Guam Telephone Authority	Motor pool	Chalan Pago	3319	7.8	1
8		Mt Sasalaguan Cellular Repeater	Inarajan	508-1	.52	.52
9		Agat/Umatac/Merizo Cellular Repeater	Umatac	269	104.33	.23
10		Inarajan Cellular Repeater	Inarajan	323-REM	374.40	.23
11		Remote Switch	Barrigada	5402-R5	272.50	.25
12		Remote Switch	Dededo	10119-13NEW	1	.25
13		Remote Switch	Chalan Pago	3395-2NEW	1	.25

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**GOVERNMENT OF GUAM RESERVED LANDS LIST**

<b>DEPARTMENT/AGENCY</b>	<b>PROPOSED FACILITY</b>	<b>VILLAGE</b>	<b>LOT NO.</b>	<b>TOTAL ACRES</b>	<b>COMMIT RESERV</b>
1 Mayors' Council				107	0
2 LEGISLATIVE BRANCH	Off-Site Parking Lot	Agaña	87-5-R1	14.5	4
3 EXECUTIVE BRANCH	Government of Guam Southern Public Service Center	Merizo	141-1	13	13
4 JUDICIARY BRANCH	Lower Court	Agat	480	202.45	
5	Lower Court	Dededo	10119-11	4	2

Attachment to Section 2(d) of Bill No. 483  
**PUBLIC UTILITY AGENCY OF GUAM  
 FUTURE LAND USE REQUIREMENTS**

	LAND USAGE	LOT NO.	DLM NO. OF ACRES	PUAG NO. OF ACRES	MUNICIPAL VILLAGE
1	Well	3323-1	0.06	0.06	M10/Sinajon
2	Well	10125-2	0.06	0.06	M05/Dededo
3	Well	10129-1	0.06	0.06	M05/Dededo
4	Well	10125-1-1	0.06	0.06	M05/Dededo
5	Well	10120-3	0.06	0.06	M05/Dededo
6	Well	10125-3	0.06	0.06	M05/Dededo
7	Well	10120-7	0.06	0.06	M05/Dededo
8	Well	7116-1-2-1	0.06	0.06	M13/Yigo
9	Well	10120-R16	0.06	0.06	M05/Dededo
10	Well	7116-3	0.06	0.06	M13/Yigo
11	Wells	7055	29.16	29.16	M13/Yigo
12	Well	10140-R1	0.06	0.06	M05/Dededo
13	Well	5380-R2	0.06	0.06	M04/Barrigada
14	Well	286	0.50	0.50	M09/Piti
15	Well	7116-1-1	0.56	0.56	M13/Yigo
16	Well	5369-1-7	0.06	0.06	M04/Barrigada
17	Well	10122-R18	0.50	0.50	M05/Dededo
18	Well	7116-5	0.06	0.06	M13/Yigo
19	Well	7116-1-2-R2	0.06	0.06	M13/Yigo
20	SUBTOTAL WELLS:		31.62	31.62	

## SCHEDULE TO SECTION 9 OF BILL NO. 483

	LOT NO.	LOT NO.	LOT NO.
1.	88, Block 9	25. 3434 (partial taking)	49. 5 (Tract No. 198)
2.	88-1	26. 3390-2NEW-1	50. 6 (Tract No. 198)
3.	89	27. 3390-2NEW-2	51. 33 (Tract No. 198)
4.	90	28. 3390-2NEW-R2	52. 34 (Tract No. 198)
5.	91	29. 3390-1	53. 35 (Tract No. 198)
6.	92	30. 3284-R1	54. 36 (Tract No. 198)
7.	93	31. 3283 (partial taking)	55. 37 (Tract No. 198)
8.	94	32. 3282-1	56. 38 (Tract No. 198)
9.	94	33. 3282-2	57. 39 (Tract No. 198)
10.	95, Block 10	34. 3282-3	58. 450-R4 (partial taking)
11.	96, Block 10	35. 3282-4	
12.	97, Block 11	36. 3282-5	
13.	98	37. 3282-6	
14.	99	38. 3282-7	
15.	101	39. 3282-8	
16.	102	40. 3282-9	
17.	103	41. 3282-R10	
18.	104	42. 3282-10R/W	
19.	105, Block 11	43. 3280-2	
20.	107	44. 1 (Tract No. 198)	
21.	108	45. 2-1 (Tract No. 198)	
22.	109	46. R1 (Tract No. 198)	
23.	111-1	47. 3 (Tract No. 198)	
24.	3390-R2	48. 4 (Tract No. 198)	

**EXHIBIT PT**

**SCHEDULE 5**

CONSTRUCTION COST ESTIMATES				DATE PREPARED		SHEET 1 OF 1	
DRAWING NO.		ESTIMATOR			CHECKED BY:		
SUMMARY	QUANTITY		LABOR		MATERIAL		
	NO. UNITS	UNIT MEAS.	PER UNIT	TOTAL	PER UNIT	TOTAL COST	
1. Administration							
Building	112445	SF				Lump Sum @ \$150	\$16,866,750
2. Transmission and							
Distribution Building	13888	SF				Lump Sum @ \$100	\$1,388,800
3. Materials Management							
Warehouse Building	14025	SF				Lump Sum @ \$100	\$1,402,500
4. Transportation							
Building	17029	SF				Lump Sum @ \$100	\$1,702,900
						Subtotal	\$21,360,950
5. Site Development							
Cost	562212	SF				Lump Sum @ \$4.50	\$2,529,954
6. Landscape							
	562212	SF				Lump Sum @ \$0.70	\$393,548
7. Equipment & Furnitures							
						Subtotal	\$722,160
ADD:							
A. Insurance Bonds @ 1.98%							\$495,131
B. Overhead & Profit 15%							\$3,750,992
C. GRT 4%							\$1,000,265
						GRAND TOTAL	\$30,253,000
JUAN C. TENORIO & ASSOCIATES, INC.				PROJECT:		SHEET	
ENGINEERS • PLANNERS				GPA CENTRAL OFFICE CONSOLIDATION		1 OF 1	
BY	DATE	CHECKED BY	DATE	SUBJECT:			
FZD	5/18/94			BUDGET COST ESTIMATE			



**EXHIBIT PT**

**SCHEDULE 6**

## 1. EXISTING FACILITIES

INFLATION EFFECTS ON LEASE: \$78,787/MONTH			
n (yrs)	i (%)	FV (\$)	PV (\$)
20	4	28,897,072	13,001,577
30	4	54,682,070	16,502,823

## 2. PROPOSED FACILITIES

PROJECT COST	
ALL CONCRETE	30,283,000

## 3. COST COMPARISON, PRESENT VALUE OF UNIT COST (Cost per sq ft)

Name	PROPOSED FACILITIES		LEASED FACILITIES	
	All Concrete	20-yr Period	30-yr Period	
Total Area (sq ft)	157,387	58,250	58,250	
Present Value (PV)	\$30,283,000	13,001,577	16,502,823	
Unit Cost (No Bond)	\$192	\$223	\$283	
Unit Cost (6.5% 30-yr Bond)	\$178			

## 4. PROJECTED COST ALL CONCRETE OPTION (4% inflation)

YEAR 1	YEAR 2	YEAR 3
\$31,516,776	\$32,800,818	\$34,137,174

**GUAM POWER AUTHORITY**

**TESTIMONY OF**

**CURTIS K. WINTERFELD**

**YIGO COMBUSTION TURBINE**

**MAY 1994**

**DOCKET NO. 92-010**

1 **I. QUALIFICATION**

2

3 **Q. PLEASE STATE YOUR NAME, OCCUPATION, AND BUSINESS**  
4 **ADDRESS.**

5 A. My name is Curt Winterfeld. My business address is the Fourth and  
6 Blanchard Building, 2101 Fourth Avenue, Seattle, Washington, 98121. I  
7 am a Project Manager in the Utility Consulting office of R.W. Beck,  
8 Engineers and Consultants, and am a partner in the firm.

9

10 **Q. PLEASE IDENTIFY R.W. BECK.**

11 A. R.W. Beck is a nationally-recognized firm serving clients throughout the  
12 United States and abroad as engineers and consultants, principally in  
13 energy and utility matters.

14

15 **Q. ON WHOSE BEHALF ARE YOU TESTIFYING IN THIS PROCEEDING?**

16 A. I am testifying on behalf of the Authority.

17

18 **Q. PLEASE DESCRIBE YOUR ACADEMIC AND PROFESSIONAL**  
19 **BACKGROUND.**

20 A. I graduated from Harvard University in 1976 with a Bachelor of Arts and a  
21 Bachelor of Science degree in Engineering.

1           During my employment with R.W. Beck, I have worked on the preparation  
2           and analysis of electric rate filings, the preparation of utility rate forecasts  
3           and least-cost resource plans, the preparation of rules and rates for  
4           purchasing from Federal Qualifying Facilities and independent power  
5           producers, and the development and use of various computer models  
6           associated with the foregoing areas of study.

7  
8           Prior to joining this firm in 1981, I worked for the Idaho staff of the  
9           Northwest Power Planning Council and for the Idaho Public Utilities  
10          Commission. With the Idaho Commission, I held various positions,  
11          including Director of Rates and Engineering. I have also provided  
12          independent consulting services to industrial and development firms and to  
13          other consulting firms.

14  
15          A list of my prior testimony before regulatory commissions and court is  
16          provided in Schedule 1.

III. PURPOSE OF TESTIMONY

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**Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY IN THIS PROCEEDING?**

**A.** I will present the reasons why GPA has determined that it should purchase the Yigo CT and the likely negative consequences that would ensue if does not purchase the unit.

**Q. WHY IS GPA PROPOSING TO PURCHASE THE YIGO CT?**

**A.** There are several reasons. First and foremost, the CT capacity is needed to allow GPA to liably and economically to meet its customer loads. The analysis prepared on April 11 of this year by R.W. Beck in cooperation with RMI clearly shows that the capacity from Yigo will be required from the perspective of reliability. Even with Piti 3-5 and Weber 1-2 in operation and with 21 MW of interruptible load, loss of load hours would be about twice GPA's planning standard without the Yigo CT in 1996 (the first year after termination of the current lease). Given the optimistic assumptions on which this figure is based, the projected loss of load hours will almost certainly increase as assumptions are updated with better, more current information.

*what about the 80 mg  
Coburn 3 of 4*

1 In operation, the unit has proven reliable and effective in peaking and  
2 intermediate duty service. Recent experience on the unit has shown it to  
3 be more than one-third more fuel efficient than the Dededo CT.  
4

5 Second, there are important practical considerations. The Yigo CT is  
6 complete and operating successfully. To dispose of this unit and have to  
7 replace it later would result in additional risks attendant in the  
8 development of any new generating units. This unit is the same type and  
9 vintage as the combustion turbine at Macheche. This is ideal in terms of  
10 minimizing future operating and maintenance costs of the two units, a  
11 consideration not explicitly included in previous cost analyses.  
12

13 On the financial side, if the unit is not purchased by GPA, the lease terms  
14 require that (1) the unit be sold within one-year period and GPA make up  
15 any shortfall in the resale price less than 85% of the original purchase  
16 price. The original purchase price was approximately \$16 million, leaving  
17 GPA to guarantee that net proceeds (after adjustment for shipping,  
18 insurance and marketing costs) will be at least \$13.6 million. Therefore, if  
19 GPA does not proceed with purchase of the unit, it will assume the risk of  
20 making up any shortfall from re-sale of the unit.

21 **Q. ARE THERE WAYS THAT THE VALUE OF THE UNIT CAN BE**  
22 **FURTHER ENHANCED UNDER GPA'S OWNERSHIP?**

1 A. Yes. If GPA purchases the unit, it will consider relicensing the unit to  
2 permit extended operations. The current permit limits the total fuel  
3 burned within a 12-month period to the equivalent of full load operation  
4 for approximately 40% of the year. In addition, it may consider future  
5 changes in unit configuration that would further enhance fuel efficiency,  
6 peaking output, or both.

7  
8 **Q. IF GPA PURCHASES THE UNIT, WHAT IS THE TOTAL CAPITAL  
9 COST?**

10 A. GPA's non-financing cost includes the balloon payment to the lessor of  
11 approximately \$13.6 million, an allowance for some minor project  
12 additions and an allowance for the costs of re-permitting the unit in order  
13 to extend the allowance for annual fuel consumption.

14  
15 **Q. WHAT ARE THE IMPLICATIONS OF GPA NOT PURCHASING THE  
16 UNIT?**

17 A. GPA will have to provide notice to the lessor that GPA will sell (or, if there  
18 is no sale, return) the unit. GPA would then be exposed to the risk of  
19 making up any shortfall in the re-sale price. There could also be  
20 additional costs absorbed by GPA for shipping, insurance, marketing and  
21 site restoration. The Yigo site would also be subject to reversion to  
22 GovGuam and possibly not available lots to GPA if needed.



*What's the impact  
7-8 CT*

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GPA would then be faced almost immediately with having to begin planning the acquisition of replacement capacity. This would entail further expense in planning, procurement, and permitting. It would also divert GPA's personnel resources away from other crucial projects, including the permitting and oversight of Cabras #3 and, potentially, #4. Until that new capacity is completed, GPA would also face significant decreases in system reliability and customer service and could well incur higher fuel expense due to operation of less fuel efficient units.

**Q. MR. WINTERFELD, EARLIER YOU INDICATED THAT THE YIGO CT CAPACITY WOULD BE REQUIRED TO MAINTAIN RELIABILITY LEVELS CONSISTENT WITH GPA'S PLANNING TARGET. COULD INTRODUCTION OF AN INTERRUPTIBLE RATE PROGRAM OFFSET THE NEED FOR THIS CT CAPACITY?**

A. No, that would be unlikely. As I indicated, the analysis of April 11 prepared in cooperation with RMI already assumed the implementation of an interruptible load program that would result in 21.5 MW of firm load being converted to interruptible. This represents about 9% of current firm load. It's doubtful, at least in the short-run, that an interruptible load program will be more successful than already assumed in the analysis of April 11.

1

2 While Mr. Gawlik's letter of May 7, 1994 to Mr. Boertzel indicated that an  
3 interruptible load program should be considered as a factor that could  
4 minimize the need beyond 1995 for the Yigo CT, his premises appear in  
5 error: the reliability analysis already assumed full implementation of an  
6 interruptible load program. Full implementation of an interruptible load  
7 program is, in fact, one of the optimistic assumptions to which I referred  
8 earlier, which, when updated with better information, will likely further  
9 contribute to the need to retain the Yigo CT.

10

11 **Q. IF INTERRUPTIBLE LOAD HAD NOT ALREADY BEEN ASSUMED,**  
12 **WOULD YOU HAVE CONSIDERED IT A COST-EFFECTIVE**  
13 **ALTERNATIVE TO PURCHASE OF THE YIGO CT?**

14 A. No, not unless GPA was reasonably certain that the Yigo CT could be re-  
15 sold for net proceeds approaching GPA's guarantee to the lessor of \$11.1  
16 million. Without such assurance, GPA would risk paying up to \$9.6  
17 million to the lessor, while still paying for interruptible load in the form of  
18 rate credits for program participants.

19 **Q. DOES THAT CONCLUDE YOUR PRE-FILED TESTIMONY?**

20 A. Yes, it does.

21