

*Territory of Guam*  
*Territorio Guam*

OFFICE OF THE GOVERNOR  
FINANCIERAS  
AGANA, GUAM 96910

RECEIVED  
OFFICE OF THE SPEAKER  
DATE: 3/3/94  
TIME: 7:00  
RECD BY: [Signature]

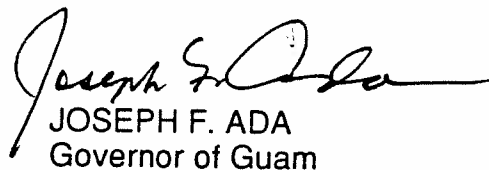
MAR 03 1994

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. 522 which I have signed into law this date as  
Public Law 22-79.

Sincerely yours,

  
JOSEPH F. ADA  
Governor of Guam

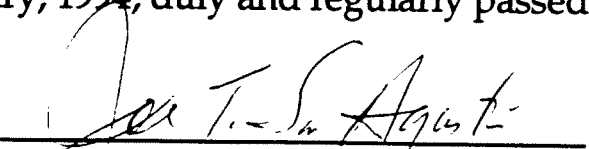
220555

Attachment

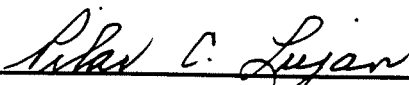
TWENTY-SECOND GUAM LEGISLATURE  
1994 (SECOND) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

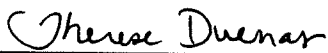
This is to certify that Substitute Bill No. 522 (LS), "AN ACT TO AUTHORIZE THE SALE TO ROY DUEÑAS OF A PORTION OF AN ALLEY IN AGAÑA AND TO AUTHORIZE THE EXCHANGE WITH HIM OF AN ADDITIONAL PORTION OF SUCH ALLEY WITH A PORTION OF LOT NO. 1496-2, AGAÑA," was on the 16th day of February, 1994, duly and regularly passed.

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

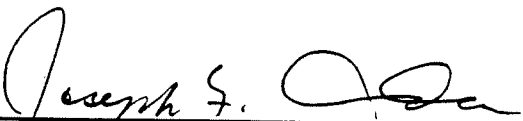
Attested:

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

-----  
This Act was received by the Governor this 23rd day of February,  
1994, at 3:53 o'clock P.M.

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

APPROVED:

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

Date: March 3, 1994

Public Law No. 22-79

TWENTY-SECOND GUAM LEGISLATURE  
1993 (FIRST) Regular Session

Bill No. 522 (LS)  
As substituted by the Committee on  
Housing and Community Development

Introduced by:

E. D. Reyes  
T. S. Nelson  
T. C. Ada  
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. P. Aguon  
E. P. Arriola  
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 SALE TO ROY DUEÑAS  
OF A PORTION OF AN ALLEY IN AGAÑA AND TO  
AUTHORIZE THE EXCHANGE WITH HIM OF AN  
ADDITIONAL PORTION OF SUCH ALLEY WITH A  
PORTION OF LOT NO. 1496-2, AGAÑA.

1

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

1           **Section 1. (a) Legislative statement.** There are six (6) more or less  
2 contiguous small lots in the Agaña area which are owned by a common  
3 owner, and which are not individually developable because of a public  
4 alleyway that separates two (2) of the lots from the other four (4). The  
5 Legislature finds that a relocation of such alleyway would serve the public  
6 interest because such relocation would allow for consolidation of the six (6)  
7 lots into a larger and more developable lot while not interfering with public  
8 access to and along the alleyway. The alleyway consists of approximately 120  
9 square meters and the proposed relocated alleyway will consist of 82 ± square  
10 meters. Relocation of the alleyway can be accomplished if the government of  
11 Guam exchanges 82 square meters with one (1) of the owner's six (6) lots and  
12 sells the remaining 38 square meters of the current alleyway to the owner at  
13 their fair market value.

14           Exhibit "A" attached to this Act is a sketch of the area showing the  
15 current alleyway and the proposed relocation by way of the sale and  
16 exchange.

17           **Section 2. Authorization for land exchange and sale.** The Governor is  
18 hereby authorized to enter into the following land transactions with Roy  
19 Dueñas:

20           (1) To exchange on an value-for-value basis 82 square meters  
21 of a public alleyway which separates Lots Nos. 1473-1-2 and 1473-2  
22 from Lots Nos. 1496-2 and 1477-1, for 82 square meters of Lot No.  
23 1496-2, all located in Agaña;

24           (2) To sell 38 square meters of the alleyway described in  
25 subsection (a) of this section to Roy Dueñas at their fair market  
26 value;

1           (3) The cost of all appraisals, surveys, map preparation and  
2 any other costs related to such land exchange and sale shall be paid  
3 by Roy Dueñas. All surveys and appraisals required for the land  
4 exchange and sale herein shall be done by registered land surveyors  
5 and appraisers and shall be subject to the approval of the Director of  
6 Land Management.

7           **Section 3. Proceeds of land sale to be deposited in Chamorro Home**  
8 **Loan Fund.** All proceeds from the sale of land authorized in Section 2 of this  
9 Act shall be promptly deposited in the Chamorro Land Trust Commission's  
10 Chamorro Home Loan Fund.

11           **Section 4. General terms and conditions of the sale and exchange.** The  
12 sale and exchange of government of Guam real property authorized in this  
13 Act are **subject** to the following additional terms and conditions:

14           (a) **Appraisal.** The appraisal necessary to such sale and  
15 exchange shall be undertaken by two (2) independent appraisers  
16 licensed to do business in Guam. The average of the two (2)  
17 appraisals shall be utilized as the values for the basis of the sale and  
18 exchange, which are based on fair market value.

19           (b) **No prohibition against building.** Nothing contained in this  
20 Act shall be construed to prevent or prohibit Roy Dueñas from  
21 improving the land he receives or from building, erecting or  
22 constructing structures thereon in accordance with the building and  
23 zoning laws of Guam.

24           (c) **Monumenting survey.** In the survey required under the  
25 provisions of this Act, the surveyor shall install permanent concrete  
26 monuments at each point of the surveyed properties.



**SYMBOLS**  
 1. 100' x 100' Meters

**VONTRIVILLAS**  
 1971-12-15-74

**NOTES**

- 1. All dimensions are in meters.
- 2. All bearings are in degrees, minutes and seconds.
- 3. All distances are in meters.
- 4. All bearings and distances are to be used as shown.
- 5. All bearings and distances are to be used as shown.

**REFERENCES**

1. NEMI T. DE CAUHO, RLS #32, DATE \_\_\_\_\_

TERRITORIAL PLANNER DATE \_\_\_\_\_

TERRITORIAL SURVEYOR DATE \_\_\_\_\_

**PT. DE CASTRO & ASSOCIATES**  
 1000 BARRIO LAS CASAS  
 SAN JUAN, P.R. 00909  
 TEL: (787) 734-1111

**PROPOSED CONSOLIDATION**

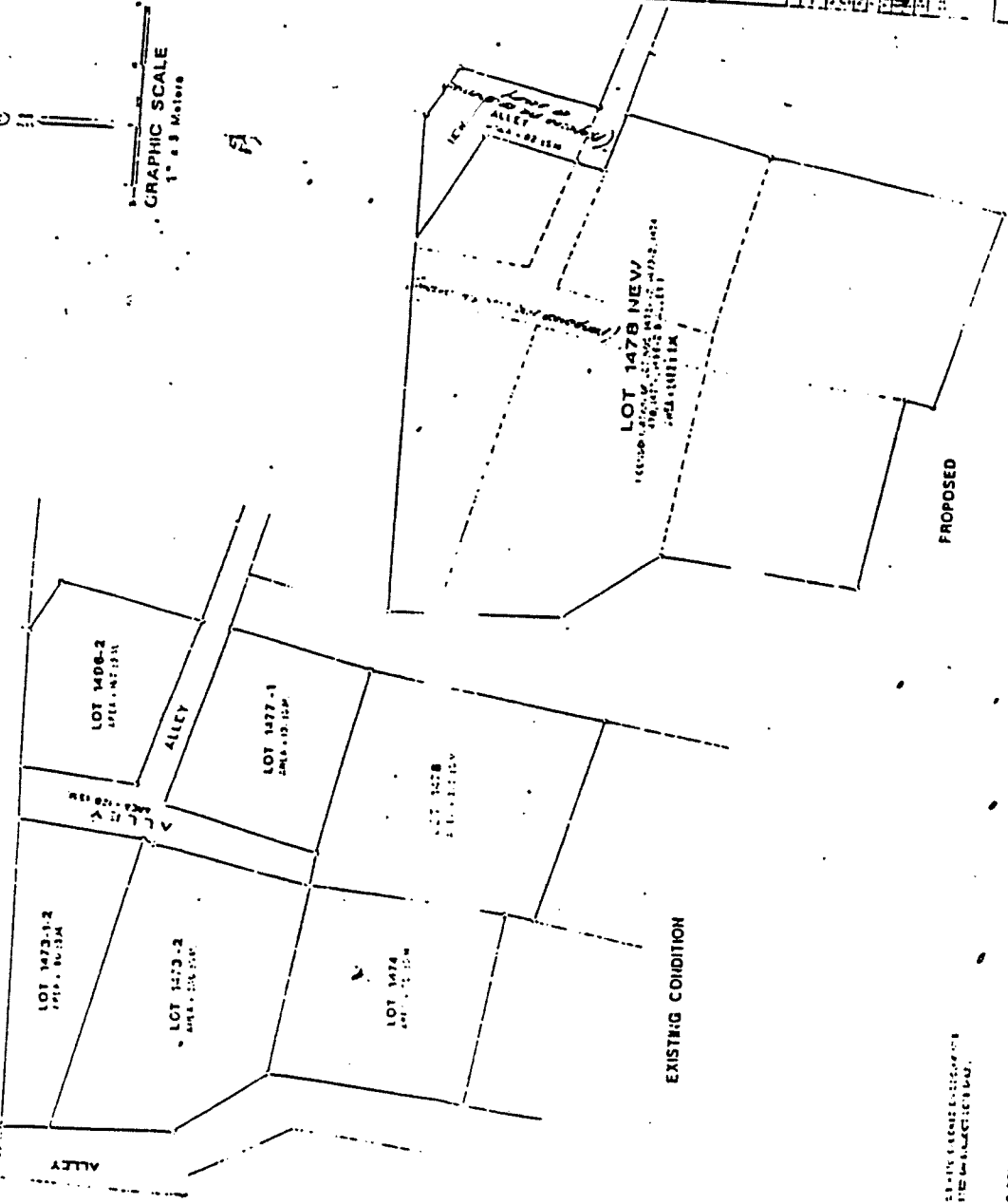
DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

**GRAPHIC SCALE**  
 1" = 3 Meters



**EXISTING CONDITION**

**PROPOSED**

**CONSERVATION**

**PLANNER**

**DATE**

**DATE**

**DATE**

**DATE**

**DATE**

**DATE**

**DATE**

**NOTE**

**DATE**

**DATE**

**DATE**

# TWENTY-SECOND GUAM LEGISLATURE

1994 (SECOND) Regular Session

Date: 2/16/94

## VOTING SHEET (AS REVISED)

Bill No. 522  
 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

August 4, 1993

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. 522**, "An Act to Authorize the Governor to Relocate an Alleyway in Agana by Means of Both Exchange and Sale of Parts thereof.", wishes to report back to the Legislature with its recommendation to pass Bill No. 522. The voting record is as follows:

TO PASS	<u>6</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.



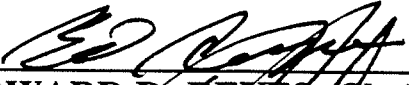
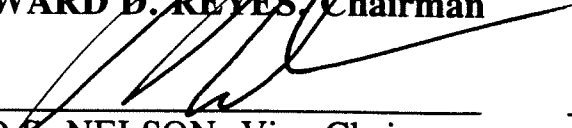
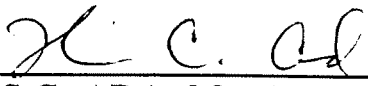
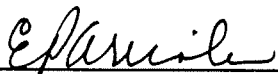
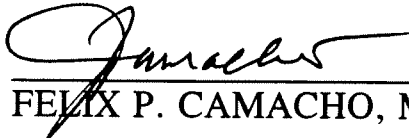

EDWARD D. REYES

Attachments



**COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT**  
**22nd Guam Legislature**  
**VOTING RECORD**

**BILL NO. 522** "An Act to Authorize the Governor to Relocate an Alleyway in Agana by Means of Both Exchange and Sale of Parts thereof."

	TO PASS	NOT TO PASS	ABSTAIN	INACTIVE FILE
 EDWARD B. REYES, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 TED S. NELSON, Vice-Chairman	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANCISCO R. SANTOS, Member	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# 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

July 28, 1993

## MEMORANDUM

TO: Members

FROM: Chairman

SUBJECT: Committee Report - Bill No. 522 - "An Act to Authorize the Governor to Relocate an Alleyway in Agana by Means of Both Exchange and Sale of Parts thereof."

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. 522
2. Committee Voting Sheet;
3. 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. 522**

**AN ACT TO AUTHORIZE THE GOVERNOR TO  
RELOCATE AN ALLEYWAY IN AGANA BY  
MEANS OF BOTH EXCHANGE AND SALE OF  
PARTS THEREOF.**

**JUNE 29, 1993**

## **I. OVERVIEW**

The Committee on Housing and Community Development scheduled a Public Hearing on June 29, 1993 at 9:00 a.m. in the Legislative Public Hearing Room, Temporary Legislative Building, Agana, Guam. Public notice was printed in the Pacific Daily News on June 25, 1993.

Members of the Committee present at the public hearing were:

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

Appearing before the Committee to testify on Bill 522 were:

Mr. Frank Castro, Director, Department of Land Management.

## **II. SUMMARY OF TESTIMONY**

Mr. Frank Castro.

To deny Mr. Duenas' request for the realignment of the alley would deprive him of his enhancing the development of his property. By rerouting the alley to the corner of his lot will not landlock and will not affect the adjoining properties within the area. He is totally in favor of this bill.

### III. FINDING AND RECOMMENDATION

The Committee finds that Mr. Duenas' request for the realignment of the alley is reasonable. The alleyway consists of approximately 120 ± square meters and the proposed relocated alleyway will consist of 82 ± square meters. Relocation of the alleyway can be accomplished if the government of Guam exchanges 82 ± square meters with one of Mr. Duenas' six lots and sells the remaining 38 ± square meters of the current alleyway to Mr. Duenas at fair market value.

The Committee on Housing and Community Development to which was referred **Bill No. 522 "AN ACT TO AUTHORIZE THE GOVERNOR TO RELOCATE AN ALLEYWAY IN AGANA BY MEANS OF BOTH EXCHANGE AND SALE OF PARTS THEREOF."** - does hereby submit its findings and recommendation to the Twenty-Second Guam Legislature **"TO DO PASS" Bill No. 522.**

1 a) the Governor is authorized to exchange on an area-for-area basis 82 square  
2 meters of a public alleyway which separates Lot Nos. 1473-1-2 and 1473-2 from Lot  
3 Nos. 1496-2 and 1477-1 for 82 square meters of Lot No. 1496-2, all in Agana;

4 b) the Governor is further authorized to sell 38 square meters of the alleyway  
5 mentioned in subsection a) above to Roy Duenas at fair market value;

6 c) the cost of all appraisals, surveys, map preparation or any other costs related  
7 to the above land exchange and sale shall be paid by Mr. Roy Duenas. All surveys and  
8 appraisals required for the land exchange and sale herein shall be done by registered  
9 land surveyor and appraisers and shall be subject to the approval of the Director of  
10 Land Management. In conducting the survey, the surveyor shall install permanent  
11 concrete monuments at all points;

12 d) the land exchange and sale authorized by this Act shall be exempt from the  
13 provisions of §2109, Title 2, Guam Code Annotated and the provisions of Chapter 75,  
14 Title 21, Guam Code Annotated.

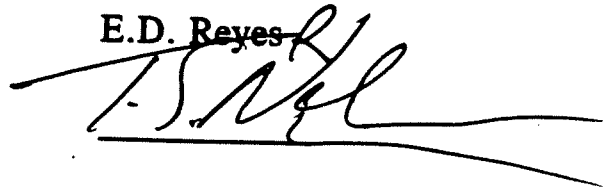
15 **SECTION 3. Proceeds of Land Sale to be Deposited in Chamorro Home**  
16 **Loan Fund.** All proceeds from the sale of land authorized in Section 2 above shall be  
17 promptly deposited in the Chamorro Land Trust Commission's Chamorro Home Loan  
18 Fund.

93 JUN 22 PM 4:33

Bill No. 522

Introduced by:

E.D. Reyes



AN ACT TO AUTHORIZE THE GOVERNOR TO RELOCATE AN ALLEYWAY IN AGANA BY MEANS OF BOTH EXCHANGE AND SALE OF PARTS THEREOF.

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

2 SECTION 1. **Legislative Intent.** There are six more or less contiguous small  
3 lots in the Agana area which are owned by a common owner, namely, Roy Duenas,  
4 and such lots are not individually developable because of a public alleyway that  
5 separates two of the lots from the other four. The Legislature finds that a relocation of  
6 such alleyway would serve the public interest because such relocation would allow for  
7 consolidation of the six lots into a larger and more developable lot while not  
8 interfering with public access to and along the alleyway. The alleyway consists of  
9 approximately 120 square meters and the proposed relocated alleyway will consist of  
10 82 ± square meters. Relocation of the alleyway can be accomplished if the  
11 government of Guam exchanges 82 square meters with one of Mr. Duenas' six lots  
12 and sells the remaining 38 square meters of the current alleyway to Mr. Duenas at fair  
13 market value.

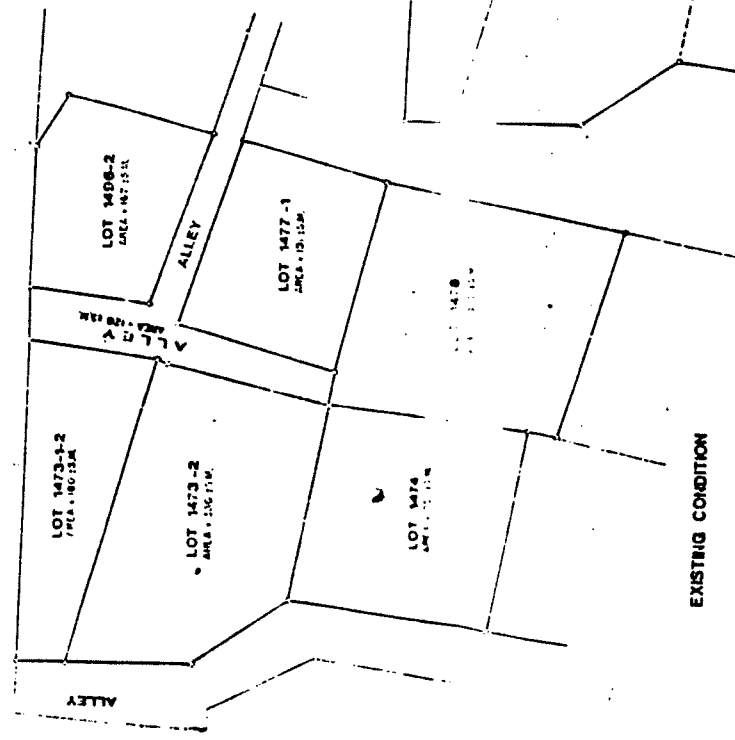
14 Exhibit "A" attached to this Act is a sketch of the area showing the current  
15 alleyway and the proposed relocation.

16 SECTION 2. **Authorization for Land Exchange and Sale.** The Governor of  
17 Guam is hereby authorized to enter into the following land transactions with Mr. Roy  
18 Duenas:



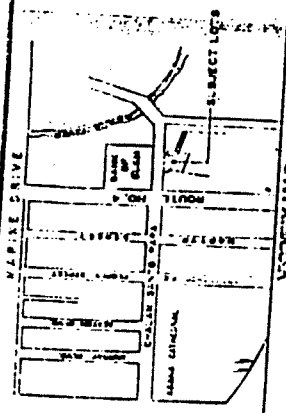
**EXHIBIT "A"**

TO ROUTE 6  
 DE CHAL SALVADORENSE 15 MILES 8"



**EXISTING CONDITION**

NOTE: REPERMITS CALIBRE CALCULATIONS  
 SUBMITTED ON SUBJECT'S DAY.



**SYMBOLS:**  
 1 - 100% LOT

**NOTES:**  
 1. All lots shown on this map are subject to the provisions of the City of San Salvador.  
 2. All lots shown on this map are subject to the provisions of the City of San Salvador.  
 3. All lots shown on this map are subject to the provisions of the City of San Salvador.  
**REFERENCES:**

**MEMO T. DE CASTRO, ALSEPE, DATE**  
 Approved For: \_\_\_\_\_  
**TERRITORIAL PLANNER DATE**  
 Approved For: \_\_\_\_\_  
**TERRITORIAL SURVEYOR DATE**

**PROPOSED CONSOLIDATION:**  
 CP  
 U.S. DEPARTMENT OF AGRICULTURE  
 COUNTY OF LOS ANGELES

**R.T. DE CASTRO & ASSOCIATES**  
 RESIDENTIAL ARCHITECTS  
 1000 S. G ST. SUITE 101  
 LOS ANGELES, CALIF. 90015  
 TEL: (213) 748-1111

APPLICANT'S NAME	DATE	APPROVED FOR NAME	DATE
APPLICANT'S ADDRESS	DATE	APPROVED FOR ADDRESS	DATE
APPLICANT'S PHONE	DATE	APPROVED FOR PHONE	DATE
APPLICANT'S OCCUPATION	DATE	APPROVED FOR OCCUPATION	DATE
APPLICANT'S SIGNATURE	DATE	APPROVED FOR SIGNATURE	DATE
APPLICANT'S TITLE	DATE	APPROVED FOR TITLE	DATE



**Bill No. 518** - An Act to Authorize the Governor to Exchange Government Property in Dededo for Real Property in Mangilao, Municipality of Barrigada; by Sen. Reyes.

**Bill No. 522** - An Act to Authorize the Governor to relocate an Alleyway in Agana by means of both Exchange and Sale of Parts thereof; by Sen. Reyes.



**NOTICE OF PUBLIC HEARING**

**Senator Edward D. Reyes**

**Chairman**

**Committee on Housing and Community Development**

**Twenty-Second Guam Legislature**

**Bill No. 7 (LS)** - An Act to Rezone Lot No. 7, Tract No. 2202, Asan/Piti from Agriculture Zone (A) to Multiple Dwelling (R-2); by Sen. Gutierrez

**Bill No. 116 (LS)** - An Act to Authorize the Transfer of a certain parcel of Government land situated in Mangilao, Municipality of Barrigada, to the University of Guam for Affordable Staff Housing; by F.R. Santos

**Bill No. 231** - An Act to Rezone Lot No. 67-R, Municipality of Inarajan, from Single Family Residential (R1) to Commercial (C), by F.R. Santos

**Bill No. 272** - An Act to Rezone Lot No. 2265-REM-8-11, AS-PENGAO, Municipality of Barrigada, Containing an area of 7,000 +/- square meters, owned by Zachary Leon Guerrero Conception from R-1 zone to R-2 (Multiple Family) zone; by Sen. Aguon

**Bill No. 514** - An Act to Rezone Lot No. 6 NEW, Block 9, Municipality of Barrigada, consisting of 1,323 square meters, from R1 One-Family Dwelling to R2 Multiple Dwelling; by Sen. Reyes

**Bill No. 518** - An Act to Authorize the Governor to Exchange Property in Dededo for Real Property in Mangilao, Municipality of Barrigada; by Sen. Reyes

**Bill No. 522** - An Act to Authorize the Governor to Relocate an Alleyway in Agana by Means of Both Exchange and Sale of Parts Thereof; by Sen. Reyes.

**Bill No. 523** - An Act to Authorize the Governor of Guam to Exchange a Portion of Lot No. 5372-3A for Lot No. 5396-R5-NEW-3, Owned by Liebenzell Mission-Guam, a Non-Profit Corporation, Both Situated in Mangilao, Municipality of Barrigada; by Sen. Reyes

**Bill No. 524** - An Act to Add a New Paragraph to Section 60105, Chapter 60, Title 21 GCA, to Allow the Director of Land Management to Provide Technical, Administrative, and Other Necessary Assistance to the Chamorro Land Trust Commission for Purposes of Maintaining the Land-Use Permit ("Arrendu") Program and Other Land Lease Programs Under the Commission and for Other Purposes; by Sen. Reyes.

**Date:** Tuesday, June 29, 1993

**Time:** 9:00 AM

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

**The Public is Invited to Attend and Participate**

# **J.C. CONCEPCION & ASSOCIATES**

## **Real Estate Appraisal Services**

*Suite 212, 194 Hernan Cortes Avenue, Agana, Guam 96910 - Tel (671) 477-6366/7 Fax - (671) 477-6368*

---

February 11, 1994

Mr. Roy Duenas  
2nd Floor, Julale Shopping Center  
West O'Brien Drive  
Agana, Guam 96910

Ref: Letter of Value  
Appraisal of a Portion of a Government Owned Alley  
Located within Lot 1478-NEW, Agana, Guam

Dear Mr. Duenas:

We are pleased to submit the value estimate of the fee simple interest of the above captioned property. The property appraised, a portion of a governmental easement (actually an old bull-cart trail) containing an area of 38 square meters, is located in the district of Agana. More accurately, the subject is located south of Chalan Santo Papa and east of Route Number Four adjacent to the Bank of Guam Highrise Building. As requested, we have valued and evaluated only 38 square meters. It is our understanding that you desire to achieve full comprehension of property values and real estate information prevalent in the district of Agana and that the purpose of the appraisal report, therefore, would be to appropriately estimate the value of the respective rights of the subject. The function of the report, as explained, is to help determine the value of this particular portion of the alley. Ultimately, the value stated in this letter would help determine your decision to purchase the subject for consolidation of the adjoining parcels for a proposed development.

The valuation of the subject site was done considering using all approaches to value with proper applications of the factors inherent to market value. These were performed based on the compilation of data pertinent to valuating the market value of the land. The analysis relates to current and latent economic factors lending to probabilities of development potential. In short, we used the comparison approach (the market data approach) with the influence of the site's highest and best use as perceived by the market.

On the basis of our analysis and conclusions we favored the Market Data Approach to Value to best represent the probable estimated market value of the subject property. It is our formed opinion that the market value of the subject property, as of the date of this letter, is:

NINE THOUSAND FIVE HUNDRED DOLLARS  
(\$ 9,500)

Further conclusions are as follows:

This value is contingent upon the certifications of the appraiser, as well as, all limiting conditions, assumptions, and definitions contained in this letter.

It should be further noted that this letter of value should not be construed as a comprehensive appraisal report. Therefore, the value presented should not be used as a basis of determining a probable loan amount. This letter is intended to provide a preliminary value only. While the data used in our value determination is included in this letter, the final report of the subject and our analysis of value, will contain elaborate, pertinent data relative to our estimation.

The term market value is defined as: *"the most probable price estimated in terms of money (U. S. legal tender) which a property would bring if exposed for sale for a reasonable time on the open market, to a seller, willing but not compelled to buy; both parties being fully informed of all the purposes of which the property is best adapted and is capable of being used."*

Except as specifically noted, I certify that:

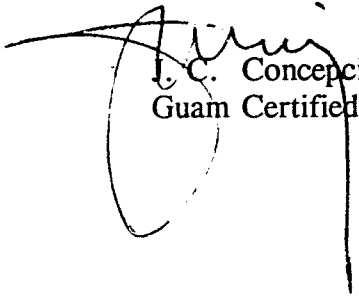
1. *The appraiser has no present or contemplated future interest in the property appraised; and neither employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.*
2. The Appraiser has no personal interest in, or, bias concerning the subject matter of the appraisal report or the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the properties near the property appraised.
3. The Appraiser has physically viewed the property, inspected the surrounding, similar properties, and to the best of the Appraiser's knowledge and belief, all statements and information shown in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingents and limiting conditions are contained here (imposed by the terms of assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).
5. *This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations. This report was further prepared in compliance with the provisions of the Uniform Standards of Professional Appraisal Practice (USPAP) and conforms to the standards as required by the Federal Deposit*

*Insurance Corporation (FDIC) and section 1110 of the Financial Institution Reform, Recovery and Enforcement Act (FIRREA) of 1989.*

6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraisers whose signature appears on the appraisal report. No change of any items in this letter report shall be made by anyone other than the Appraisers, and the Appraisers shall have no responsibility for any such unauthorized change.

We are attaching the Site Valuation Chart prepared by us, explicitly indicating the methodology of the valuation technique. We hope it serves your needs.

Respectfully submitted,



J.C. Concepcion  
Guam Certified Appraiser No. CA 93-007

Attachment

Site Valuation Chart - Government Alley, East Chalan Santo Papa, Municipality of Agaña, GU - February 11, 1994

Appraisal report prepared for Mr. Roy P. Duenas

Subject Property	Address	Sale Price	Price PSM	Proximity to subject	Date of Sale	Location:	Land Area (S.M.)	& View	Usability	Topography	Zoning	Other:	Improvements	Sale Concession	Net Adjustment	Indicated Unit Value	Value Indicated to subject
No. 1 Comparable Sale	Government Alley Lot 2135-1-4-6 Pete Cristosomo St., Tamuning	\$0	\$0.00		N/A	Good	38.00	None	Poor	Level	C	Commercial	None	N/A			
No. 2 Comparable Sale	Lot 5147-2B-REM-SB-2- 1-R2, Tamuning, Dededo	\$550,000	\$291.47	3 Miles	26-Oct-93	Better	1,887.00	None	Average	R-2, Level	Multi-Family	None	None	All Cash	(\$539,000)	\$289.47	\$11,000
No. 3 Comparable Sale	East Ch'n Santo Papa, Agaña Lot 1496-2	\$67,000	\$401.20	1.25 Miles	17-Jun-93	Good	167.00	None	Fair	Average	Commercial	Commercial	None	All Cash	(\$55,200)	\$310.53	\$11,800
No. 4 Comparable Sale	East Ch'n Santo Papa, Agaña Lot 1478	\$150,000	\$461.54	1.25 Miles	14-Apr-93	Good	325.00	None	Average	Level	C	Commercial	None	All Cash	(\$143,800)	\$163.16	\$6,200
No. 5 Comparable Sale	East Ch'n Santo Papa, Agaña Lot 1477-1	\$76,400	\$400.00	1.25 Miles	29-Jan-93	Good	191.00	None	Fair	Fair	Level	C	Commercial	All Cash	(\$65,000)	\$300.00	\$11,400

Explanation of Adjustments:

**Summary of Adjusted Values (Per square meter):**  
 Per square meter range before adjustments: \$175.44 to \$461.54  
 Per square meter range after adjustments: \$163.16 to \$310.53  
 Mean after adj's: \$247.89

**Summary of comparable sales least adjusted:**  
 Comparable Sale Number (1) \$176.32  
 Comparable Sale Number (2) \$289.47  
 Mean of factors: \$232.90

**Summary of comparable sales closest in size & proximity:**  
 Closest in size (3) \$310.53  
 Closest in proximity (3) \$310.53  
 Closest in proximity (4) \$163.16  
 Closest in proximity (5) \$300.00  
 Mean of factors: \$271.06

**Mean of three factors from each summary:**  
 \$250.61

**Valuation:** 38.00 s.m. @ \$250.61 \$9,523 SAY, \$9,500

**NOTE:**  
 All adjustments were rounded to the nearest hundredth.

**Location:**  
 Adjustment indicated reflects a negative 2.5% of salesprice. This was applied due to the subject's location within an area indicated as flood hazard by FEMA.

**Size:**  
 Adjustments based on the difference in size of the subject from each comparable sale multiplied by the per unit value of each respective sale.

**Usability:**  
 Adjustment indicated reflects 5% for fair rating and 7.5% for average rating. Usability of the subject is analyzed as being limited to either an easement, or enlargement of adjoining parcels.

**Zoning:**  
 Adjustments indicated reflects 10% of salesprice. This was based on the higher unit rates that are paid for commercial zoned parcels. This is reflected from the market.



AUG 19 '93

Bill No. 522 (L)

Introduced by:

E.D. Reyes *R*

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AN ACT TO AUTHORIZE THE GOVERNOR TO RELOCATE AN ALLEYWAY IN AGANA BY MEANS OF BOTH EXCHANGE AND SALE OF PARTS THEREOF.

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

2 SECTION 1. **Legislative Intent.** There are six more or less contiguous small  
3 lots in the Agana area which are owned by a common owner, namely, Roy Duenas,  
4 and such lots are not individually developable because of a public alleyway that  
5 separates two of the lots from the other four. The Legislature finds that a relocation of  
6 such alleyway would serve the public interest because such relocation would allow for  
7 consolidation of the six lots into a larger and more developable lot while not  
8 interfering with public access to and along the alleyway. The alleyway consists of  
9 approximately 120 square meters and the proposed relocated alleyway will consist of  
10 82  $\pm$  square meters. Relocation of the alleyway can be accomplished if the  
11 government of Guam exchanges 82 square meters with one of Mr. Duenas' six lots  
12 and sells the remaining 38 square meters of the current alleyway to Mr. Duenas at fair  
13 market value.

14 Exhibit "A" attached to this Act is a sketch of the area showing the current  
15 alleyway and the proposed relocation.

16 SECTION 2. **Authorization for Land Exchange and Sale.** The Governor of  
17 Guam is hereby authorized to enter into the following land transactions with Mr. Roy  
18 Duenas:

1 a) the Governor is authorized to exchange on an area-for-area basis 82 square  
2 meters of a public alleyway which separates Lot Nos. 1473-1-2 and 1473-2 from Lot  
3 Nos. 1496-2 and 1477-1 for 82 square meters of Lot No. 1496-2, all in Agana;

4 b) the Governor is further authorized to sell 38 square meters of the alleyway  
5 mentioned in subsection a) above to Roy Duenas at fair market value;

6 c) the cost of all appraisals, surveys, map preparation or any other costs related  
7 to the above land exchange and sale shall be paid by Mr. Roy Duenas. All surveys and  
8 appraisals required for the land exchange and sale herein shall be done by registered  
9 land surveyor and appraisers and shall be subject to the approval of the Director of  
10 Land Management. In conducting the survey, the surveyor shall install permanent  
11 concrete monuments at all points;

12 d) the land exchange and sale authorized by this Act shall be exempt from the  
13 provisions of §2109, Title 2, Guam Code Annotated and the provisions of Chapter 75,  
14 Title 21, Guam Code Annotated.

15 **SECTION 3. Proceeds of Land Sale to be Deposited in Chamorro Home**  
16 **Loan Fund.** All proceeds from the sale of land authorized in Section 2 above shall be  
17 promptly deposited in the Chamorro Land Trust Commission's Chamorro Home Loan  
18 Fund.

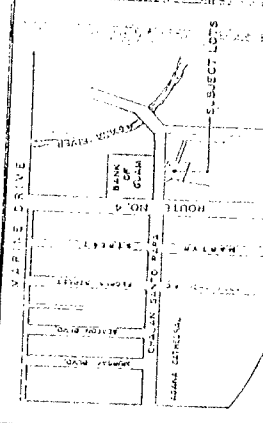
# EXHIBIT "A"

1:00 ROUTE 4 OF CHALMANTO BASIL

16 INCHES



GRAPHIC SCALE  
1" = 5 Meters



SYMBOLS:  
□ - 100% STATION

NOTES:  
1. THIS PROJECT IS A REVISION OF THE PREVIOUS PLAN.  
2. ALL DISTANCES AND DIMENSIONS ARE IN METERS.  
3. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS.  
4. THE TOTAL AREA OF THE PROJECT IS 1,000.00 SQ. M.

REFERENCES:

TERRITORIAL PLANNER: REMI T. DE CASTRO, RLS #22  
 DATE: 15/08/2023  
 APPROVED BY: MR. T. DE CASTRO, RLS #22, 15/08/2023

TERRITORIAL SURVEYOR: \_\_\_\_\_  
 DATE: \_\_\_\_\_

PROPOSED CONSOLIDATION: \_\_\_\_\_

PI DE CASTRO & ASSOCIATES

REGISTERED LAND SURVEYORS  
 OFFICE: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_

CITY OF ASHUA

DEPARTMENT OF LAND MANAGEMENT

DATE: \_\_\_\_\_

PLANNER: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

NOTE: THIS PROJECT IS A REVISION OF THE PREVIOUS PLAN.

DEPARTMENT OF LAND MANAGEMENT

PLANNER: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_