



OFFICE OF THE GOVERNOR
TERRITORY OF GUAM

Date/Time Rec'd	5/3/95 8:45A
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Other Action	Refer to Leg. Sec.

MAY 02 1995

The Honorable Don Parkinson
Speaker
Twenty-Third Guam Legislature
424 West O'Brien Drive
Julale Center - Suite 222
Agana, Guam 96910

REFERRED TO LEGISLATIVE SECRETARY	
RECEIVED BY	[Signature]
Date & Time	2:40 5/3/95
PRINT NAME	Lucy [Signature]

Dear Speaker Parkinson:

Enclosed please find a copy of Bill No. 165 (LS), "AN ACT TO AUTHORIZE THE GOVERNOR TO SELL A PORTION OF THE UNUSED RIGHT-OF-WAY ABUTTING LOT NO. 8-1, TRACT 139, MANGILAO, GUAM", which has been designated **Public Law 23-13**.

Very truly yours,

Madeleine Z. Bordallo
Madeleine Z. Bordallo
Acting Governor of Guam

Attachment
230394

TWENTY-THIRD GUAM LEGISLATURE
1995 (FIRST) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Bill No. 165 (LS), "AN ACT TO AUTHORIZE THE GOVERNOR TO SELL A PORTION OF THE UNUSED RIGHT-OF-WAY ABUTTING LOT NO. 8-1, TRACT 139, MANGILAO, GUAM," was on the 7th day of April, 1995, duly and regularly passed.



D. PARKINSON
Speaker

Attested:



JUDITH WON PAT-BORJA
Senator and Legislative Secretary

This Act was received by the Governor this 17th day of April,
1995, at 11:35 o'clock A.M.



Assistant Staff Officer
Governor's Office

APPROVED:

CARL T. C. GUTIERREZ
Governor of Guam

Date: May 2, 1995

Public Law No. 23-13
(Became law without Governor's signature)

TWENTY-THIRD GUAM LEGISLATURE
1995 (FIRST) Regular Session

Bill No. 165

Introduced by:

A. L. G. Santos
T. S. Nelson
T. C. Ada

J. P. Aguon
E. Barrett-Anderson
A. C. Blaz
J. S. Brown
F. P. Camacho
M. C. Charfauros
H. A. Cristobal
M. Forbes
A. C. Lamorena
C. Leon Guerrero
L. Leon Guerrero
S. L. Orsini
V. C. Pangelinan
D. Parkinson
J. T. San Agustin
F. E. Santos
A. R. Unpingco
J. Won Pat-Borja

AN ACT TO AUTHORIZE THE GOVERNOR TO SELL A
PORTION OF THE UNUSED RIGHT-OF-WAY
ABUTTING LOT NO. 8-1, TRACT 139, MANGILAO,
GUAM.

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

1 **Section 1. Legislative findings.** Judith Paulette Guthertz is the owner
2 of Lot No. 8-1, Tract 139, Mangilao, Guam, otherwise known as "House
3 Number 159, Ministry Road, Mangilao". Her house abuts a documented
4 forty feet-wide government of Guam right-of-way that terminates at a
5 dead-end along the extension of her northern boundary line and the back
6 wall/fence of the University Gardens condominium complex.

7 Ever since Ms. Guthertz acquired Lot 8-1, the dead-end portion of the
8 documented government of Guam right-of-way has been in dire neglect of
9 any kind of maintenance from any government agency. There is no apparent
10 utility line visible of any kind, including power, telephone, water, or sewer,
11 within the bounds of the documented forty feet-wide right-of-way. In order
12 to prevent the continuation of illegal dumping by some irresponsible persons
13 in this area, Ms. Guthertz has taken it upon herself to regularly clean,
14 maintain, and mow the entire dead-end, right-of-way area abutting her
15 property line.

16 Ms. Guthertz has requested the Guam Legislature's assistance to
17 purchase the abandoned and documented forty feet-wide dead-end portion
18 of the right-of-way in order to properly maintain and beautify the area
19 which surrounds her residence. The Legislature is willing to facilitate sale of
20 this easement which has no apparent current or future utility to the
21 government or to any other residents of the area other than Ms. Guthertz.

22 The Legislature finds that Mr. and Mrs. Alfred and Nina Cruz own the
23 lot abutting the opposite side of the easement as Ms. Guthertz's property and
24 that it is only fair that they be given the opportunity to purchase the half of
25 the easement abutting their property if they desire.

1 **Section 2. Sale of government land authorized.** The Governor of
2 Guam is hereby authorized to enter into the herein described land
3 transactions with Ms. Judith Paulette Guthertz and with Mr. and Mrs. Alfred
4 and Nina Cruz.

5 a) The Governor is authorized to sell, at fair market value, one-half of
6 that dead-end portion of the unused forty feet-wide public right-of-way,
7 recorded under Document No. 64369, abutting Lot No. 8-1, Tract 139,
8 Mangilao, Guam to Ms. Judith Paulette Guthertz; the Governor is also
9 authorized to sell at fair market value, the other half of that portion of
10 unused public right-of-way to Mr. and Mrs. Alfred and Nina Cruz. In
11 determining the fair market value of the property, the average of the two (2)
12 highest appraisals which were submitted to the 23rd Guam Legislature's
13 Committee on Community, Housing, and Cultural Affairs will be used.

14 b) In the event that either Ms. Guthertz or the Cruz' do not submit,
15 within 365 days, all documents to the Department of Land Management
16 necessary to effectuate the sale as authorized in subsection (a), then the
17 Governor shall be authorized to sell that party's half of the portion of the
18 easement described herein at fair market value to the other person or couple
19 named in subsection (a).

20 c) The cost of all appraisals, surveys, map preparation or any other
21 costs related to the above land sales shall be paid by Ms. Judith Paulette
22 Guthertz, and by Mr. and Mrs. Alfred and Nina Cruz. All surveys and
23 appraisals required for the land sale herein shall be done by registered land
24 surveyors and appraisers and shall be subject to the approval of the Director
25 of the Department of Land Management. In conducting the survey, the
26 surveyor shall install permanent concrete monuments at all points.

1 d) Ms. Guthertz and Mr. and Mrs. Alfred and Nina Cruz may not sell
2 or in any way transfer their respective portions of the easement for a period
3 of ten (10) years after their purchase of the easement from the government of
4 Guam; otherwise the property shall revert back to the government of Guam.

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

FLOOR AMENDMENT
to Bill No. 165

by Senator A. L. G. Santos

On page 1 of the Bill, line 3, is amended to read as follows:

1 **"Section 1. Legislative findings.** Judith Paulette Guthertz is the owner
2 of ~~Lot No. 8-2~~ Lot No. 8-1, Tract 139, Mangilao, Guam, otherwise known as
3 "House Number 159, Ministry Road, Mangilao". Her house abuts a
4 documented forty feet-wide government of Guam right-of-way that
5 terminates at a dead-end along the extension of her northern boundary line
6 and the back wall/fence of the University Gardens condominium complex.

7

FLOOR AMENDMENT

by Senator T. C. Ada
to Bill No. 165

1 Section 2 of the Bill is amended as follows:

2 "Section 2. Sale of government land authorized. The Governor of
3 Guam is hereby authorized to enter into the following land transactions with
4 Ms. Judith Paulette Guthertz and with Mr. and Mrs. Alfred and Nina Cruz:

5 a) the Governor is authorized to sell, at fair market value, one-half of
6 the unused public right-of-way abutting Lot No. 8-1, Tract 139, Mangilao,
7 Guam to Ms. Judith Paulette Guthertz; the Governor is also authorized to
8 sell at fair market value, the other half of the unused public right-of-way to
9 Mr. and Mrs. Alfred and Nina Cruz;

10 b) in the event that either Ms. Guthertz or the Cruz' do not submit,
11 within 365 days, all documents to the Department of Land Management
12 necessary to effectuate the sale as authorized in subsection (a), then the
13 Governor shall be authorized to sell that party's half of the portion of the
14 easement described herein at fair market value to the other person or couple
15 named in ^{sub}Section (a).

16 ~~b~~ c) the cost of all appraisals, surveys, map preparation or any other
17 costs related to the above land sale shall be paid by Ms. Judith Paulette
18 Guthertz, and by Mr. and Mrs. Alfred and Nina Cruz. All surveys and
19 appraisals required for the land sale herein shall be done by registered land
20 surveyors and appraisers and shall be subject to the approval of the Director
21 of the Department of Land Management. In conducting the survey, the
22 surveyor shall install permanent concrete monuments at all points;

1 e d) Ms. Guthertz and Mr. and Mrs. Alfred and Nina Cruz may not sell
2 ~~this portion~~ their respective of the easement for a period of ten (10) years
3 after she purchases it from the government of Guam; otherwise the property
4 shall revert back to the government of Guam.

FLOOR AMENDMENT

by Senator T. C. Ada
to Bill No. 165

1 ~~on~~ Section 2 of the Bill is amended as follows:

2 "Section 2. Sale of government land authorized. The Governor of
3 Guam is hereby authorized to enter into the following land transaction, with
4 Ms. Judith Paulette Guthertz ~~and~~ ^{Mr. + Mrs. Alfred + Nina Cruz}:"

5 a) the Governor is authorized to sell, at fair market value, one-half of
6 the unused public right-of-way abutting Lot No. 8-1, Tract 139, Mangilao,
7 Guam to Ms. Judith Paulette Guthertz, ^{the Gov. -- the other half of that right-of-way} ~~and~~ ^{to} Alfred Cruz and Nina Cruz;

8 ~~c)~~ ^{b)} the cost of all appraisals, surveys, map preparation or any other
9 costs related to the above land sale shall be paid by Ms. Judith Paulette
10 Guthertz, ^{M + W} ~~and~~ Alfred Cruz ~~and~~ Nina Cruz. All surveys and appraisals
11 required for the land sale herein shall be done by registered land surveyors
12 and appraisers and shall be subject to the approval of the Director of the
13 Department of Land Management. In conducting the survey, the surveyor
14 shall install permanent concrete monuments at all points;

15 ~~d)~~ ^{e)} Ms. Guthertz ^{M + W} ~~and~~ Alfred Cruz ~~and~~ Nina Cruz may not sell this
16 portion of the easement for a period of ten (10) years after she purchases it
17 from the government of Guam; otherwise the property shall revert back to
18 the government of Guam.

19 ~~b)~~ ^{a)} in the event that either Ms. Guthertz or ~~Mr. and Ms. Cruz~~ ^{the} does not
20 submit, ^{365 days} ~~within one year~~ all documents to ^{the} Department of Land Management
21 necessary to ^{effectuate} ~~effectively~~ the sale as authorized in subsection (a) above, ~~and~~ ^{then} the
22 ~~other party~~ ^{governor} shall ^{be authorized to sell} have the option of purchasing the ^{other half of the land portion of the easement} ~~entire easement~~ ^{at fair}.

to the party who has submitted docs one half.
to the government
165 TCA/B1029
1

FLOOR AMENDMENT

by Senator T. C. Ada
to Bill No. 165

1 Section 2 of the Bill is amended as follows:

2 "Section 2. Sale of government land authorized. The Governor of
3 Guam is hereby authorized to enter into the following land transactions with
4 Ms. Judith Paulette Guthertz ^{with} and Mr. and Mrs. Alfred and Nina Cruz:

5 a) the Governor is authorized to sell, at fair market value, one-half of
6 the unused public right-of-way abutting Lot No. 8-1, Tract 139, Mangilao,
7 Guam to Ms. Judith Paulette Guthertz; ^{also} the Governor is authorized to sell at
8 fair market value, ^{the other} ~~one~~ half of the unused public right-of-way to Mr. and
9 Mrs. Alfred ~~Cruz~~ and Nina Cruz;

10 [↪] b) c) the cost of all appraisals, surveys, map preparation or any other
11 costs related to the above land sale shall be paid by Ms. Judith Paulette
12 Guthertz, ^{by} and Mr. and Mrs. Alfred and Nina Cruz. All surveys and
13 appraisals required for the land sale herein shall be done by registered land
14 surveyors and appraisers and shall be subject to the approval of the Director
15 of the Department of Land Management. In conducting the survey, the
16 surveyor shall install permanent concrete monuments at all points;

17 e) d) Ms. Guthertz and Mr. and Mrs. Alfred and Nina Cruz may not sell
18 ^{their respective} ~~this~~ portion of the easement for a period of ten (10) years after she purchases
19 it from the government of Guam; otherwise the property shall revert back to
20 the government of Guam.

21 b) in the event that either Ms. Guthertz or the Cruz' do not submit,
22 within 365 days, all documents to the Department of Land Management
23 necessary to effectuate the sale as authorized in subsection (a), then the ~~other~~

- 1 Governor shall be authorized to sell ^{that party's} ~~the other~~ half of the portion of the
- 2 easement described herein at fair market value. ^{to the other person or couple} ~~party who has~~

~~already submitted docs for purchase of his~~
~~his respective ~~one-half~~.~~ named in

Section (a).

FLOOR AMENDMENT
to Bill No. 165

by Senator A. L. G. Santos

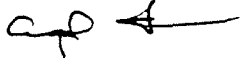
On page 1 of the Bill, ^{the first sentence} ~~line 3~~, is amended to read as follows:

1 **"Section 1. Legislative findings.** Judith Paulette Guthertz is the owner
2 of ~~Lot No. 8-2~~ Lot No. 8-1, Tract 139, Mangilao, Guam, otherwise known as
3 "House ~~Number 159, Ministry Road, Mangilao~~". ^{ok} Her house abuts a
4 ~~documented forty feet-wide government of Guam right-of-way that~~
5 ~~terminates at a dead-end along the extension of her northern boundary line~~
6 ~~and the back wall/fence of the University Gardens condominium complex.~~
7

TWENTY-THIRD GUAM LEGISLATURE
1995 (FIRST) Regular Session

Bill No. 165

Introduced by

A.L.G. Santos 

AN ACT TO AUTHORIZE THE GOVERNOR TO SELL THE
UNUSED RIGHT-OF-WAY ABUTTING LOT NO. 8-1, TRACT 139,
MANGILAO, GUAM.

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

2 **Section 1. Legislative statement.** Judith Paulette Guthertz is the owner of Lot No. 8-
3 2, Tract 139, Mangilao, Guam, otherwise known as "House Number 159, Ministry Road,
4 Mangilao". Her house abuts a documented forty-foot wide government of Guam right-of-
5 way that terminates at a dead-end along the extension of her northern boundary line and
6 the back wall/fence of the University Gardens condominium complex.

7 Ever since Ms. Guthertz acquired Lot 8-1, the dead-end portion of the documented
8 government of Guam right-of-way has been in dire neglect of any kind of maintenance
9 from any government agency. There is no apparent utility line visible of any kind - power,
10 telephone, water or sewer - within the bounds of the extension of the northerly and
11 southerly lines of the documented 40 foot wide right-of-way. In order to prevent the
12 continuation of illegal dumping by some irresponsible persons in this area, Ms. Guthertz
13 has taken it upon herself to regularly clean, maintain and mow the entire dead-end right-of-
14 way area abutting her property line.

15 Ms. Guthertz has requested the Guam Legislature's assistance to purchase the
16 abandoned and documented 40 foot wide dead-end right-of-way in order to properly
17 maintain and beautify the area which surrounds her residence. The Legislature is willing to
18 facilitate sale of this easement which has no apparent current or future utility to the
19 government or to any other residents of the area other than Ms. Guthertz.

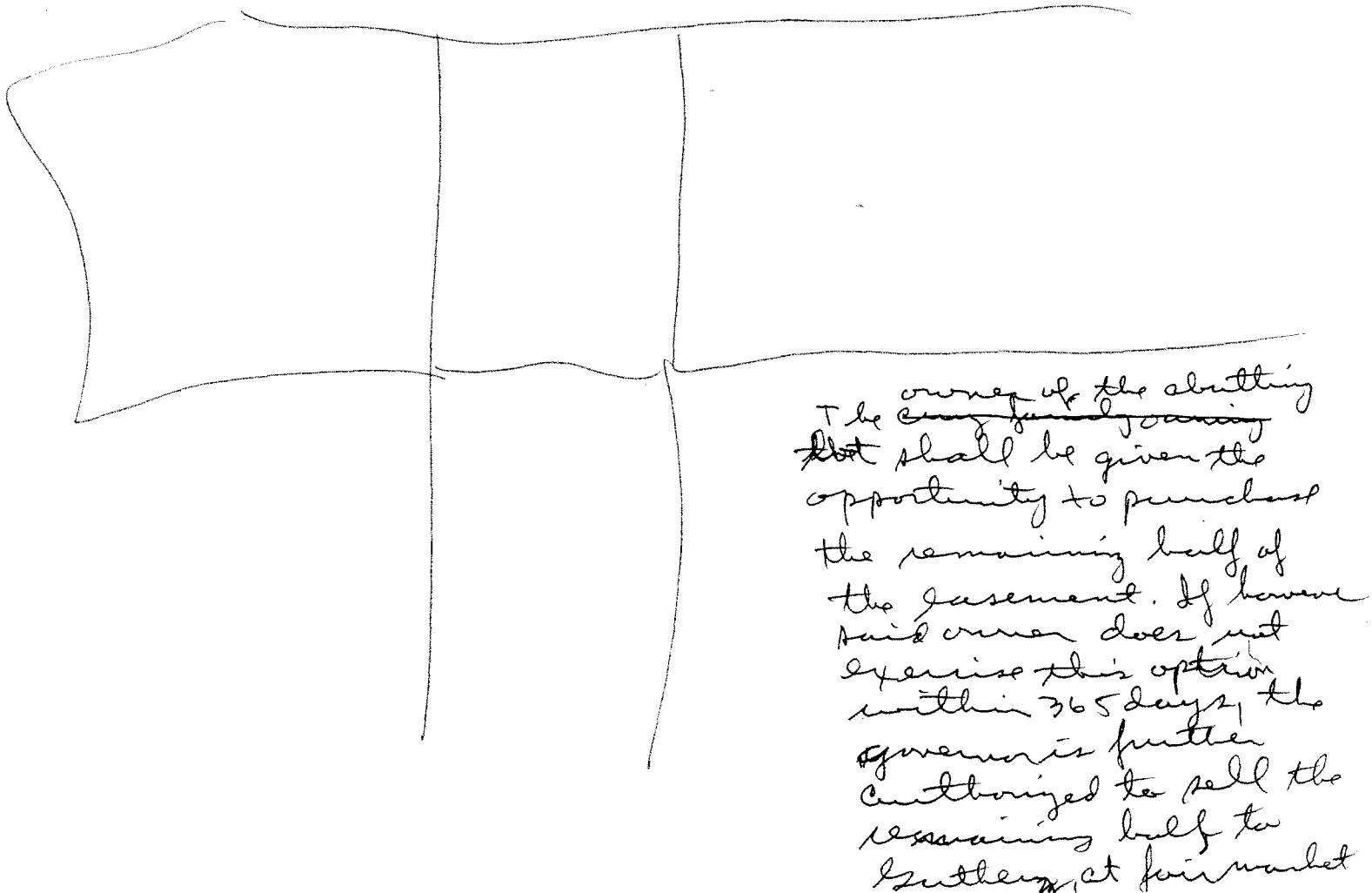
1 **Section 2. Sale of government land authorized.** The Governor of Guam is hereby
2 authorized to enter into the following land transaction with Ms. Judith Paulette Guthertz:

3 a) the Governor is authorized to sell at fair market value the unused public right-of-
4 way abutting Lot No. 8-1, Tract 139, Mangilao, Guam;

5 b) the cost of all appraisals, surveys, map preparation or any other costs related to the
6 above land sale shall be paid by Ms. Judith Paulette Guthertz. All surveys and appraisals
7 required for the land sale herein shall be done by registered land surveyor and appraisers
8 and shall be subject to the approval of the Director of Land Management. In conducting
9 the survey, the surveyor shall install permanent concrete monuments at all points.

10 **Section 3. Proceeds of land sale to be deposited in Chamorro Home Loan Fund.**

11 All proceeds from the sale of land authorized in Section 2 above shall be promptly
12 deposited in the Chamorro Land Trust Commission's Chamorro Home Loan Fund.





Ufisinan I TaoTao Tano'
Senator Angel L.G. Santos

Chairman, Committee on Community,
Housing, and Cultural Affairs
23rd Guam Legislature

March 13, 1995

SPEAKER DON PARKINSON
Twenty-Third Guam Legislature
#155 Hesler Street
Agana, Guam 96910

Dear Mr. Speaker:

the Committee on Community, Housing and Cultural Affairs, to which was referred Bill No. 165 - An Act to Authorize the Governor to Sell one-half of the Unused right-of-way Abutting Lot No. 8-1, Track 139, Mangilao, Guam wishes to report back to the Legislature with its recommendation to pass Bill No. 165.

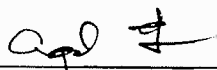
The voting record is as follows:

TO PASS	7
NOT TO PASS	4
ABSTAIN	0
TO PLACE IN INACTIVE FILE	0
TO PASS FOR DISCUSSION PURPOSES	2

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

Your attention to this matter is greatly appreciated.

Si Yu'os Ma'ase'!



ANGEL L.G. SANTOS



Commonwealth Pa'go!



Ufisinan I TaoTao Tane'
Senadot Anghet L.G. Santos
Chairman, Committee on Community,
Housing & Cultural Affairs

March 13, 1995

MEMORANDUM

TO: Members
FROM: Chairman
SUBJECT: Committee Report

Transmitted herewith for your information and action is the Committee on Community, Housing and Cultural Affairs Report on Bill No. 165.

The narrative report is accompanied by the following:


1. Bill No. 165
2. Committee on Community, Housing and Cultural Affairs 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 appropriation action on the attached voting sheet and return the documents to my for transmittal to the other members.

Your attention and cooperation in this matter is greatly appreciated.

Si Yu'os Ma'ase'!


ANGEL L.G. SANTOS

Attachments

Ufisinin I TaoTao Tano'
Senator Angel L.G. Santos

Committee on Community,
Housing and Cultural Affairs
TWENTY-THIRD GUAM LEGISLATURE

COMMITTEE REPORT

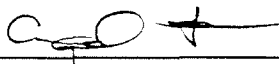

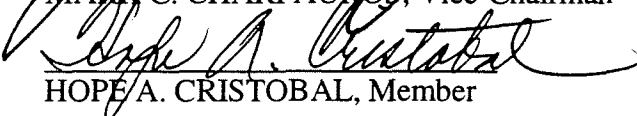


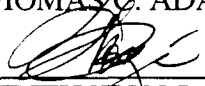


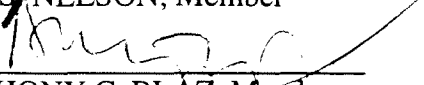
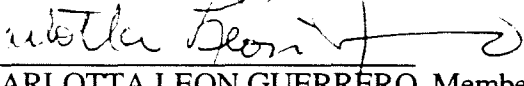

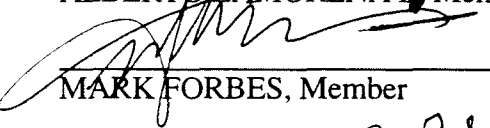

ON BILL NO. 165

“AN ACT TO AUTHORIZE THE GOVERNOR TO
SELL THE UNUSED RIGHT-OF-WAY ABUTTING
LOT NO. 8-1, TRACT 139, MANGILAO, GUAM.

MARCH 13, 1995

VOTING RECORD

**BILL NO. 165 - AN ACT TO AUTHORIZE THE GOVERNOR TO SELL THE
UNUSED RIGHT-OF-WAY ABUTTING LOT NO. 8-1, TRACK 139,
MANGILAO, GUAM**

	TO PASS	NOT TO PASS	ABSTAIN	INACTIVE FILE
 ANGEL L.G. SANTOS, Chairman	✓	—	—	—
 MARK C. CHARFAUBOS, Vice-Chairman	✓	—	—	—
 HOPE A. CRISTOBAL, Member	—	✓	—	—
 VICENTE C. PANGELINAN, Member	—	✓	—	—
 THOMAS C. ADA, Member	—	✓	—	—
 JUDITH WON-PAT BORJA, Member	—	✓	—	—
 LOU LEON GUERRERO, Member	✓	—	—	—
 TED S. NELSON, Member	✓	—	—	—
 ANTHONY C. BLAZ, Member	✓	—	—	—
 CARLOTTA LEON GUERRERO, Member	✓	—	—	—
 ALBERTO LAMORENA, Member	✓	—	—	—
 MARK FORBES, Member	✓	—	—	—
 DON PARKINSON, Ex-officio Member	✓	—	—	—

Am
To report out
only

For Purpose of Discussion on the Floor

I. OVERVIEW

The Committee on Community, Housing and Cultural Affairs scheduled a Public Hearing on March 10, 1995, at 10:00 a.m., in the Legislative public Hearing Room, Temporary Building, Agana, Guam. The notice of Public Hearing was published in the Pacific Daily News on March 9, 1995, pursuant to the Standing Rules.

Members of the Committee present at the Public Hearing were:

Senator Angel L.G. Santos, Chairman
Senator Vicente C. Pangelinan, Member
Senator Judith Won-Pat Borja, Member
Senator Lou A. Leon Guerrero, Member

Judith P. Guthertz and Antoinette Stanford were the only two individuals to appear before the Committee to testify on Bill No. 165. Written favorable testimony was submitted by Carol J. Cozon, Ph.D. Professor Emerita of Management, UOG and resident of Mangilao, Ray Tenorio, student UOG and present Student Government Association President, Herbie A Perez, resident of the Territory of Guam, Roland L.G. Taimanglo, former resident of Ministry Road Mangilao, Ione Wolf, Ed.D., resident of Guam and Lillian Chargualaf, resident of Mangilao near Ministry Road.

II. SUMMARY OF TESTIMONY

Dr. Judith P. Guthertz, owner of Lot 8-1, Tract 139.

Dr. Guthertz submitted written and oral testimony to the Committee in full support of Bill No. 165 - An Act to Authorize the Governor to Sell the Unused Right-of-Way Abutting Lot 8-1, Tract 139, Mangilao, Guam. Dr. Guthertz stated that the lot in question has been neglected by the government and is frequently used as a dump site by unknown persons. Dr. Guthertz informed the Committee that the lot in question will be used to plant trees and flowers to beautify the neighborhood. Dr. Guthertz also informed the Committee that in the past she has cleaned up the illegal dumping to keep the area clean.

Roland L.G. Taimanglo, former owner of Lot No. 8-1, Tract 139, and resident of the Territory of Guam.

In his absence Mr. Taimanglo presented written in full support of Bill No. 165. In Mr. Taimanglo's letter to the Committee he informs the Committee of the same problem Dr. Guthertz is experiencing with the uncontrolled illegal dumping. Mr. Taimanglo cites one of the reasons for selling his home to Dr. Guthertz was because of the uncontrolled illegal dumping. Mr. Taimanglo supports the intentions of Dr. Guthertz to beautify this small area in place of junk cars and trash.

Ione M. Wolf, Ed.D. and resident of the Territory of Guam

In Ms. Wolf's written testimony she endorses Bill No. 165. Ms. Wolf states that she has witnessed Dr. Guthertz clean-up the lot in question and that by selling the lot to Dr. Guthertz it would improve the beauty of the area.

Herbie A Perez, resident of the Territory of Guam

In Mrs. Perez's written testimony she supports the intent of Bill No. 165. Mrs. Perez has witnessed Dr. Guthertz spend endless hours cleaning up the abandoned easement fronting her residence. Mrs. Perez writes that Dr. Guthertz is a honest and sincere person who has good intentions upon purchasing the lot in question.

Ray S. Tenorio, resident of the Territory of Guam

In Mr. Tenorio's written testimony he supports Bill No. 165. Mr. Tenorio states that as a student and President of the Student Government Association at the UOG, he frequents Ministry Road and has observed Dr. Guthertz's efforts to keep the dead-end easement clean. Mr. Tenorio states that he foresees no use for the lot in question by the government since the area in question is too small therefore supports the bill.

**Carol J. Cozan, Ph.D., Professor Emerita
of Management, UOG and neighbor of Dr. Guthertz.**

In Dr. Cozan's written testimony she supports Bill No. 165. Dr. Cozan states she has witnessed the endless illegal dumping in front of Dr. Guthertz's residence. She writes that the lot in question has been and continues to be neglected by the government. She feels that in selling the lot to Dr. Guthertz, the lot will be maintained and kept environmentally safe.

Lillian Chargualaf, resident near Ministry Road Mangilao.

In Mrs. Chargualaf's written testimony she and her husband support the intent of bill No. 165. She writes that she also has witnessed Dr. Guthertz maintain the lot in question. In authorizing the sell of the lot to Dr. Guthertz she will continue to keep the area clean thus discouraging the continued illegal dumping upon the lot becoming private property.

Antoinette Sanford, resident of the Territory of Guam.

Mrs. Sanford who is a resident of Agana Heights presented oral testimony to the Committee. Mrs. Sanford stated she is a good friend of Dr. Guthertz and further supports the intent of Bill No. 165. She supported Dr. Guthertz's efforts in maintaining the property in question and Dr. Guthertz's good intention upon acquiring the property.

III. FINDINGS AND RECOMMENDATION

Dr. Judith P. Guthertz, owner of Lot No. 8-1, Tract 139, Mangilao, Guam seek the assistance of the office of Senator Angel L.G. Santos, who is the Chairman of the Committee on Community, Housing and Cultural Affairs.

Dr. Guthertz request permission from the people of the Territory of Guam to purchase the Unused Right-of-Way Abutting Lot 8-1, Tract 139, Mangilao, Guam.

Dr. Guthertz testified before the Committee that the lot in question serves no use to people of the Territory of Guam since it is too small to develop.

Dr. Guthertz testified before the Committee that she has been the caretaker of the lot in question for the past two years, cleaning up illegal dumping thus keeping the area environmentally safe.

It is the Committee's findings that the lot serves no future purpose/needs of the government as evident in previous testimony submitted to former Senator Edward D. Reyes, Chairman, Committee Housing and Community Development.

Therefore the Committee on Community, Housing and Cultural Affairs, hereby recommends passage of Bill No. 165, as amended by the Committee.

NOTICE OF PUBLIC HEARING

**Committee on Community, Housing & Cultural
Affairs**

Senator Angel L.G. Santos, Chairman

23rd Guam Legislature

Friday, March 10, 1995, 2:00 PM

Legislative Public Hearing Room

155 Hesler St., Agana

AGENDA

Bill No. 63, as corrected - An Act to Repeal Section Two of Public Law 22-163, Relative to Repealing the Extension of that Certain Lease by and Between the Government of Guam and John and Virginia Bohn; by Senators . L.G. Santos, M.C. Charfauros, V.C. Pangelinan, H.A. Cristobal, D. Parkinson.

Bill No. 158 - An Act to Repeal Section 12 of Public Law 22-72 Which Rezoned Lot No. 1, Block No. 1, Tract 152, Sinajana, from R1 (One-Family Dwelling) to R2 (Multiple Dwelling); by A. L.G. Santos.

Bill No. 165 - An Act to Authorize the Governor to Sell the Unused Right-of-Way Abutting Lot No. 8-1, Tract 139, Mangilao, Guam; by A. L.G. Santos

The Public is Invited to Participate



March 8, 1995

The Honorable Angel Santos
Chairperson, Committee on Housing and
Community Development
23rd Guam Legislature
Agana, Guam 96910

Dear Senator Santos:

It is with pleasure that I endorse Bill 165 which authorizes the sale of the dead-end unused easement directly fronting the residence of Dr. Judith Paulette Guthertz on Ministry Road in Mangilao.

For the last two years, I have personally seen Dr. Guthertz tirelessly devote herself to cleaning and maintaining this small area. Despite her efforts it is obvious that this is has been a losing battle for her. Unknown persons continually dump trash and discard old appliances and materials on this dead-end government plot. Despite the hardship, Dr. Guthertz regularly picks up and removes the debris herself and tries to keep the area as clean as possible.

There is no question that this small parcel covered by Bill 165 has long been neglected by our government. If Dr. Guthertz is authorized to purchase the parcel fronting her house she plans to beautify it with greenery and tropical flowers to ensure that no future dumping on the land occurs.

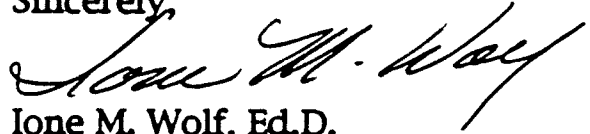
I would also like to share with you and your colleagues the fact that Dr. Guthertz has been instrumental in improving the Ministry Road area. She was recently successful in prodding PUAG and GTA to repair long neglected water and cable lines in the neighborhood. She is presently encouraging the Department of Public Works to do badly needed road repairs on Ministry Road.

I am sure the Senators are aware of just how difficult it is to get utility agencies to respond to community needs. Dr. Guthertz has never given up hope in the regard and has managed to work closely

with these agencies to garner their assistance for the welfare of the neighborhood.

Thank you for introducing Bill 165, Senator Santos. It is of merit and worthy of positive legislative action.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ione M. Wolf".

Ione M. Wolf, Ed.D.
P.O. Box 1806
Agana, Guam 96910

March 8, 1995

Handwritten scribble and signature
clean copy

Senator Angel Santos
23rd Guam Legislature
Agana, Guam 96910

Dear Senator Santos,

My name is **HERBIE A. PEREZ**, a resident of the Territory of Guam.

Senator Santos, I am in full support of **Bill #165** which would authorize Dr. Judi Guthertz to purchase the dead-end abandoned easement fronting her house on Ministry Road. Dr. Guthertz have been encountering uncontrolled illegal dumping in front of her house during these past two (2) years which is very much unsanitary and health hazard. Dr. Guthertz put time from her busy schedule to clean up the area. I feel that Dr. Guthertz should be granted the authorization to purchase the small parcel of lot consisting at about 250 square meters.

I know Dr. Guthertz is a sincere and honest person who cares about her community. She has done a lot to try to clean-up the Ministry Road over the past two (2) years. **Bill #165** will finally allow her the opportunity to keep the area in front of her house free of unwanted debris and to also beautify this small plot on a permanent basis.

Thank you Senator Santos for taking the initiative to introduce **Bill #165**. It truly merits Legislative support.

Sincerely,

Handwritten signature of Herbie A. Perez

HERBIE A. PEREZ

received
MAR 08 1995

Herbie A. Perez
P.O. Box 8761
Tamuning, Guam 96931

Senator Angel Santos
23rd Guam Legislature
Agana, Guam 96910

March 8, 1995

Senator Angel Santos
23rd Guam Legislature
Agana, Guam 96910

Dear Senator Santos:

My name is **ROLAND L.G. TAIMANGLO**. I am the former owner of House #159 on Ministry Road, which has since been owned by Dr. Judi Guthertz for the past two years.

The purpose of this letter is to support **Bill #165** which would authorize Dr. Guthertz to purchase the dead end abandoned easement fronting her house on Ministry Road.

During the period in which I owned this house, I also had deal with the same problem that Dr. Guthertz has been encountering in front of her house during this past two years: uncontrolled illegal dumping. As a matter of fact it was for this and related reasons that I finally decided to sell my house and relocate my family elsewhere.

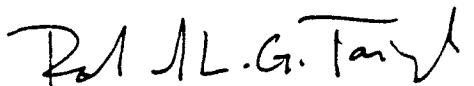
The dead-end abandoned easement fronting Dr. Guthertz house abuts the back fence of University Gardens Condominium. It really is a dead-end and for this reason is an attractive place to abandon junk cars, old appliances and othe debris.

At one time, I also attempted to purchase this small parcel consisting of about 250 square meters from the government. But unfortunately was unable to do so at this time.

I know Dr. Guthertz is a sincere and honest person who cares about her community. She has done a lot to try to clean-up the Ministry Road over the past two (2) years. **Bill #165** will finally allow her the opportunity to keep the area in front of her house free of unwanted debris and to also beautify this small plot on a permanent basis.

Thank you Senator Santos for taking the initiative to introduce **Bill #165**. It truly merits Legislative support.

Sincerely,


ROLAND L.G. TAIMANGLO

received

MAR 08 1995

March 9, 1995

Senator Angel Santos
23rd Guam Legislature
Agana, Guam 96910

Dear Senator Santos:

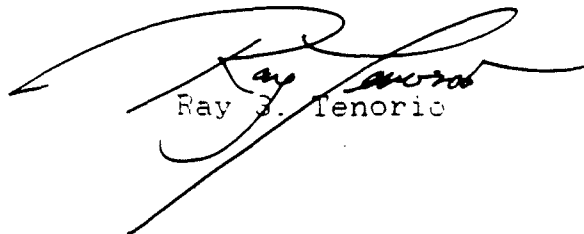
My name is Ray Tenorio. I am a student at the University of Guam and the current President of the Student Body Association and I frequently have occasion to use and visit facilities located on Ministry Road in Mangilao. I would like to express my support of Bill 165.

As a frequent user and visitor to Ministry Road, I have observed numerous efforts by Dr. Guthertz to help improve this street. In particular, she has cleaned and maintained the government easement fronting her house. Among one of the problems that badly affects her street is the uncontrolled dumping that has gone on in front of Dr. Guthertz' house. There are people who dump all types of materials there. But diligently and devotedly -- and, I might add, with potential danger to herself -- Dr. Guthertz has continued to clean up this area.

I think it would be a good idea for Dr. Guthertz to be able to purchase the government easement fronting her house in order to keep the area maintained.

This small land area seems to be neglected by the government and has no future utility since it abuts the backwall of University Gardens Condominium. Bill 165 will finally provide for a long-term solution to the dumping problem in front of Dr. Guthertz' residence.

Sincerely yours,



Ray S. Tenorio

CAROL J. COZAN
P.O. BOX 24228
GMF, GUAM 96921
PHONE/FAX: (671) 734-4701

March 7, 1995

The Honorable Angel Santos, Chairperson
Committee on Housing and Community Development
23rd Guam Legislature
Agana, Guam 96910

Dear Senator Santos:

As a resident of Mangilao and a neighbor of Judith Guthertz, it is with pleasure that I provide this written testimony in support of Bill 165.

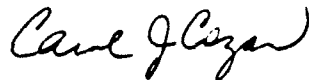
It has been obvious to me for many years that our government is often unable to give proper care and attention to the needs of our community. The small dead-end easement fronting Dr. Guthertz' house in Mangilao has never been adequately maintained by our government. For years I observed Roland Taimanglo, the former owner of Judi's house, maintain this area to try and stop the endless dumping of debris.

Since assuming ownership of this house, Judi has had to deal with the same problem, which seems to have increased in intensity. She is the only person on Ministry Road directly impacted by this "dumping" situation because the dead-end easement directly fronts her house. I believe that Bill 165 is appropriate and will finally provide a permanent solution to this unfortunate circumstance.

I would like to point out that Judi has done many good things to try and improve Ministry Road in Mangilao for her neighbors. She was able to get PUAG to repair broken water lines on the street that had been neglected for many years. She has also made some progress to get the road itself repaired.

Bill 165 is a good Bill and it will allow Judi to finally have some control over a problem that has impacted her for some time now.

Sincerely,



Carol J. Cozan, Ph.D.
Professor Emerita of
Management, UOG

Senator Angel Santos
Chairman
Committee on Housing and
Community Development
23rd Guam Legislature
Agana, Guam 96910


Dear Senator Santos:

My name is Lillian R. Chargualaf. My husband Tommy and I are homeowners in the Ministry Road near the University of Guam campus. Together with our Children, we have lived in this area for approximately seventeen (17) years.

Judith Guthertz is a neighbor of ours who lives at the house at the end of Ministry Road. For many years now our neighborhood has experienced a lack of government assistance in maintaining our utilities and roads to a reliable level. In addition, transient apartment residents in the area have contributed to uncontrolled littering and dumping in the area, particularly on a small deadened easement which directly fronts Dr. Guthertz's house. For the last two years, I have personally observed the efforts of Dr. Guthertz to try and maintain this area. She cuts, mows and hauls away all kinds of junk people dump on this parcel on a weekly basis - at her own time and expense. She has also been a good neighbor to others living on Ministry Road. She has persuaded PUAG to repair broken water pipes and is also making some progress in getting the road repaired after years of neglect.

My family and I strongly support Bill 165.

Very truly yours,

 3/7/95
MRS. LILLIAN CHARGUALAF
P.O. Box 2346
Agana, Guam 96910



Ufisinan I TaoTao Tano'
Senator Angel L.G. Santos

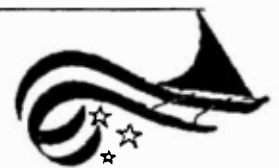
Chairman, Committee on Community,
 Housing, and Cultural Affairs
 23rd Guam Legislature

WITNESS SIGN-IN SHEET
 Public Hearing

Bill No. 165 An Act to Authorize the Governor to Sell the Unused Right-of-Way Abutting Lot No. 8-1, Tract 139, Mangilao, Guam; by Senator A. L.G. Santos.

Friday, March 10, 1995
 2:00 PM
 Public Hearing Room
 Guam Legislature, Agana

NAME (please print)	ORGANIZATION	ORAL/WRITTEN	FOR/AGAINST
<u>José Guchoantz</u>	<u>SELF</u>	<u>ORAL & WRITTEN</u>	<u>FOR</u>
<u>ROLAND TAINAMPLD</u>	<u> </u>	<u>WRITTEN</u>	<u>FOR</u>
<u>MRS. LILLIAN Chengvalaf</u>	<u> </u>	<u>WRITTEN</u>	<u>FOR</u>
<u>MS. Herbie Perez</u>	<u> </u>	<u>WRITTEN</u>	<u>FOR</u>
<u>RAYMOND Tenorio</u>	<u> </u>	<u>WRITTEN</u>	<u>FOR</u>
<u>DR. JANE WOLF</u>	<u> </u>	<u>WRITTEN</u>	<u>FOR</u>
<u>DR. CAROL COZAN</u>	<u> </u>	<u>WRITTEN</u>	<u>FOR</u>
<u>TONI SAUFORD</u>	<u>✓</u>	<u>ORAL</u>	<u>FOR</u>
_____	_____	_____	_____
_____	_____	_____	_____



Commonwealth Pa'go!

TWENTY-THIRD GUAM LEGISLATURE
1995 (FIRST) Regular Session

Bill No. 165

Introduced by

A.L.G. Santos *CP*

AN ACT TO AUTHORIZE THE GOVERNOR TO SELL THE
UNUSED RIGHT-OF-WAY ABUTTING LOT NO. 8-1, TRACT 139,
MANGILAO, GUAM.

95 MAR -3 P11 1:30

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

2 **Section 1. Legislative statement.** Judith Paulette Guthertz is the owner of Lot No. 8-
3 2, Tract 139, Mangilao, Guam, otherwise known as "House Number 159, Ministry Road,
4 Mangilao". Her house abuts a documented forty-foot wide government of Guam right-of-
5 way that terminates at a dead-end along the extension of her northern boundary line and
6 the back wall/fence of the University Gardens condominium complex.

7 Ever since Ms. Guthertz acquired Lot 8-1, the dead-end portion of the documented
8 government of Guam right-of-way has been in dire neglect of any kind of maintenance
9 from any government agency. There is no apparent utility line visible of any kind - power,
10 telephone, water or sewer - within the bounds of the extension of the northerly and
11 southerly lines of the documented 40 foot wide right-of-way. In order to prevent the
12 continuation of illegal dumping by some irresponsible persons in this area, Ms. Guthertz
13 has taken it upon herself to regularly clean, maintain and mow the entire dead-end right-of-
14 way area abutting her property line.

15 Ms. Guthertz has requested the Guam Legislature's assistance to purchase the
16 abandoned and documented 40 foot wide dead-end right-of-way in order to properly
17 maintain and beautify the area which surrounds her residence. The Legislature is willing to
18 facilitate sale of this easement which has no apparent current or future utility to the
19 government or to any other residents of the area other than Ms. Guthertz.

1 **Section 2. Sale of government land authorized.** The Governor of Guam is hereby
2 authorized to enter into the following land transaction with Ms. Judith Paulette Guthertz:

3 a) the Governor is authorized to sell at fair market value the unused public right-of-
4 way abutting ~~Lot No. 8-1, Tract 139, Mangilao, Guam;~~

5 b) the cost of all appraisals, surveys, map preparation or any other costs related to the
6 above land sale shall be paid by Ms. Judith Paulette Guthertz. All surveys and appraisals
7 required for the land sale herein shall be done by registered land surveyor and appraisers
8 and shall be subject to the approval of the Director of Land Management. In conducting
9 the survey, the surveyor shall install permanent concrete monuments at all points.

10 **Section 3. Proceeds of land sale to be deposited in Chamorro Home Loan Fund.**

11 All proceeds from the sale of land authorized in Section 2 above shall be promptly
12 deposited in the Chamorro Land Trust Commission's Chamorro Home Loan Fund.

TWENTY-THIRD GUAM LEGISLATURE
1995 (FIRST) Regular Session

Bill No. 165

Introduced by

A.L.G. Santos *CP*

AN ACT TO AUTHORIZE THE GOVERNOR TO SELL THE
UNUSED RIGHT-OF-WAY ABUTTING LOT NO. 8-1, TRACT 139,
MANGILAO, GUAM.

95 MAR -3 PM 1:30

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

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5 way that terminates at a dead-end along the extension of her northern boundary line and
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8 government of Guam right-of-way has been in dire neglect of any kind of maintenance
9 from any government agency. There is no apparent utility line visible of any kind - power,
10 telephone, water or sewer - within the bounds of the extension of the northerly and
11 southerly lines of the documented 40 foot wide right-of-way. In order to prevent the
12 continuation of illegal dumping by some irresponsible persons in this area, Ms. Guthertz
13 has taken it upon herself to regularly clean, maintain and mow the entire dead-end right-of-
14 way area abutting her property line.

15 Ms. Guthertz has requested the Guam Legislature's assistance to purchase the
16 abandoned and documented 40 foot wide dead-end right-of-way in order to properly
17 maintain and beautify the area which surrounds her residence. The Legislature is willing to
18 facilitate sale of this easement which has no apparent current or future utility to the
19 government or to any other residents of the area other than Ms. Guthertz.

1 **Section 2. Sale of government land authorized.** The Governor of Guam is hereby
2 authorized to enter into the following land transaction with Ms. Judith Paulette Guthertz:

3 a) the Governor is authorized to sell at fair market value the unused public right-of-
4 way abutting Lot No. 8-1, Tract 139, Mangilao, Guam;

5 b) the cost of all appraisals, surveys, map preparation or any other costs related to the
6 above land sale shall be paid by Ms. Judith Paulette Guthertz. All surveys and appraisals
7 required for the land sale herein shall be done by registered land surveyor and appraisers
8 and shall be subject to the approval of the Director of Land Management. In conducting
9 the survey, the surveyor shall install permanent concrete monuments at all points.

10 **Section 3. Proceeds of land sale to be deposited in Chamorro Home Loan Fund.**

11 All proceeds from the sale of land authorized in Section 2 above shall be promptly
12 deposited in the Chamorro Land Trust Commission's Chamorro Home Loan Fund.

TWENTY-THIRD GUAM LEGISLATURE
1995 (FIRST) Regular Session

Bill No. 165
as amended by the Committee on
Community, Housing, and Cultural Affairs

Introduced by

A.L.G. Santos



AN ACT TO AUTHORIZE THE GOVERNOR TO SELL A
PORTION OF THE UNUSED RIGHT-OF-WAY ABUTTING LOT
NO. 8-1, TRACT 139, MANGILAO, GUAM.

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

2 **Section 1. Legislative statement.** Judith Paulette Guthertz is the owner of Lot No. 8-
3 2, Tract 139, Mangilao, Guam, otherwise known as "House Number 159, Ministry Road,
4 Mangilao". Her house abuts a documented forty-foot wide government of Guam right-of-
5 way that terminates at a dead-end along the extension of her northern boundary line and
6 the back wall/fence of the University Gardens condominium complex.

7 Ever since Ms. Guthertz acquired Lot 8-1, the dead-end portion of the documented
8 government of Guam right-of-way has been in dire neglect of any kind of maintenance
9 from any government agency. There is no apparent utility line visible of any kind - power,
10 telephone, water or sewer - within the bounds of the extension of the northerly and
11 southerly lines of the documented 40 foot wide right-of-way. In order to prevent the
12 continuation of illegal dumping by some irresponsible persons in this area, Ms. Guthertz
13 has taken it upon herself to regularly clean, maintain and mow the entire dead-end right-of-
14 way area abutting her property line.

15 Ms. Guthertz has requested the Guam Legislature's assistance to purchase the
16 abandoned and documented 40 foot wide dead-end right-of-way in order to properly
17 maintain and beautify the area which surrounds her residence. The Legislature is willing to

1 facilitate sale of this easement which has no apparent present or future utility to the
2 government or to any other residents of the area other than Ms. Guthertz.

3 The Legislature finds that the Cruz family owns the lot abutting the easement opposite
4 Ms. Guthertz's property and that it is only fair that they be given the opportunity to
5 purchase one-half of the easement, if they desire.

6 **Section 2. Sale of government land authorized.** The Governor of Guam is hereby
7 authorized to enter into the following land transaction with Ms. Judith Paulette Guthertz:

8 a) the Governor is authorized to sell at fair market value one-half of the unused public
9 right-of-way abutting Lot No. 8-1, Tract 139, Mangilao, Guam;

10 b) the cost of all appraisals, surveys, map preparation or any other costs related to the
11 above land sale shall be paid by Ms. Judith Paulette Guthertz. All surveys and appraisals
12 required for the land sale herein shall be done by registered land surveyor and appraisers
13 and shall be subject to the approval of the Director of Land Management. In conducting
14 the survey, the surveyor shall install permanent concrete monuments at all points;

15 c) Ms. Guthertz may not sell this portion of the easement for a period of ten (10) years
16 after she purchases it from the government of Guam; otherwise, the property shall revert
17 back to the government of Guam.

18 **Section 3. Proceeds of land sale to be deposited in Chamorro Home Loan Fund.**

19 All proceeds from the sale of land authorized in Section 2 above shall be promptly
20 deposited in the Chamorro Land Trust Commission's Chamorro Home Loan Fund.

(File 165)



VIEW OF WALL SEPARATING DEAD-END
APARTMENT EASEMENT FRONTING JOHNSON
RESIDENCE FROM UNIVERSITY CADDENS
CONDOMINIUM.

CB 11 (85)



Front view of Dead-end Easement Fronting
Lot 8-1 Tract 139 Mangilao (Cuttertz Residence)



Another view of Dead-end Easement Fronting
Cuttertz Residence. Notice Debris recently
burned by unknown persons in front of
Cuttertz Residence.

DR. JUDITH PAULETTE GUTHERTZ

March 10, 1995

The Honorable Angel Santos
Chairman
Committee on Housing and
Community Development
Agana, Guam 96910

Dear Senator Santos,

The purpose of this letter is to support Bill 165: AN ACT TO AUTHORIZE THE GOVERNOR TO SELL THE UNUSED RIGHT-OF-WAY ABUTTING LOT NO.8-1, TRACT 139, MANGILAO, GUAM. I am the owner of Lot No. 8-1.

The subject of the Bill is a deadend abandoned government easement which abuts the front of my house (#159 Ministry Road, Mangilao) and the back wall of University Gardens Condominium. There are no utilities on this easement. The dead-end property consists of approximately 267 square meters. For the past two years I have personally been maintaining this small area at my own time and expense because of uncontrolled dumping of debris by unknown individuals on this parcel. No government organization has ever bothered to clean or maintain this parcel, despite repeated requests to do so. At this very moment, I am working with the Department of Public Works to assist me in trying to improve this area by making badly needed repairs to all of Ministry Road.

If passed into law, Bill 165 would authorize the undersigned the opportunity to purchase the abandoned and documented dead-end easement fronting my house at fair market value in order to put a stop to the dumping and so that I can properly maintain and beautify this area. I wish to point out that this area has no current or future utility to the government or to any other residents on my street because it only abuts my house and the back wall of

University Gardens Condominium. My house lies at the very end of Ministry Road.

As provided for in Bill 165, two independent appraisals have already been completed on the parcel described in Bill 165 and have been provided to the Committee on Housing and Community Development.

I am very appreciative to the Chairperson and members of the Committee on Housing and Community Development for introducing Bill 165 and holding this hearing today. I shall anxiously look forward to full legislative action on this Bill during the upcoming legislative session.

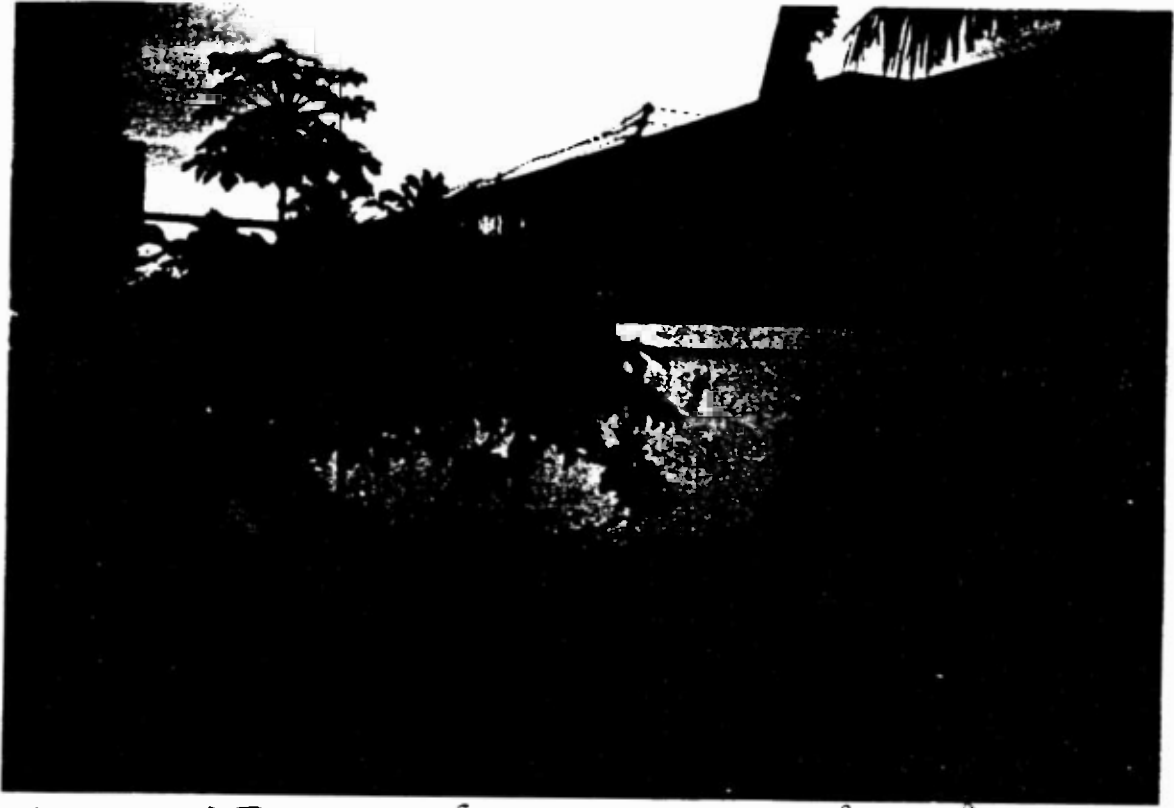
Thank-you kindly for your time and consideration of this matter. Your assistance is greatly appreciated.

Sincerely yours,



JUDITH PAULETTE GUTHERTZ

(Site 115)



VIEW OF wall separating Dead-end
government easement from University
Gardens Condominiums.

March 8, 1995

Senator Angel Santos
23rd Guam Legislature
Agana, Guam 96910

Dear Senator Santos:

My name is ROLAND L.G. TAIMANGLO. I am the former owner of House #159 on Ministry Road, which has since been owned by Dr. Judi Guthertz for the past two years.

The purpose of this letter is to support Bill #165 which would authorize Dr. Guthertz to purchase the dead end abandoned easement fronting her house on Ministry Road.

During the period in which I owned this house, I also had deal with the same problem that Dr. Guthertz has been encountering in front of her house during this past two years: uncontrolled illegal dumping. As a matter of fact it was for this and related reasons that I finally decided to sell my house and relocate my family elsewhere.

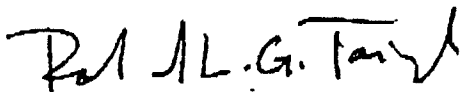
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At one time, I also attempted to purchase this small parcel consisting of about 250 square meters from the government. But unfortunately was unable to do so at this time.

I know Dr. Guthertz is a sincere and honest person who cares about her community. She has done a lot to try to clean-up the Ministry Road over the past two (2) years. Bill #165 will finally allow her the opportunity to keep the area in front of her house free of unwanted debris and to also beautify this small plot on a permanent basis.

Thank you Senator Santos for taking the initiative to introduce Bill #165. It truly merits Legislative support.

Sincerely,


ROLAND L.G. TAIMANGLO

Senator Angel Santos
Chairman
Committee on Housing and
Community Development
23rd Guam Legislature
Agana, Guam 96910

Dear Senator Santos:

My name is Lillian R. Chargualaf. My husband Tommy and I are homeowners in the Ministry Road near the University of Guam campus. Together with our Children, we have lived in this area for approximately seventeen (17) years.

Judith Guthertz is a neighbor of ours who lives at the house at the end of Ministry Road. For many years now our neighborhood has experienced a lack of government assistance in maintaining our utilities and roads to a reliable level. In addition, transient apartment residents in the area have contributed to uncontrolled littering and dumping in the area, particularly on a small deadened easement which directly fronts Dr. Guthertz's house. For the last two years, I have personally observed the efforts of Dr. Guthertz to try and maintain this area. She cuts, mows and hauls away all kinds of junk people dump on this parcel on a weekly basis - at her own time and expense. She has also been a good neighbor to others living on Ministry Road. She has persuaded PUAG to repair broken water pipes and is also making some progress in getting the road repaired after years of neglect.

My family and I strongly support Bill 165.

Very truly yours,

Lillian Chargualaf 3/7/95
MRS. LILLIAN CHARGUALAF
P.O. Box 2346
Agana, Guam 96910

March 8, 1995

Senator Angel Santos
23rd Guam Legislature
Agana, Guam 96910

Dear Senator Santos,

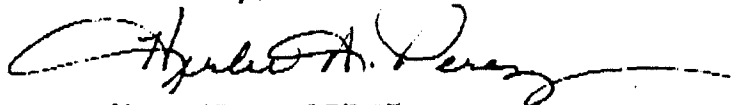
My name is **HERBIE A. PEREZ**, a resident of the Territory of Guam.

Senator Santos, I am in full support of **Bill #165** which would authorize Dr. Judi Guthertz to purchase the dead-end abandoned easement fronting her house on Ministry Road. Dr. Guthertz have been encountering uncontrolled illegal dumping in front of her house during these past two (2) years which is very much unsanitary and health hazard. Dr. Guthertz put time from her busy schedule to clean up the area. I feel that Dr. Guthertz should be granted the authorization to purchase the small parcel of lot consisting at about 250 square meters.

I know Dr. Guthertz is a sincere and honest person who cares about her community. She has done a lot to try to clean-up the Ministry Road over the past two (2) years. **Bill #165** will finally allow her the opportunity to keep the area in front of her house free of unwanted debris and to also beautify this small plot on a permanent basis.

Thank you Senator Santos for taking the initiative to introduce **Bill #165**. It truly merits Legislative support.

Sincerely,

A handwritten signature in cursive script, appearing to read "Herbie A. Perez", written in dark ink. The signature is fluid and extends across the width of the page.

HERBIE A. PEREZ

CAROL J. COZAN
P.O. BOX 24228
GMF, GUAM 96921
PHONE/FAX: (671) 734-4701

March 7, 1995

The Honorable Angel Santos, Chairperson
Committee on Housing and Community Development
23rd Guam Legislature
Agana, Guam 96910

Dear Senator Santos:

As a resident of Mangilao and a neighbor of Judith Guthertz, it is with pleasure that I provide this written testimony in support of Bill 165.

It has been obvious to me for many years that our government is often unable to give proper care and attention to the needs of our community. The small dead-end easement fronting Dr. Guthertz' house in Mangilao has never been adequately maintained by our government. For years I observed Roland Taimanglo, the former owner of Judi's house, maintain this area to try and stop the endless dumping of debris.

Since assuming ownership of this house, Judi has had to deal with the same problem, which seems to have increased in intensity. She is the only person on Ministry Road directly impacted by this "dumping" situation because the dead-end easement directly fronts her house. I believe that Bill 165 is appropriate and will finally provide a permanent solution to this unfortunate circumstance.

I would like to point out that Judi has done many good things to try and improve Ministry Road in Mangilao for her neighbors. She was able to get PUAG to repair broken water lines on the street that had been neglected for many years. She has also made some progress to get the road itself repaired.

Bill 165 is a good Bill and it will allow Judi to finally have some control over a problem that has impacted her for some time now.

Sincerely,



Carol J. Cozan, Ph.D.
Professor Emerita of
Management, UOG

March 8, 1967

Senator Angel Santos
23rd Guam Legislature
Agana, Guam 98014

Dear Senator Santos:

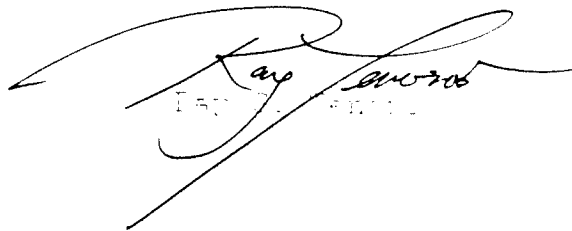
My name is Ray Tetric. I am a student at the University of Guam and the current President of the Student Body Association. We frequently have occasion to use and visit facilities located at Ministry Road in Mangilao. I would like to express my surprise at Bill 185.

As a frequent user and visitor to Ministry Road, I have observed numerous efforts by Dr. Rutherford to help improve this street. In particular, she has cleaned and maintained the government easement fronting her house. Among one of the problems that badly affects Mangilao is the uncontrolled dumping that has gone on in front of Dr. Rutherford's house. There are people who dump all types of waste in the area. For diligently and devotedly -- and, I might add, with potential danger to herself -- Dr. Rutherford has continued to clean up this area.

I think it would be a good idea for Dr. Rutherford to be able to put back the government easement fronting her house in order to keep the area maintained.

This small land area seems to be neglected by the government and needs future utility and/or other development of University Students' Administration. Bill 185 will finally provide for a long-term solution to the dumping problem in front of Dr. Rutherford's house.

Sincerely yours,


Ray Tetric
President, Student Body Association

March 8, 1995

The Honorable Angel Santos
Chairperson, Committee on Housing and
Community Development
23rd Guam Legislature
Agana, Guam 96910

Dear Senator Santos:

It is with pleasure that I endorse Bill 165 which authorizes the sale of the dead-end unused easement directly fronting the residence of Dr. Judith Paulette Guthertz on Ministry Road in Mangilao.

For the last two years, I have personally seen Dr. Guthertz tirelessly devote herself to cleaning and maintaining this small area. Despite her efforts it is obvious that this is has been a losing battle for her. Unknown persons continually dump trash and discard old appliances and materials on this dead-end government plot. Despite the hardship, Dr. Guthertz regularly picks up and removes the debris herself and tries to keep the area as clean as possible.

There is no question that this small parcel covered by Bill 165 has long been neglected by our government. If Dr. Guthertz is authorized to purchase the parcel fronting her house she plans to beautify it with greenery and tropical flowers to ensure that no future dumping on the land occurs.

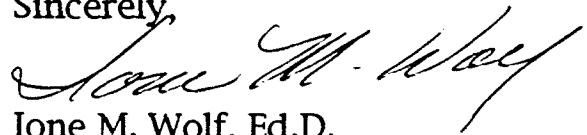
I would also like to share with you and your colleagues the fact that Dr. Guthertz has been instrumental in improving the Ministry Road area. She was recently successful in prodding PUAG and GTA to repair long neglected water and cable lines in the neighborhood. She is presently encouraging the Department of Public Works to do badly needed road repairs on Ministry Road.

I am sure the Senators are aware of just how difficult it is to get utility agencies to respond to community needs. Dr. Guthertz has never given up hope in the regard and has managed to work closely

with these agencies to garner their assistance for the welfare of the neighborhood.

Thank you for introducing Bill 165, Senator Santos. It is of merit and worthy of positive legislative action.

Sincerely,

A handwritten signature in cursive script that reads "Ione M. Wolf". The signature is written in black ink and is positioned above the printed name.

Ione M. Wolf, Ed.D.
P.O. Box 1806
Agana, Guam 96910



Ufisinan I TaoTao Tano'
Senator Angel L.G. Santos
 Chairman, Committee on Community,
 Housing, and Cultural Affairs
 23rd Guam Legislature

April 6, 1995, 1995

Speaker Don Parkinson
 Twenty-Third Guam Legislature
 155 Hesler Street
 Agana, Guam 96910

Dear Mr. Speaker:

The Committee on Community, Housing, and Cultural Affairs, to which was re-referred Bill No. 165, has had the matter under consideration and hereby reports back to the Legislature with its recommendation **TO DO PASS Bill No. 165, as amended on the floor-** An Act to Sell a Portion of the Unused Right-of-Way Abutting Lot 8-1, Tract 139, Mangilao, Guam.

Bill 165 was initially reported out on March 14, 1995 and the information contained in that Report is still current and made available to the Senators during the 2nd reading discussion on the original Bill by the full body at yesterday's Session. Amendments to the original Bill were made on the floor during the March 16, 1995 session day, which are acknowledged here, and a third appraisal was requested by the body, which Ms. Guthertz was able to secure and which is part of this Report. As Chairman, I request that this additional report be appended to the original Report.

The voting record is as follows:

TO PASS	<u>8</u> ¹⁰
NOT TO PASS	<u>0</u>
ABSTAIN	<u>1</u>
INACTIVE FILE	<u>0</u>

The Committee Report and supporting documents, including a copy of the third appraisal, as required by the Legislature during yesterday's discussion on the matter, are attached.


 ANGEL L.G. SANTOS
 attachments


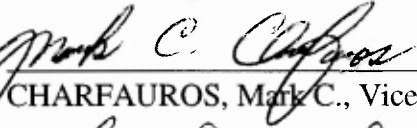
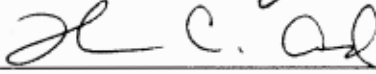
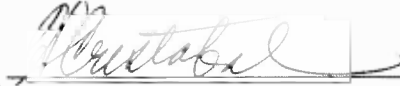

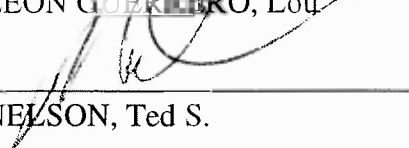

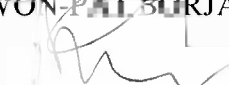
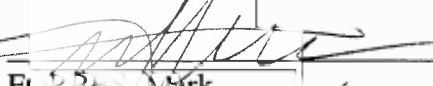

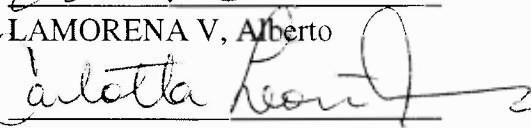


COMMITTEE ON COMMUNITY, HOUSING, AND CULTURAL AFFAIRS

23rd Guam Legislature

VOTING RECORD

Bill No. 165, as amended on the floor - An Act to Sell a Portion of the Unused Right-of-Way Abutting Lot 8-1, Tract 139, Mangilao, Guam.

	<u>TO</u> <u>PASS</u>	<u>NOT TO</u> <u>PASS</u>	<u>ABSTAIN</u>	<u>INACTIVE</u> <u>FILE</u>
 SANTOS, Angel L.G., Chairman	✓	—	—	—
 CHARFAUROS, Mark C., Vice Chairman	✓	—	—	—
 ADA, Thomas C.	✓	—	—	—
 CRISTOBAL, Hope A.	✓	—	—	—
 LEON GUERRERO, Lou	✓	—	—	—
 NELSON, Ted S.	✓	—	—	—
PANGELINAN, Vicente C.	—	—	—	—
 WON PAT BORJA, Judith	—	—	✓	—
 BLAZ, Anthony S.	✓	—	—	—
 FORBES, Mark	✓	—	—	—
 LAMORENA V, Alberto	✓	—	—	—
 LEON GUERRERO, Carlotta	✓	—	—	—



Commonwealth Pa'go





Ufisinan I TaoTao Tano'
Senator Angel L.G. Santos
Chairman, Committee on Community,
Housing, and Cultural Affairs
23rd Guam Legislature

April 6, 1995

MEMORANDUM

TO: Members

FROM: Chairman

SUBJECT: Committee Report on **Bill No. 165, as amended on the floor** - An Act to Sell a Portion of the Unused Right-of-Way Abutting Lot 8-1, Tract 139, Mangilao, Guam.

Transmitted herewith for your consideration and action is our Committee Report on the subject matter. As you know, Bill 165 was amended on the floor during the March 16, 1995 session day and a third appraisal was requested by the body. The appraisal is part of this Report.

Please indicate your choice on the attached VOTING RECORD.

Your attention and cooperation in this matter are greatly appreciated.


ANGEL L.G. SANTOS
attachments



Commonwealth Pa'go!

COMMITTEE ON COMMUNITY, HOUSING, AND
CULTURAL AFFAIRS

Twenty-Third Guam Legislature



ADDITIONAL REPORT

on

Bill No. 165, as amended on the floor

An Act to Sell a Portion of the Unused Right-
of-Way Abutting Lot 8-1, Tract 139,
Mangilao, Guam.

March 17, 1995

Bill No. 165 was reported out by the Committee on Community, Housing, and Cultural Affairs on March 14, 1995. It was placed on second reading for discussion by the full Legislature on March 16, 1995. After the matter was discussed at length, amendments to the Bill were passed on the floor. Those amendments are incorporated in the version of Bill 165 which is the subject of this Report. A motion calling for a third appraisal, beside the two already prepared and made part of the initial Committee Report, duly passed. That third appraisal was commissioned by Ms. Guthertz and appended to this Report.

Having fulfilled the request by the full body, the Committee on Community, Housing, and Cultural Affairs wishes to report back with its recommendation TO DO PASS Bill No. 165, as amended on the floor.

THAT

TWENTY-THIRD GUAM LEGISLATURE
1995 (FIRST) Regular Session

Bill No. 165
As amended on the floor
3/16/95

Introduced by: A. L. G. Santos
T. S. Nelson

AN ACT TO AUTHORIZE THE GOVERNOR TO SELL A
PORTION OF THE UNUSED RIGHT-OF-WAY
ABUTTING LOT NO. 8-1, TRACT 139, MANGILAO,
GUAM.

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

2 Section 1. Legislative findings. Judith Paulette Guthertz is the owner
3 of ~~Lot No. 8-2~~ Lot No. 8-1, Tract 139, Mangilao, Guam, otherwise known as
4 "House Number 159, Ministry Road, Mangilao". Her house abuts a
5 documented forty feet-wide government of Guam right-of-way that
6 terminates at a dead-end along the extension of her northern boundary line
7 and the back wall/fence of the University Gardens condominium complex.

8 Ever since Ms. Guthertz acquired Lot 8-1, the dead-end portion of the
9 documented government of Guam right-of-way has been in dire neglect of
10 any kind of maintenance from any government agency. There is no apparent
11 utility line visible of any kind - power, telephone, water, or sewer - within the
12 bounds of the extension of the northerly and southerly lines of the
13 documented forty feet-wide right-of-way. In order to prevent the
14 continuation of illegal dumping by some irresponsible persons in this area,

1 Ms. Guthertz has taken it upon herself to regularly clean, maintain, and mow
2 the entire dead-end, right-of-way area abutting her property line.

3 Ms. Guthertz has requested the Guam Legislature's assistance to
4 purchase the abandoned and documented forty feet-wide dead-end portion
5 of the right-of-way in order to properly maintain and beautify the area which
6 surrounds her residence. The Legislature is willing to facilitate sale of this
7 easement which has no apparent current or future utility to the government
8 or to any other residents of the area other than Ms. Guthertz.

9 The Legislature finds that the Cruz family owns the lot abutting the
10 easement opposite Ms. Guthertz's property and that it is only fair that they
11 be given the opportunity to purchase one-half of the easement, if they desire.

12 **Section 2. Sale of government land authorized.** The Governor of
13 Guam is hereby authorized to enter into the following land transactions with
14 Ms. Judith Paulette Guthertz and with Mr. and Mrs. Alfred and Nina Cruz:

15 a) the Governor is authorized to sell, at fair market value, one-half of
16 the unused public right-of-way abutting Lot No. 8-1, Tract 139, Mangilao,
17 Guam to Ms. Judith Paulette Guthertz; the Governor is also authorized to
18 sell at fair market value, the other half of the unused public right-of-way to
19 Mr. and Mrs. Alfred and Nina Cruz;

20 b) in the event that either Ms. Guthertz or the Cruz' do not submit,
21 within 365 days, all documents to the Department of Land Management
22 necessary to effectuate the sale as authorized in subsection (a), then the
23 Governor shall be authorized to sell that party's half of the portion of the
24 easement described herein at fair market value to the other person or couple
25 named in subsection (a).

26 b c) the cost of all appraisals, surveys, map preparation or any other
27 costs related to the above land sale shall be paid by Ms. Judith Paulette

1 Guthertz, and by Mr. and Mrs. Alfred and Nina Cruz. All surveys and
2 appraisals required for the land sale herein shall be done by registered land
3 surveyors and appraisers and shall be subject to the approval of the Director
4 of the Department of Land Management. In conducting the survey, the
5 surveyor shall install permanent concrete monuments at all points;

6 e d) Ms. Guthertz and Mr. and Mrs. Alfred and Nina Cruz may not sell
7 their respective ~~this~~ portion of the easement for a period of ten (10) years
8 after ~~she purchases it~~ their purchase of the easement from the government of
9 Guam; otherwise the property shall revert back to the government of Guam.

10 **Section 3. Proceeds of land sale to be deposited in Chamorro Home**
11 **Loan Fund.** All proceeds from the sale of land authorized in Section 2 above
12 shall be promptly deposited in the Chamorro Land Trust Commission's
13 Chamorro Home Loan Fund.

DR. JUDITH PAULETTE GUTHERTZ

The Honorable Angel Santos
Chairperson
Committee on Housing, Community
Development and Cultural Affairs
23rd Guam Legislature
Agana, Guam 96910

March 17, 1995

Dear Senator Santos:

During the discussion of Bill 165 at the Legislative session yesterday afternoon, Senator Anthony Blaz requested that an additional independent appraisal be conducted on the deadend government easement directly fronting my home in Mangilao, Guam which has been the site of illegal dumping over the past two years.

Upon officially being informed of this request by your office, I immediately arranged for a third appraisal.

I am pleased to transmit this additional appraisal to you and to all members of the 23rd Guam Legislature

Thankyou kindly for your assistance.


JUDITH PAULETTE GUTHERTZ

cc: All Senators

P.O. BOX 959 AGANA, GUAM 96910
(671) 734-2388/4110

C. R. Cochran, CREA, ACRA, SCPA
Guam License No. CA-94-001
Real Estate Appraiser, Broker & Consultant
297 West O'Brien Drive, Suite E
Agana, Guam 96910
Tel: (671) 472-2934 / (671) 477-2218

Date: March 17, 1995

To: Judith P. Guthertz

For: Judith P. Guthertz
Easement Adjacent to Lot No. 8-1
Tract 139
Mangilao, Guam 96923

Amount Charge:

Appraisal Fee	\$425.00
Rush Fee	<u>\$125.00</u>
Total:	<u>\$550.00</u>

Appraisal Report Rec'd By: X 

Date: March 17, 1995

I certify that the above statement is correct and true
and that payment therefore has not been received.

By: 

PAID
3/17/95

Check paid RC



COCHRAN REALTY

PROPERTY LOCATED AT:

Easement Adjacent to Lot No. 8-1, Tract 139
Mangilao, Guam 96923

FOR:

Judith P. Guthertz
159 Ministry Road

AS OF:

March 16, 1995

BY:

C.R. Cochran, CREA, CCRA

LAND APPRAISAL REPORT

COCHRAN REALTY

BAR167

IDENTIFICATION

Borrower Judith P. Guthertz Census Tract N/A Map Reference Mangilao
 Property Address Easement Adjacent to Lot No. 8-1, Tract 139
 City Mangilao County Mangilao State Guam Zip Code 96923
 Legal Description Portion of 40' wide Roadway under Document No. 649369
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold DeMinimus PUD
 Actual Real Estate Taxes \$ None (yr.) Loan charges to be paid by seller \$ N/A Other sales concessions None
 Lender/Client Judith P. Guthertz Address 159 Ministry Road Mangilao, Guam
 Occupant Raw Land Appraiser C.R. Cochran Instructions to Appraiser Estimate Fair Market Value for purchase of property from the Government of Guam.

NEIGHBORHOOD

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Developed Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Over Supply
 Marketing Time Under 3 Mos. 3-6 Mos. Over 6 Mos.
 Present Land Use 5% 1 Family 5% 2-4 Family 5% Apts. 15% Condo 5% Commercial
20% Industrial 45% Schools
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 (*) From _____ To _____
 Predominant Occupancy Owner Tenant 5% Vacant
 Single Family Price Range \$150,000 to \$275,000 Predominant Value \$175,000
 Single Family Age 5 yrs. to 24 yrs. Predominant Age 16 yrs.

	Good	Avg.	Fair	Poor
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) The University of Guam, the Guam Community College and the George Washington High School are situated within the neighborhood. All shopping, employment centers and major medical facilities are within a 25 minute drive by auto during peak traffic.

SITE

Dimensions Estimated 40.62' X 71.88' = 2,920+/- Sq.Ft. Sq. Ft. or Acres Corner Lot
 Zoning Classification Multiple Family Residential Present Improvements Do Do not conform to zoning regulations
 Highest and Best Use Present Use Other (specify) Combined with adjacent lot and developed as zoned.
 Public Other (Describe) OFF SITE IMPROVEMENTS
 Electricity Street Access Public Private
 Gas Surface Coral
 Water Maintenance Public Private
 San. Sewer Storm Sewer Curb/Gutter
 Underground Elec. & Tel. Sidewalk Street Lights
 Topo Level
 Size Small
 Shape Irregular
 View Perimeter
 Drainage Adequate
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) The subject property is a 40' wide, dead end public access easement that is not required for access to any of the surrounding properties.

MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made thus, increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>Ministry Road Mangilao, Guam</u>	<u>Lot No. 2282-18-2 Mangilao, Guam</u>	<u>Lot 2322-NEW-3 Mangilao, Guam</u>	<u>L10061-19-2-R1 Dededo, Guam</u>
Proximity to Subject		<u>.7 Mile</u>	<u>.5 Miles</u>	<u>7 Miles</u>
Sales Price	\$ <u>N/A</u>	\$ <u>60,000</u>	\$ <u>60,000</u>	\$ <u>80,000</u>
Price /SqFt	\$ <u>.00</u>	\$ <u>6.37</u>	\$ <u>7.74</u>	\$ <u>7.30</u>
Data Source	<u>Client</u>	<u>M.L.S.</u>	<u>M.L.S.</u>	<u>M.L.S.</u>
Date of Sale and Time Adjustment	<u>N/A</u>	<u>05/94</u>	<u>02/94</u>	<u>03/95</u>
Location	<u>Average</u>	<u>Equal</u>	<u>Equal</u>	<u>Equal</u>
Site/View	<u>2920sf</u>	<u>9419sf</u>	<u>7750sf</u>	<u>10958</u>
Access	<u>Coral</u>	<u>2 Lane Asp -0.50</u>	<u>2 Lane Asp -0.50</u>	<u>Coral</u>
Utilities	<u>All Public</u>	<u>Wtr&Pwr +1.15</u>	<u>All Public</u>	<u>All Public</u>
Utility	<u>Fair</u>	<u>Good -2.50</u>	<u>Good -2.50</u>	<u>Good -2.50</u>
Sales or Financing Concessions				
Net Adj. (Total)		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ <u>-1.85</u>	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ <u>-3.00</u>	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ <u>-2.50</u>
Indicated Value of Subject	<u>Price/SqFt</u>	\$ <u>4.52</u>	\$ <u>4.74</u>	\$ <u>4.80</u>

Comments on Market Data See Attached Addendum.

CONCILIATION

Comments and Conditions of Appraisal Subject to the attached certification and limiting conditions. This is a summary appraisal report.

Final Reconciliation See Attached Certification and limiting conditions.

ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF March 16 19 95 to be \$ 13,700.00

Appraiser(s) C.R. Cochran Review Appraiser (if applicable) _____
 C.R. Cochran, CREA, CCRA

Certification/License # Guam Certified Appraiser Lic. CA-94-001 Did Did Not Physically Inspect Property

Borrower/Client Judith P. Guthertz

Address Easement Adjacent to Lot No. 8-1, Tract 139

City Mangilao County Mangilao State Guam Zip Code 96923

Lender/Client Judith P. Guthertz

SCOPE OF THE APPRAISAL

In collecting data to support the valuation derived by this report, office files were screened, property transactions were researched at the Department of Land Management and interviews were conducted with other appraisers, real estate brokers and interviews were conducted with buyers and sellers, where practical, for verification purposes.

COMMENTS ON MARKET DATA

The subject property is designated as a Roadway and is surrounded by properties that are zoned for multiple family residential use. The subject property is very small and there were no sales of properties with multiple family zoning that is close in size to the subject. Considering this, three sales of larger properties with multiple family zoning have been drawn from the market for use in the Sales Comparison Approach of this report. Sales 1 & 2 are older sales from the subject's market area and Sale No. 3 is a recent transaction from another area with similar market appeal. The market has been slow island wide and the selected sales were chosen because they have been determined to be the most suitable comparables available.

Sale No. 1 is situated to the northeast of the subject and just south of Route No. 15. This property is serviced by an asphalt paved road and has been given a minus adjustment to bring it in line with the subject for this factor. This property does not have access to a public sewer and has been adjusted upward to bring it on a par with the subject. This property is of a suitable size to be developed within the limits of its zoning and has been determined to have superior utility.

Sale No. 2 is to the north of the subject and has been given a minus adjustment for its superior access. This property can be fully developed under its zoning and a minus adjustment has been applied for utility.

Sale No. 3 located in Dededo, across from the Finegayan Naval Communications Station. This area is considered to have equal market appeal for properties with multiple family zoning. This property is of sufficient size to be fully developed under multiple family zoning and has been adjusted downward to bring it in line with the subject which has inferior utility.

All three sales selected are considered representative of current market trends. Before adjustments, the selected sales had a range from \$6.37 to \$7.74 per square foot. After adjusting the sales to the subject for those factors that carry the most weight in the local market, the adjusted value range is from \$4.52 to \$4.80 per square foot. Considering all factors, it is my opinion, the mean of the adjusted value range best represents a Fair Market Value Estimate by the Sales Comparison Approach at \$4.69 per square foot, or, $\$4.69 \times 2,920 \pm$ Square Feet = \$13,695.00.

FINAL RECONCILIATION COMMENTS

The Cost Approach does not apply to land only appraisals. There were no current, verifiable leases found on comparable properties from the subject's market area to support a valuation by the Income Approach and this approach has not been employed in this report. The Market Approach reflects buyer/seller reactions to the market and carries total weight in this report at \$13,695.00, say:

THIRTEEN THOUSAND SEVEN HUNDRED DOLLARS

(***\$13,700.00***)

HIGHEST AND BEST USE

Each property lends itself to its Highest and Best Use by virtue of its size, shape, topography, geographical location and its surroundings. Highest and Best Use is defined by the the "Encyclopedia of Real Estate Appraising" as:

That reasonable and probable use that will support the highest present value.....as of the effective date of the appraisal.

Alternatively, that use, from among reasonably probable and legal uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land use value.

The subject property is a dead end roadway that has no practical use as a public access easement. The estimated size of the subject is very small and falls well below the minimum lot size required for multiple family zoned properties under current zoning laws. The most probable market for the subject property would be adjacent land owners looking to increase the size of their lots to increase the density under multiple family zoning. Therefore, it is my opinion, the Highest and Best Use for the subject would be to combine it with an adjacent property.

SUBJECT PHOTOGRAPH ADDENDUM

Borrower/Client **Judith P. Guthertz**

Address **Easement Adjacent to Lot No. 8-1, Tract 139**

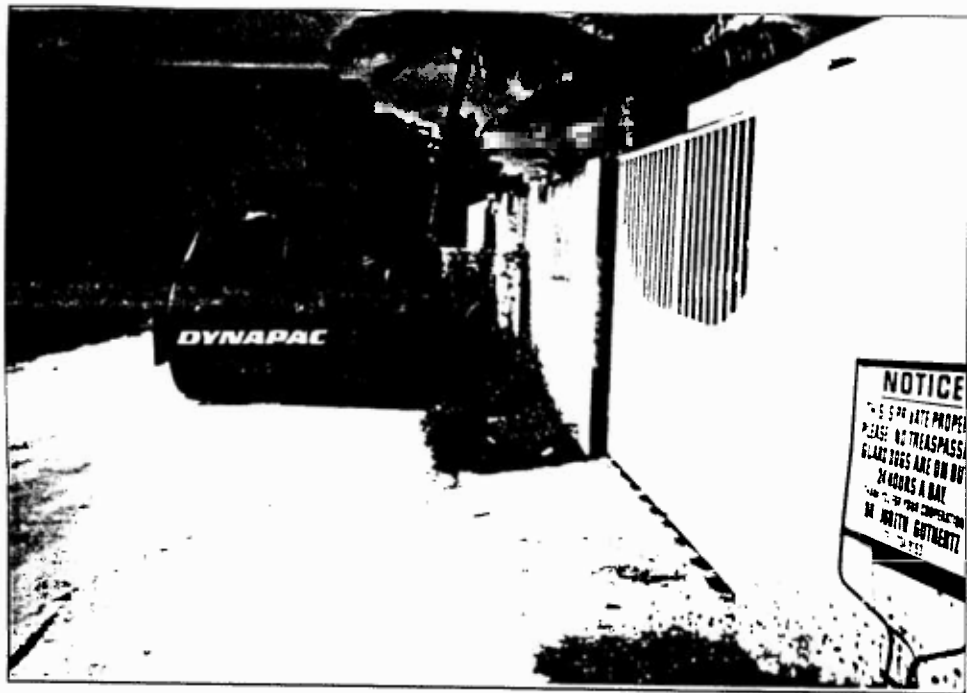
City **Mangilao**

County **mangilao**

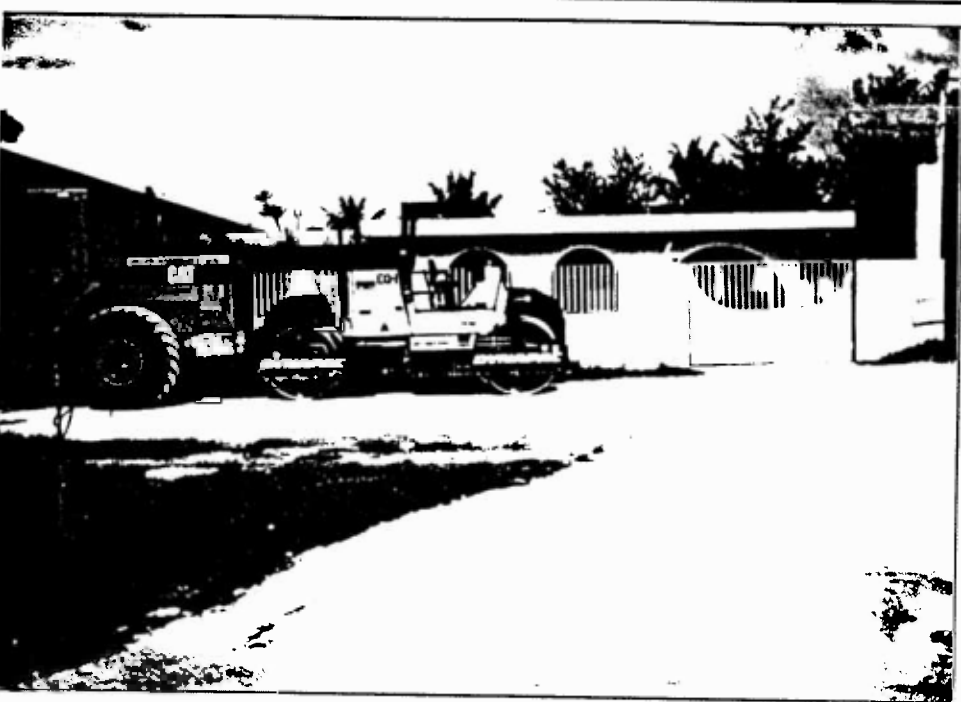
State **Guam**

Zip Code **96923**

Lender/Client **Judith P. Guthertz**



**FRONT OF
SUBJECT PROPERTY**



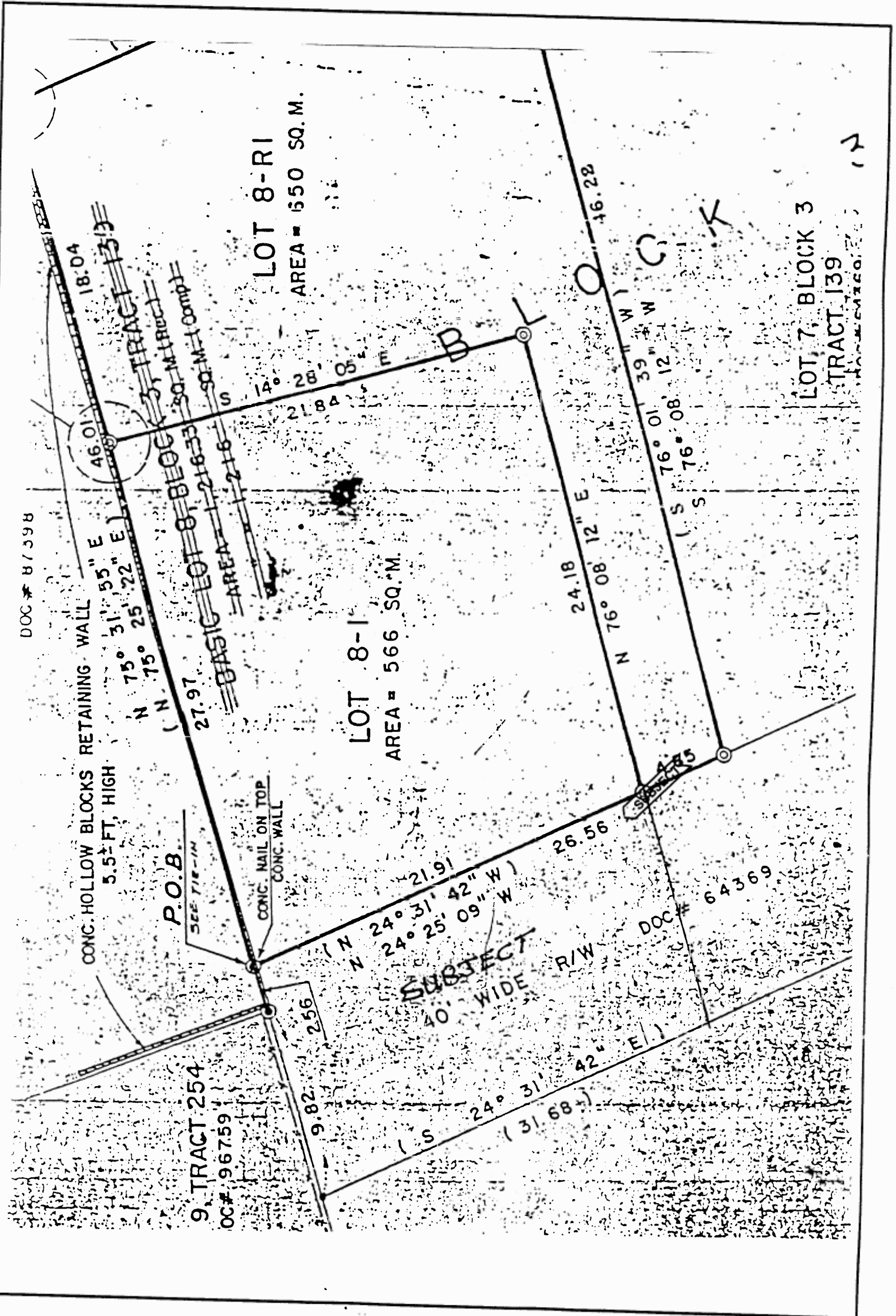
**REAR OF
SUBJECT PROPERTY**

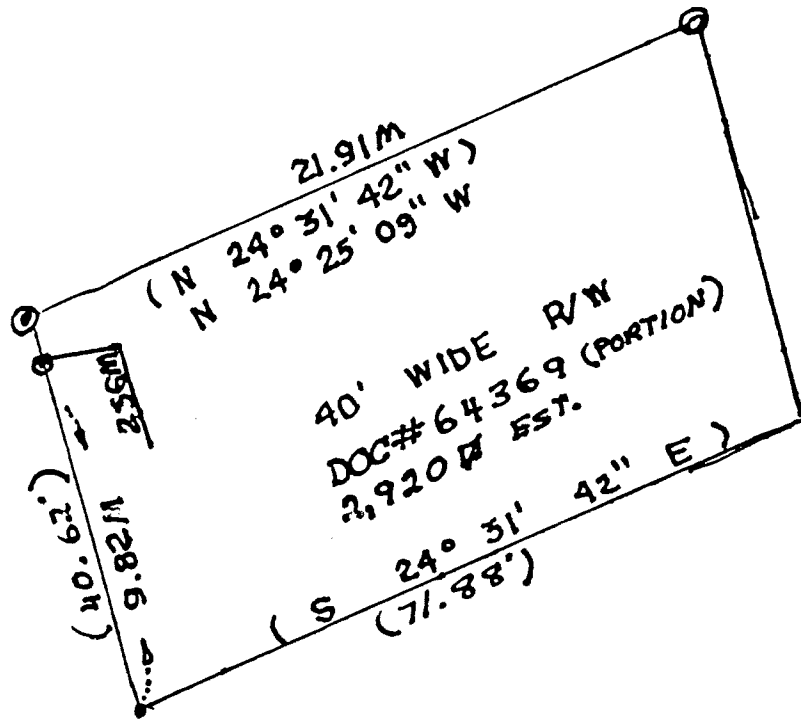


STREET SCENE

PLAT MAP

Borrower/Client Judith P. Guthertz
 Address Easement Adjacent to Lot No. 8-1, Tract 139
 City Mangilao County Mangilao State Guam Zip Code 96923
 Lender/Client Judith P. Guthertz

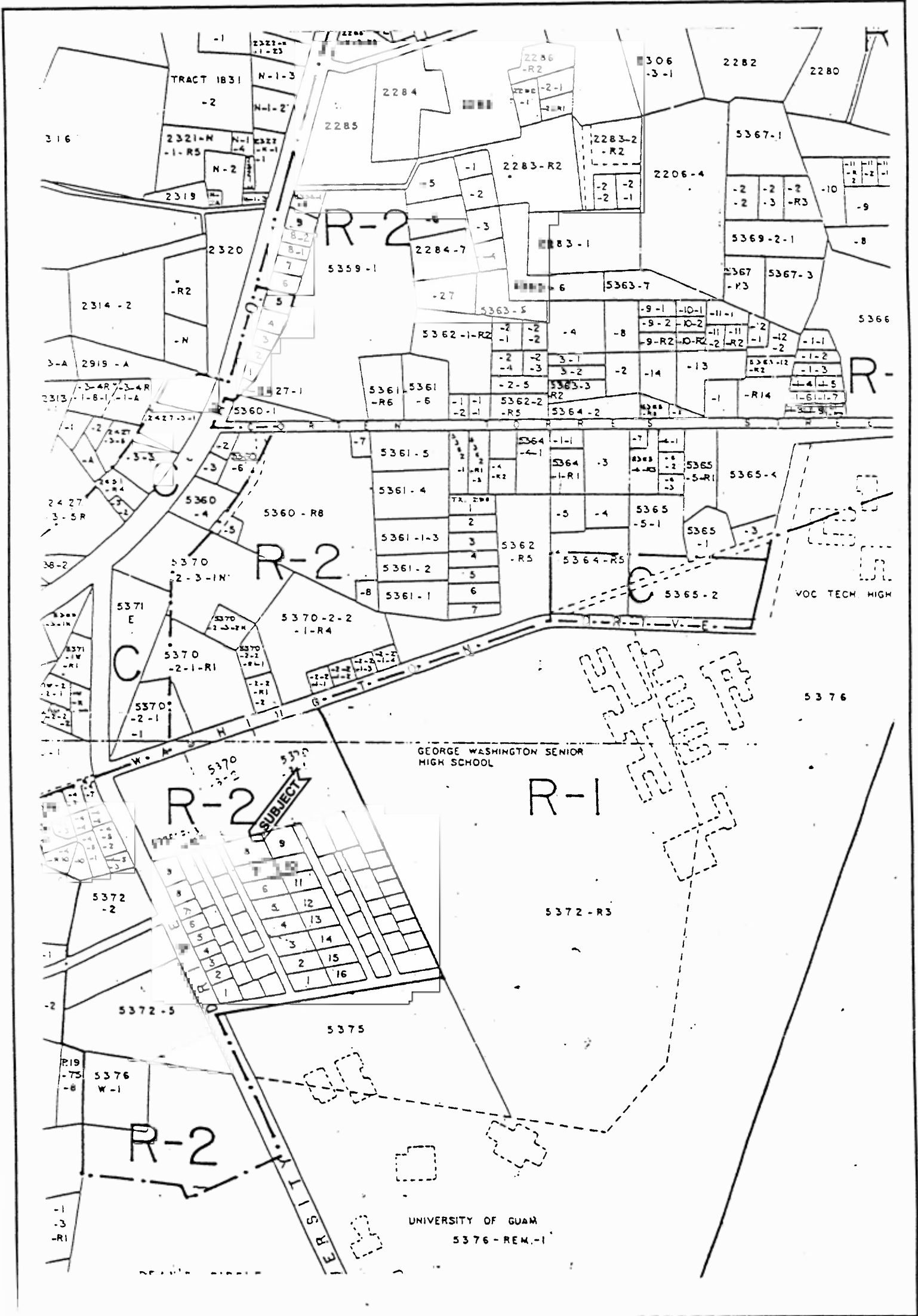




Estimated Plot Map

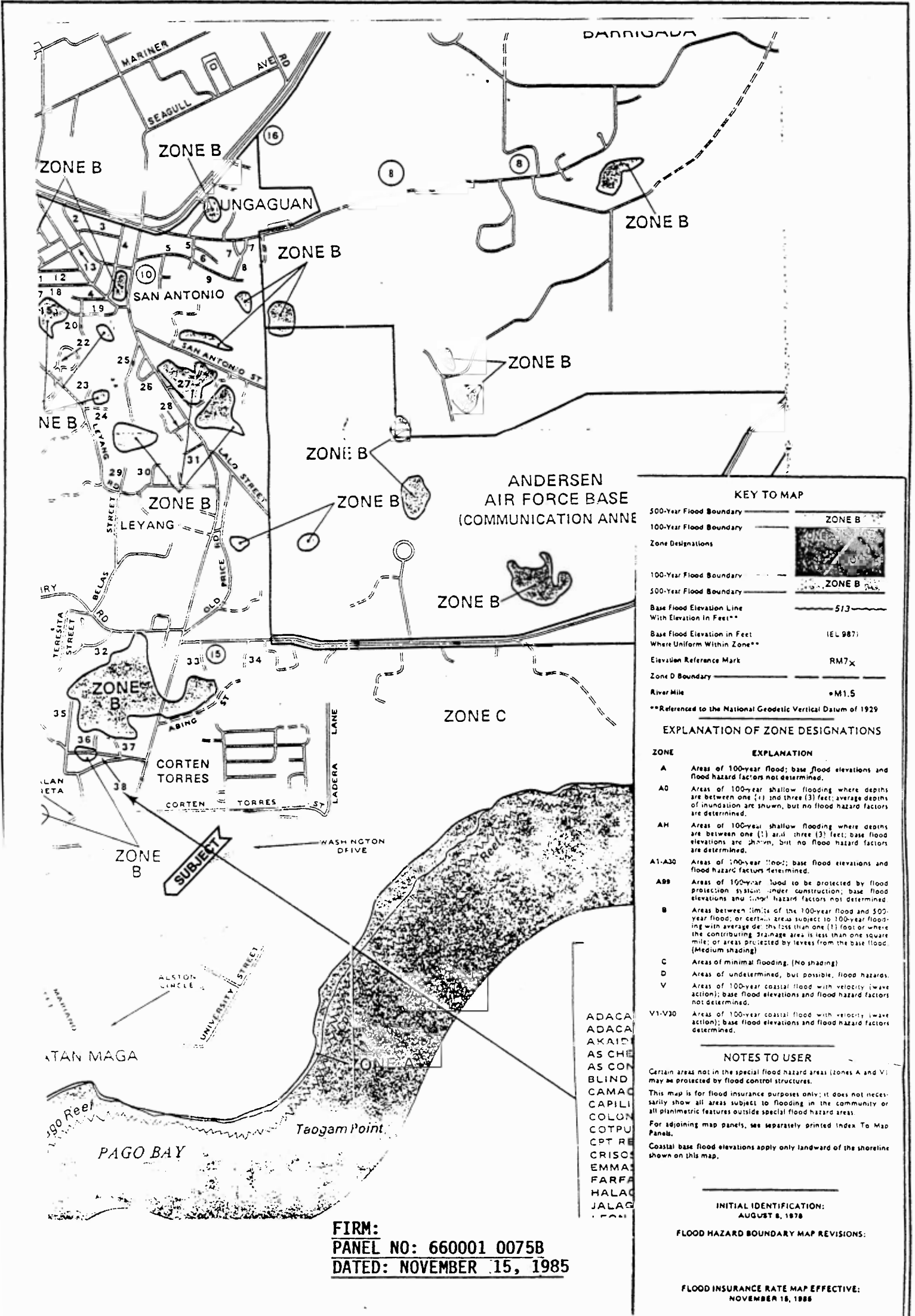
Area / Zoning Map

Borrower/Client Judith P. Guthertz
Address Easement Adjacent to Lot No. 8-1, Tract 139
City Mangilao County mangilao State Guam Zip Code 96923
Lender/Client Judith P. Guthertz



FLOOD MAP

Borrower/Client	Judith P. Guthertz		
Address	Easement Adjacent to Lot No. 8-1, Tract 139		
City	Mangilao	County	mangilao
		State	Guam
		Zip Code	96923
Lender/Client	Judith P. Guthertz		



KEY TO MAP

500-Year Flood Boundary	—	ZONE B
100-Year Flood Boundary	- - -	ZONE B
Zone Designations		
100-Year Flood Boundary	- - -	ZONE B
500-Year Flood Boundary	—	ZONE B
Base Flood Elevation Line With Elevation In Feet**	— 513 —	
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)	
Elevation Reference Mark	RM7x	
Zone D Boundary	—	
River Mile	+M1.5	

**Referenced to the National Geodetic Vertical Datum of 1929

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
AB9	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood, or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

Coastal base flood elevations apply only landward of the shoreline shown on this map.

INITIAL IDENTIFICATION:
AUGUST 8, 1978

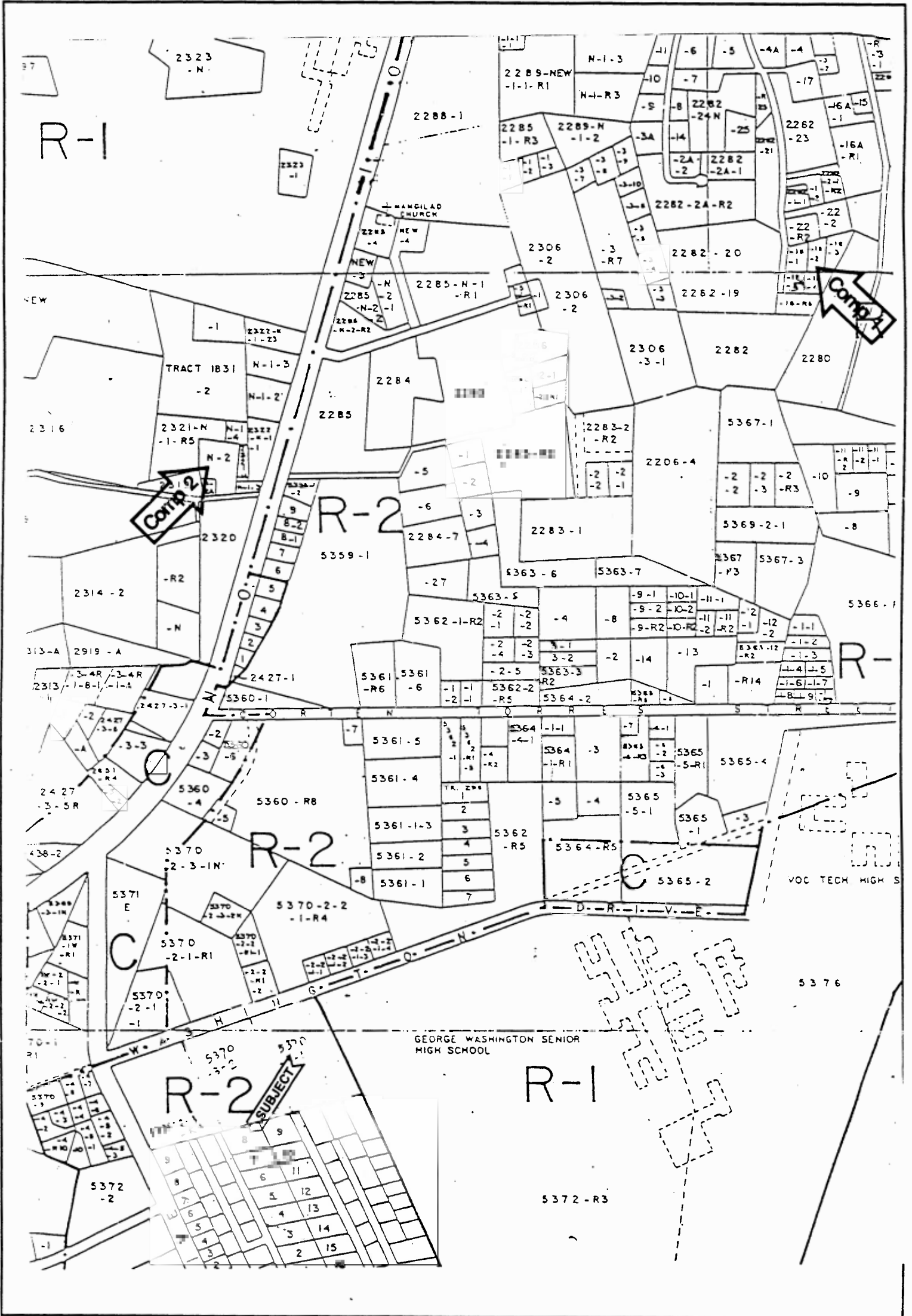
FLOOD HAZARD BOUNDARY MAP REVISIONS:

FLOOD INSURANCE RATE MAP EFFECTIVE:
NOVEMBER 15, 1985

FIRM:
PANEL NO: 660001 0075B
DATED: NOVEMBER 15, 1985

Comparable Map

Borrower/Client Judith P. Guthertz
Address Easement Adjacent to Lot No. 8-1, Tract 139
City Mangilao County mangilao State Guam Zip Code 96923
Lender/Client Judith P. Guthertz



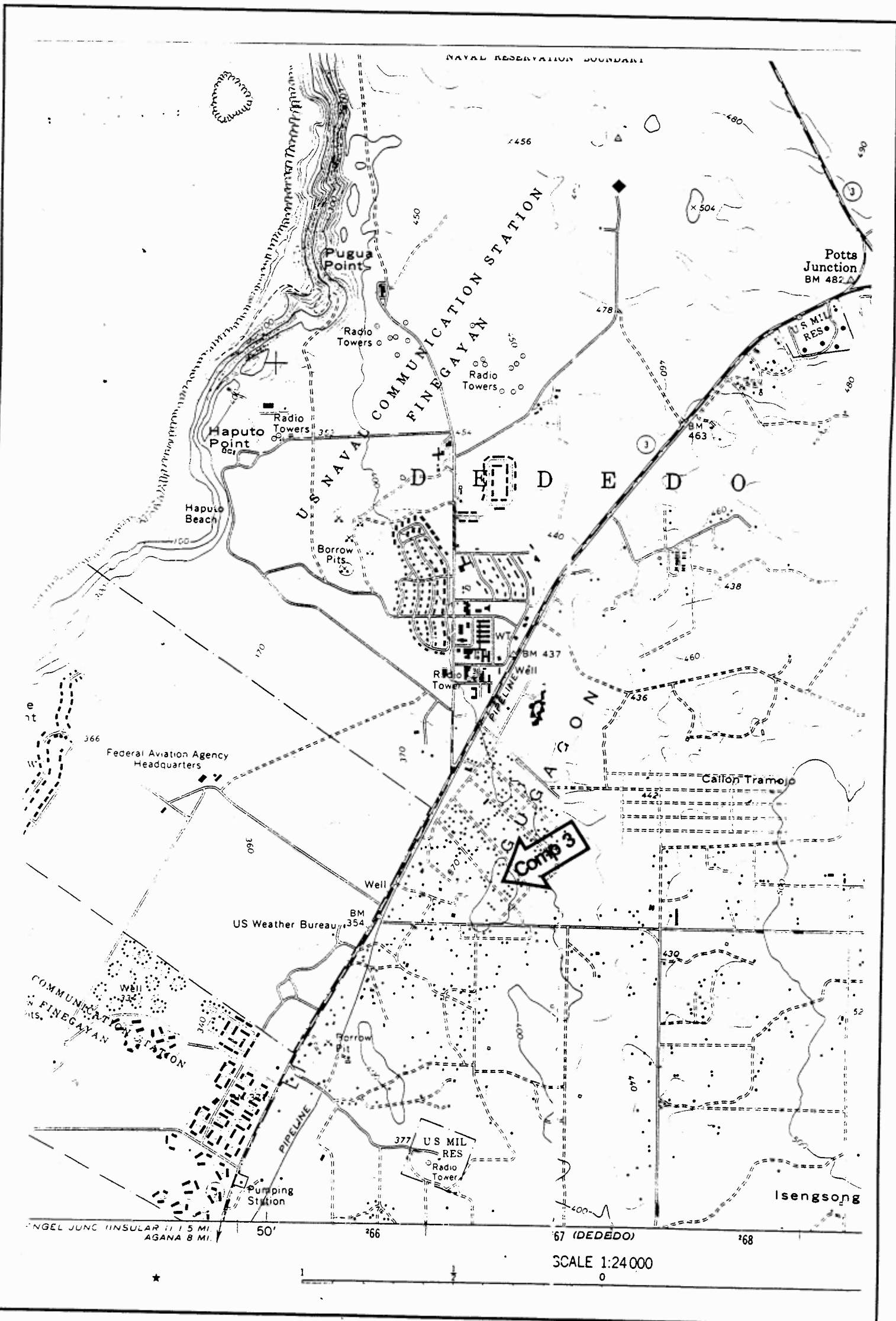
Comparable Map

Borrower/Client **Judith P. Guthertz**

Address **Easement Adjacent to Lot No. 8-1, Tract 139**

City **Mangilao** County **mangilao** State **Guam** Zip Code **96923**

Lender/Client **Judith P. Guthertz**



DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing of sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the 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 with respect to 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 property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the 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 with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as Review Appraiser. No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been made previously made therefor.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more valuable or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, approved financial institution, any department, agency, or instrumentality of the United States any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

ENVIRONMENTAL DISCLAIMER: The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL CERTIFICATION: The appraiser further certifies and agrees that:

1. This appraisal conforms to the Uniform Standards of Professional Appraisal Practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal Foundation, except that the Departure Provision of the USPAP does not apply.
2. Their compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
3. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Note: The environmental disclaimer or the additional certification are not approved or disapproved by Freddie Mac or Fannie Mae.

Date March 16, 1995

Appraiser C.R. Cochran
C.R. Cochran, CREA, CCRA

APPRAISAL REPORT

of

Subject Address:

Portion of a 40' Public Right-of-way,
Abutting Lot No. 8-1, Tract 139,
Municipality of Mangilao, Guam

PREPARED FOR:

Ms. Judith Paulette Gutherz

AS OF:

November 10, 1994

PREPARED BY:

J.C. Concepcion and Associates

Suite 212, Union Bank Building,
194 Herman Cortes Avenue,
Agaña, Guam 96910

Borrower/Client	Ms. Judith P. Guthertz		
Property Address	Portion of a 40' Pub. right-of-way		
City	Country	State	Zip Code
Mangilao	None	Guam	96919
Lender	Self		

LETTER OF TRANSMITTAL & CERTIFICATIONS

PREPARED FOR: Ms. Judith Paulette Guthertz
Hse.# 159, Ministry Road,
Mangilao, Guam 96919

REFERENCE: Market Value Estimates of
Portion of a 40' wide public
Right-of-way, Mangilao, Guam

As requested, we have completed an appraisal on the above subject property. The report contains our opinions, along with supporting data relative to the value selected.

Subject property is a portion of a 40 foot easement located in Mangilao, Guam. The property contains an approximate land area of 267 square meters.

Subject property was inspected on November 10, 1994, which is the effective date of this report.

The value assigned to the property is subject to all limiting conditions and assumptions attached herein, as of the date of this report, was:

THREE THOUSAND THREE HUNDRED DOLLARS
(\$3,300)

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF:

- the statements of fact contained in this report are true and correct.
- the reported analysis, opinions and conditions are only limited by the reported assumptions and limiting conditions and are my personal, unbiased professional analysis, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of the report and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent upon the reporting of a predetermined amount, value or direction in value that favors the cause of the client, the amount of value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- my analysis, opinions and conclusions were developed, this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the subject property that is stated in this report.
- no one provided significant professional assistance to the person signing this report.



D.C. San Nicolas
License: LA-94-010
Expires: October 31, 1996

LAND APPRAISAL REPORT

Borrower Ms. Judith P. QJHERTZ Census Tract NONE Map Reference Mergilao
 Property Address Portion of a 40' Pub. right-of-way
 City Mergilao County NONE State Guam ZIP Code 96919
 Legal Description Portion of a 40' public right-of-way Mergilao, Guam
 Sale Price \$ N/A Date of Sale N/A Loan Term - yrs. Property Rights Appraised Fee Leasehold De Minimis P
 Actual Real Estate Taxes \$ - Loan charges to be paid by seller \$ - Other sales concessions NONE
 Lender/Client Self Address _____
 Occupant Vacant At present D.C. San Nicolas Instructions to Appraiser Estimate Fair Market Value of the subject.

Location Urban Suburban Rural
 Built-up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Value Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 70 % 1 Family 0 % 2-4 Family 0 % Apts. 0 % Condo 0 % Commercial
0 % Industrial 30 % Vacant %
 Change in Present Land Use Not Likely Likely (*) Taking Place(*)
 (*) From _____ To _____
 Predominant Occupancy Owner Tenant _____ % Vacant
 Single Family Price Range \$ 65,000 to \$ 200,000 Predominant Value \$ 130,000
 Single Family Age NEW yrs. to 20 yrs. Predominant Age 10 yrs

Employment Stability Good Avg Fair Poor
 Convenience to Employment
 Convenience to Shopping
 Convenience to Schools
 Adequacy of Public Transportation
 Recreational Facilities
 Adequacy of Utilities
 Property Competibility
 Protection from Detrimental Conditions
 Police and Fire Protection
 General Appearance of Properties
 Appeal to Market

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject neighborhood located east off Route 10, Berrigade. Area composition consists predominantly of single-family dwellings of various construction qualities & designs. Immediate area serviced by several scattered non/gro type retail outlets. Proximity to major active areas of Agaña & Tanuning 4 to 5 miles north & northeast. Average location & market appeal with no unfavorable factors noted.

Dimensions See Attached map. = 267 +/- S.M. Sq. Ft. or Acres _____ Corner Lot
 Zoning classification R-2/Multi-Family Use Present improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) Expansion with adjoining parcels.
 Electricity Public Other (Describe) _____
 Gas None
 Water _____
 San. Sewer None
 Underground Elec. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access Public Private
 Surface Asphalt
 Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topography Level/Slope
 Size Adequate
 Shape Irregular
 View None
 Drainage Good
 Is the Property located in a HUD identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): The site is a portion of a dead-end, 40 foot wide, easement which abuts Lot 8-1, Tr. 139 to it's east boundary. Overall usability is limited based on it's size. This is reflected in our analysis below. Easement area is approximately 267 square meters.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
		DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Address	Portion of a 40' Pub. right-of-way	Lot 2282-18-2, Mergilao, Guam		Lot 2284-5-1, Mergilao, Guam		Lot 2265-RB4-6-9 Berrigade, Guam	
Proximity to Subject		Same District		Same District		Neighboring District	
Sale Price	N/A	\$ 60,000		\$ 400,000		\$ 95,000	
Price		\$ 68.57/SqM		\$ 121.29/SqM		\$ 53.76/SqM	
Date Source		Database Records/Files		Database Records/Files		Database Records/Files	
Date of Sale and Time Adjustment	N/A	5/94	-11% Adjustment	11/92	-11% Adjustment	12/93	-11% Adjustment
Location	Good	Good		Good		Good	
Site/View	267sqm/None	875sqm/None		3298sqm/None		1023sqm/None	
Topography	Level	Level		Slight Slope	3.00	Level	
Potential Dvlpmt	Fair	Average/Good	-3.00	Good	-12.00	Average/Good	-3.00
Usability	20%	100%	-95.00	100%	-97.00	100%	-43.00
Zoning	R-2	R-2		R-2		R-1	5.00
Sales or Financing Concessions		Cash		Cash/Terms		Farmers-Loan	
Net Adj. (Total)		Plus <input checked="" type="checkbox"/> Minus <input type="checkbox"/> \$ -58		Plus <input type="checkbox"/> Minus <input checked="" type="checkbox"/> \$ -106		Plus <input type="checkbox"/> Minus <input checked="" type="checkbox"/> \$ -41	
Indicated Value of Subject		Net% = 0.1 Gross% = 0.1 \$ 10.57/SqM 2,822		Net% = 0.0 Gross% = 0.0 \$ 15.29/SqM 4,082		Net% = 0.1 Gross% = 0.1 \$ 12.76/SqM 3,407	

Comments on Market Data: Sales are most recent nearest to the subject's neighborhood. It is felt they share in overall area conveniences & market appeal. Assigned value derived through the correlation method explained below. All comparables were adjusted for all differences based on values perceived by the current market. Lack of more comparative sales mostly due to the sluggish market activity currently experienced.

Comments and Conditions of Appraisal: Subject to the attached statement of limiting conditions & assumptions. Assigned value per square meter at \$12.36. Based on the subject's size, it's potential development and usability are limited. Expansion of adjoining lots is the highest and best use for the subject site. See attached addendum for adjustment factors used within the above analysis.

Final Reconciliation: Sales used indicate subject's most probable worth if placed for unloading in today's open market and appropriately indicates subject's marketability based on current conditions, reflective of the attitudes of both buyers & purchasers in the local market. Weight allowed for each sale: Comp.1 at 50%, based on being most recent & similar in size, Comp.2 & 3 at 25% each based on difference in size(2) and zoning(3)
 I ESTIMATE THE MARKET VALUE, AS DERIVED, OF SUBJECT PROPERTY AS OF November 10, 1996 to be \$ 3,300

Appraiser(s) [Signature] Review Appraiser (if applicable) _____
 D.C. San Nicolas, LA-94-010, Expires; October 31, 1996 Del Del Not Physically Inspect Property

Borrower/Client Ms. Judith P. Guthertz

Property Address Portion of a 40' Pub. right-of-way

City Mangilao

County None

State Guam

Zip Code 96919

Lender Self

ADJUSTMENT FACTOR ADDENDUM

Topography: A -2.5% adjustment to comparable #2, price per square meter, based on the slight slope of the comparable.

Potential Development: Based on the subject's size, a fair rating was given for the subject.

Sale #1; 5% of the price per square meter.

Sale #2; 10% of the price per square meter.

Sale #3; 5% of the price per square meter.

Usability: Since the subject's highest and best use is that of expansion of adjoining parcels based on the the size limiting it's use, we allowed 20% as it's contribution to an adjoining parcel. We then adjusted the remaining 80% from each comparable to best reflect a propable trend.

Zoning: This adjustment applies only to sale #3. 10% of it's price per square meter was allowed for the difference between a single family zoned parcel and a multi-family zoned parcel.

Note: All adjustments are rounded to the nearest one-dollar.

SUBJECT PROPERTY

File No. QMERTZ

TYPICAL VIEW OF
SUBJECT PROPERTY

STREET SCENE

SUBJECT ADDRESS:

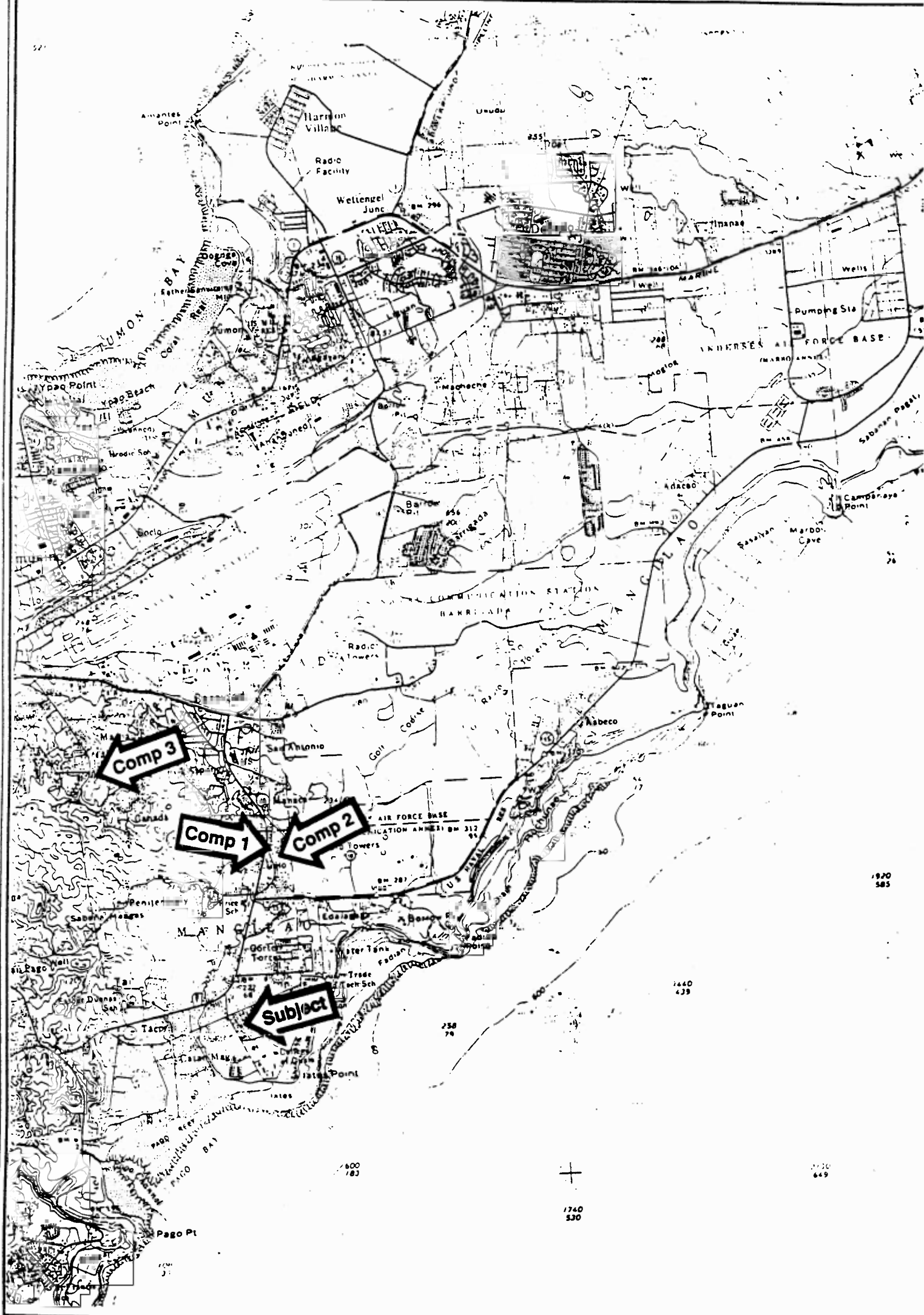
Portion of a 40'

Pub. right-of-way



Borrower/Client Ms. Judith P. Guthertz			
Property Address Portion of a 40' Pub. right-of-way			
City Mangilao	County None	State Guam	Zip Code 96919
Lender Self			

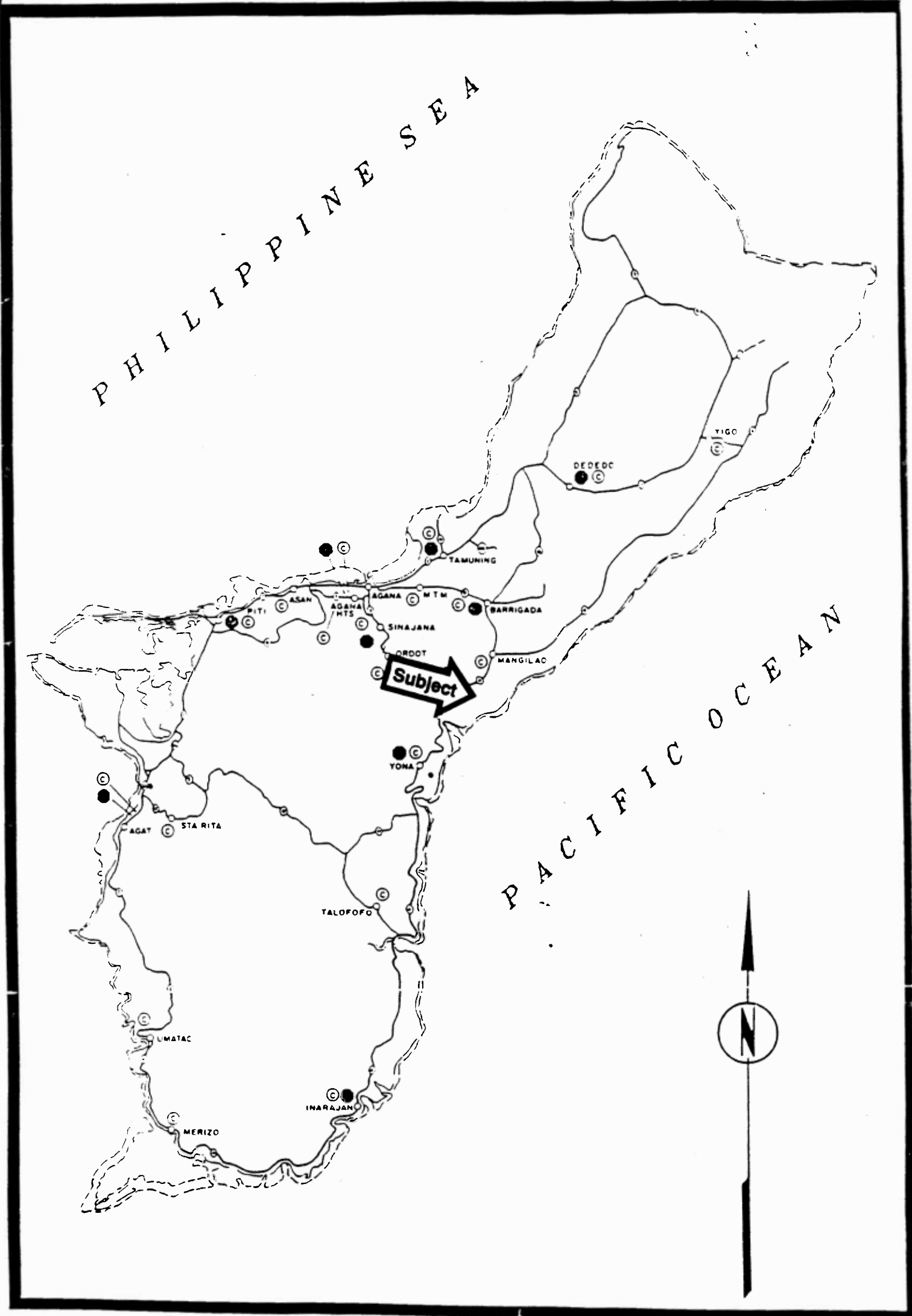
COMPARABLE SALES



Client/Borrower: Ms. Judith P. Guthertz	File No. GUTHERTZ
Property Address: Portion of a 40' public easement	District: Mangilao
Municipality: Mangilao	State: Guam
Lender: Self	Zip Code: 96919

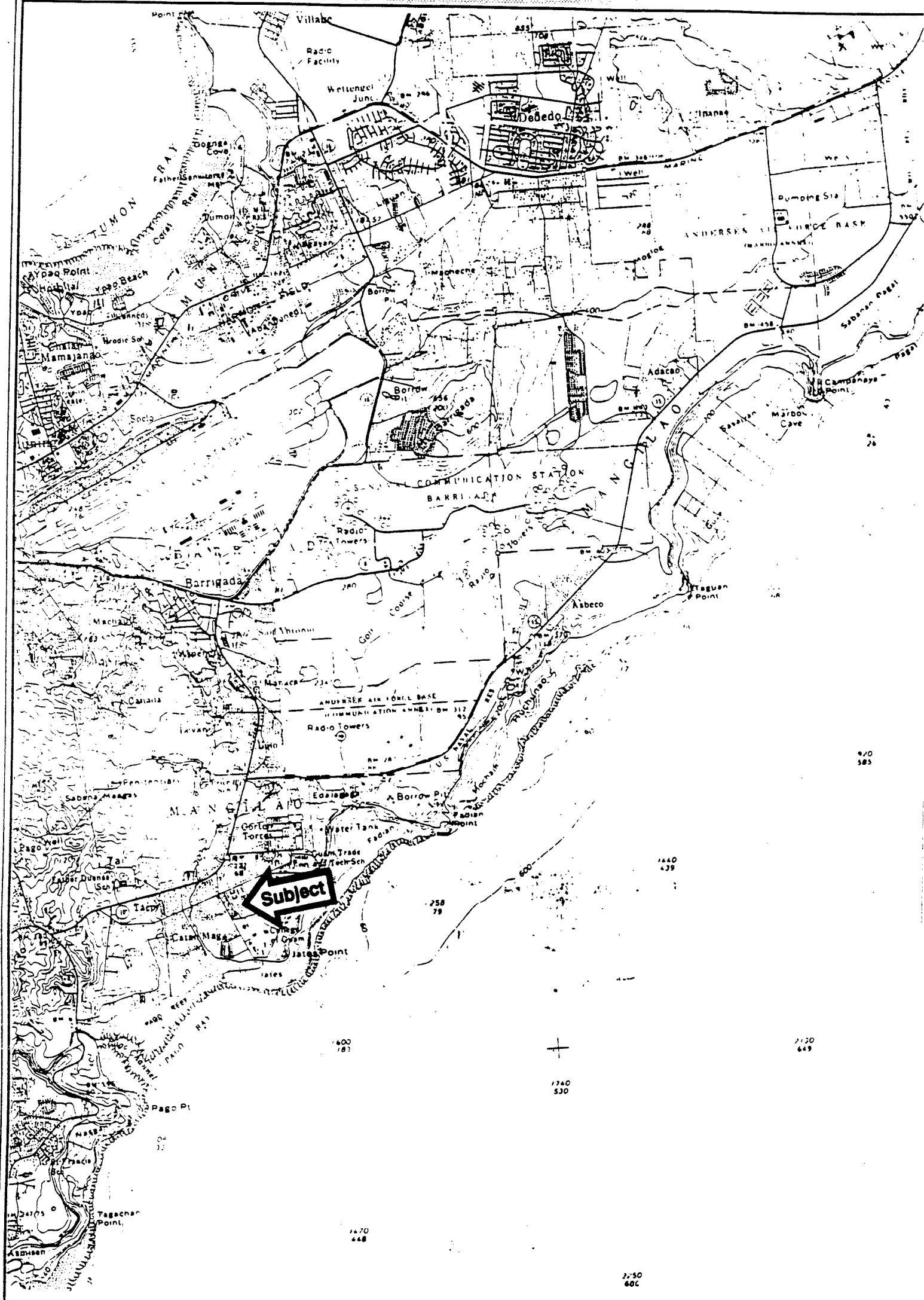
ISLAND OF GUAM LOCATION MAP

Note: Highlighted area represents the approximate location of the subject property.
Red line arrow denotes approximate location of the subject property.



Borrower/Client Ms. Judith P. Guthertz			
Property Address Portion of a 40' Pub. right-of-way			
City Mangilao	County None	State Guam	Zip Code 96919
Lender Self			

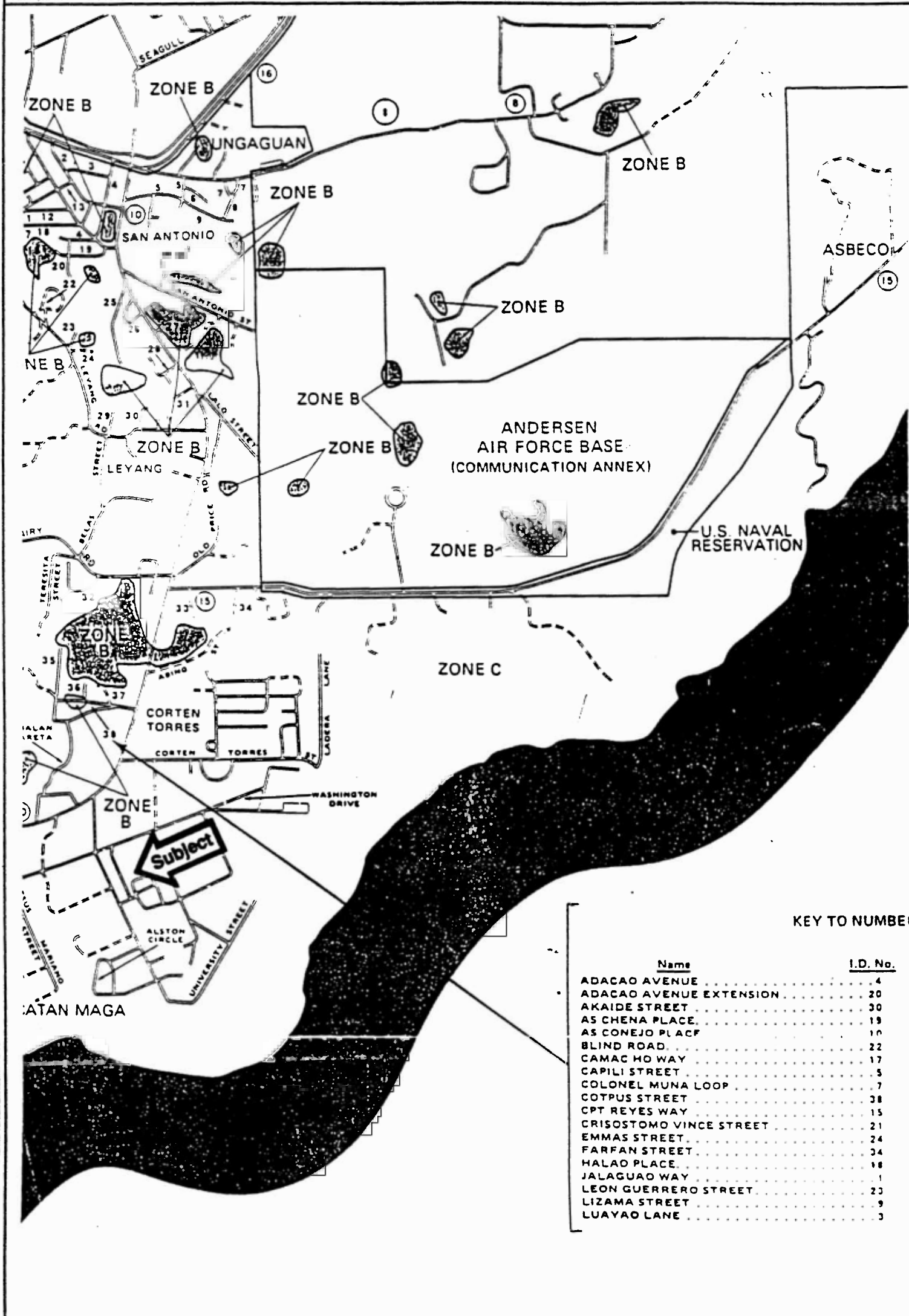
LOCATION MAP



Subject

Borrower/Client	Ms. Judith P. Guthertz		
Property Address	Portion of a 40' Pub. right-of-way		
City	Mangilao	County	None
		State	Guam
		Zip Code	96919
Lender	Self		

FLOOD MAP



KEY TO NUMBER

Name	I.D. No.
ADACAO AVENUE	4
ADACAO AVENUE EXTENSION	20
AKAIDE STREET	30
AS CHENA PLACE	19
AS CONEJO PLAC	10
BLIND ROAD	22
CAMAC HO WAY	17
CAPILI STREET	5
COLONEL MUNA LOOP	7
COTPUS STREET	38
CPT REYES WAY	15
CRISOSTOMO VINCE STREET	21
EMMAS STREET	24
FARFAN STREET	34
HALAO PLACE	18
JALAGUAO WAY	1
LEON GUERRERO STREET	23
LIZAMA STREET	9
LUAYAO LANE	3

KEY TO MAP

500-YEAR FLOOD BOUNDARY	-----	ZONE B
100-YEAR FLOOD BOUNDARY	-----	ZONE A1
ZONE DESIGNATIONS	-----	ZONE A5
100-YEAR FLOOD BOUNDARY	-----	ZONE B
500-YEAR FLOOD BOUNDARY	-----	ZONE B

BASE FLOOD ELEVATION LINE WITH ELEVATION IN FEET**

---513---

BASE FLOOD ELEVATION IN FEET WHERE UNIFORM WITHIN ZONE**

(EL 987)

ELEVATION REFERENCE MARK

RM71

ZONE D BOUNDARY

=====

RIVER MILE

*MI. 5

**REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	AREAS OF 100-YEAR FLOOD. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
AO	AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET. AVERAGE DEPTHS OF INUNDATION ARE SHOWN BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
AH	AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET. BASE FLOOD ELEVATIONS ARE SHOWN BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
A1-A30	AREAS OF 100-YEAR FLOOD. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
A99	AREAS OF 100-YEAR FLOOD TO BE PROTECTED BY FLOOD PROTECTION SYSTEM UNDER CONSTRUCTION. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
B	AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD. OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE. OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).
C	AREAS OF MINIMAL FLOODING (NO SHADING)
D	AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARDS.



V AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION). BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.

VI-V30 AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION). BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.

NOTES TO USER

CERTAIN AREAS NOT IN THE SPECIAL FLOOD HAZARD AREAS (ZONES A AND V) MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES.

THIS MAP IS FOR FLOOD INSURANCE PURPOSES ONLY. IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS.

FOR ADJOINING MAP PANELS. SEE SEPARATELY PRINTED INDEX TO MAP PANELS.

COASTAL BASE FLOOD ELEVATIONS APPLY ONLY LANDWARD OF THE SHORELINE SHOWN ON THIS MAP.

INITIAL IDENTIFICATION:
AUGUST 8, 1978

FLOOD HAZARD BOUNDARY MAP REVISIONS:

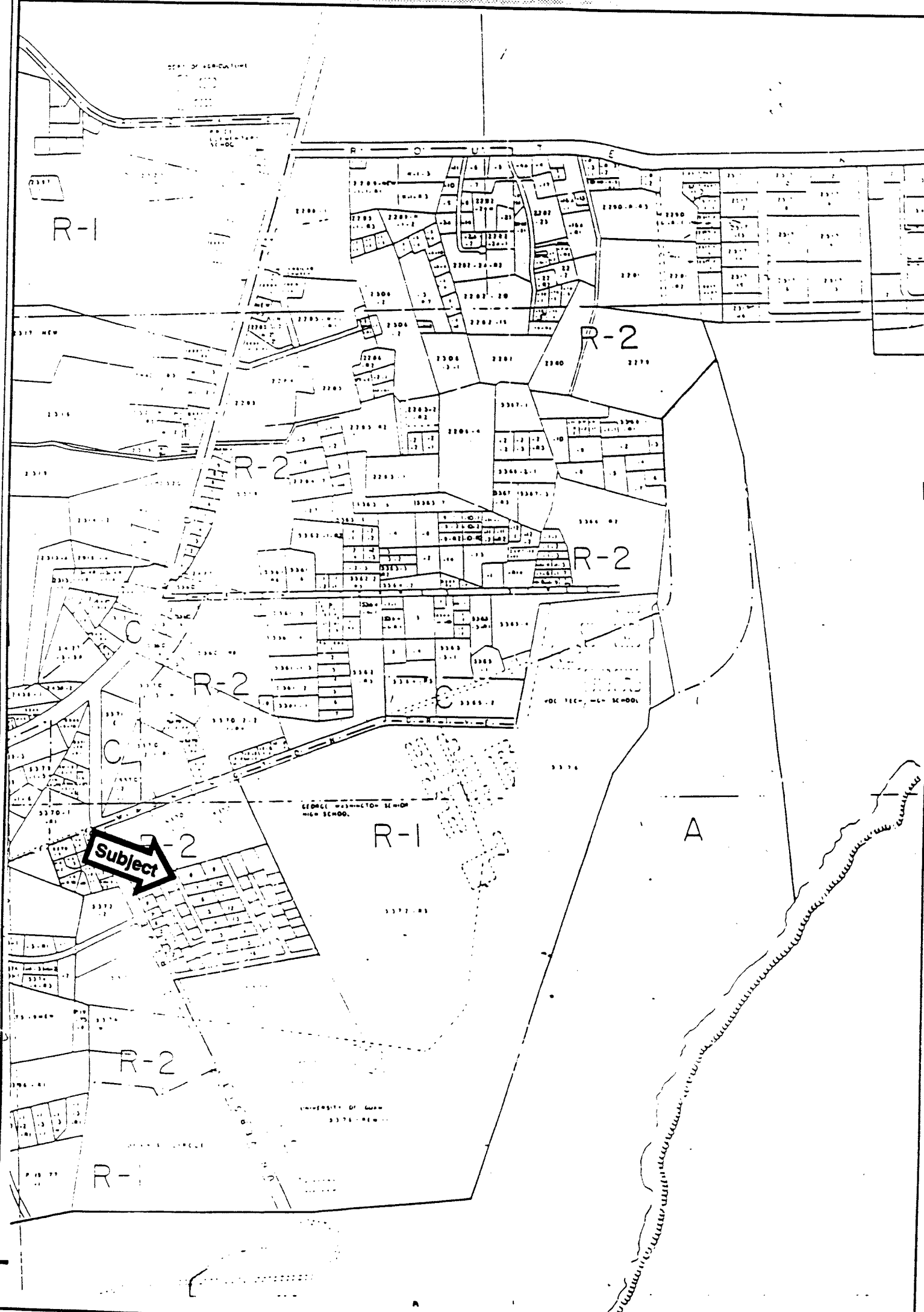
FLOOD INSURANCE RATE MAP EFFECTIVE:
NOVEMBER 15, 1985

REFER TO THE FLOOD INSURANCE RATE MAP EFFECTIVE DATE SHOWN ON THIS MAP TO DETERMINE WHEN ACTUARIAL RATES APPLY TO STRUCTURES IN ZONES WHERE ELEVATIONS OR DEPTHS HAVE BEEN ESTABLISHED.

TO DETERMINE IF FLOOD INSURANCE IS AVAILABLE IN THIS COMMUNITY, CONTACT YOUR INSURANCE AGENT, OR CALL THE NATIONAL FLOOD INSURANCE PROGRAM, AT (800) 638-6420.

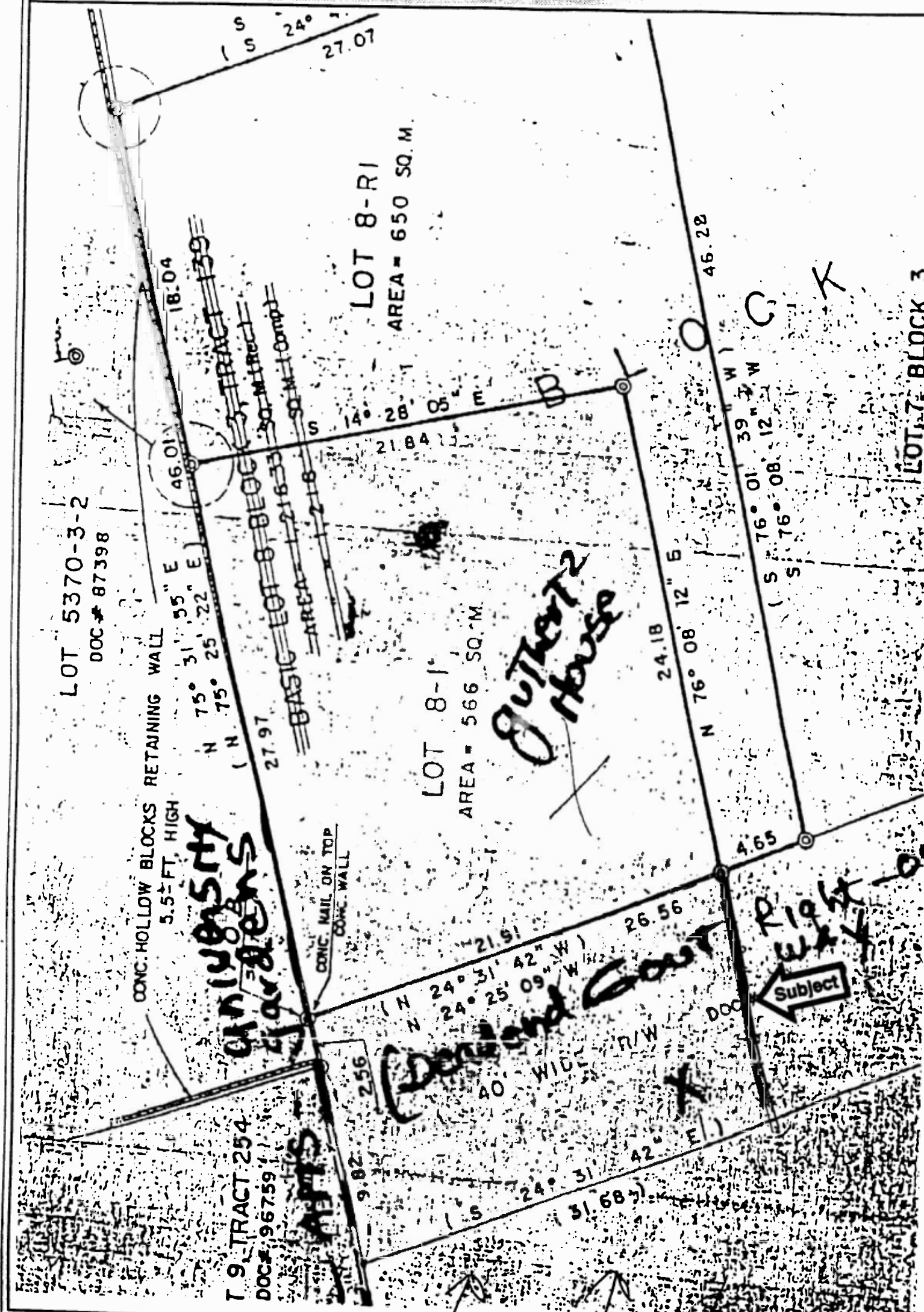
Borrower/Client Ms. Judith P. Guthertz			
Property Address Portion of a 40' Pub. right-of-way			
City Mangilao	County None	State Guam	Zip Code 96919
Lender Self			

ZONING MAP



Borrower/Client Ms. Judith P. Guthertz
 Property Address Portion of a 40' Pub. right-of-way
 City Mangilao County None State Guam Zip Code 96919
 Lender Self

PLAT MAP



LOT 5370-3-2
DOC # 87398

CONC. HOLLOW BLOCKS RETAINING WALL
3.5 FT. HIGH

UNIVERSITY
GARDENS

T 9, TRACT 254
DOC # 96759

CONC. MAIL ON TOP
CONC. WALL

LOT 8-1
AREA = 566 SQ.M.

Guthertz
House

LOT 8-RI
AREA = 650 SQ.M.

40' WIDE P/W
Right of Way
Subject

LOT 7, BLOCK 3

PRIVATE PROPERTY (CPATS)

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

- * Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements, and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable, and if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report, and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the Appraiser's Certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Portion of a 40' Pub. right-of-way, Mangilao

APPRAISER:
 Signature: *[Handwritten Signature]*
 Name: D.C. San Nicolas
 Date Signed: November 15, 1994
 State Certification No.: _____
 or State License No.: LA-94-010
 State: Guam
 Expiration Date of Certification or License: 10/31/96

SUPERVISORY APPRAISER (only if required):
 Signature: _____
 Name: _____
 Date Signed: _____
 State Certification No.: _____
 or State License No.: _____
 State: _____
 Expiration Date of Certification or License: _____
 Did Did Not Inspect the Property

APPRAISAL OF REAL PROPERTY

LOCATED AT:

Abuts House No. 159 Ministry Road, Mangilao
40' Wide R/W Doc# 64369, Dead End Abuts Lot 8-1,
Mangilao, Barrigada

FOR:

Twenty Second Guam Legislature
155 Hesler st., Agana, Gu 96910

AS OF:

11/13/94

BY:

Victorino C. de la Pena

Victor's Appraisal Services/Dela Pena Appraisal

November 15, 1994

Victor's Appraisal Services
Suite 204 Calvo's Ins. Bldg.
115 Chalan Sarto Papa St.
Agana, Guam 96910

Senator Eddie Reyes
TWENTY-SECOND GUAM LEGISLATURE
155 Hasler St. Agana, Guam 96910

Dear Sir,

Pursuant to your request, we have prepared an appraisal report of the property captioned in the "Summary of Salient Features" which follows.

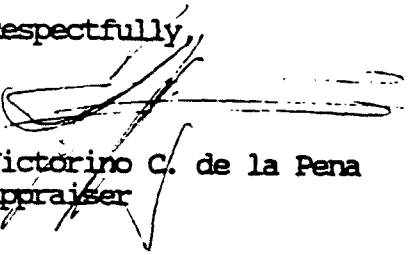
The accompanying report is based on a site inspection of vacant land, investigation of the subject neighborhood area of influence, and review of sales, cost, and income data for similar properties.

This appraisal has been made with particular attention paid to applicable value - influencing economic conditions and has been processed in accordance with nationally recognized appraisal guidelines.

The value conclusion stated herein are as of the effective date as stated in the body of the appraisal, and contingent upon certification and limiting conditions attached.

Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Respectfully,



Victorino C. de la Pena
Appraiser

SUMMARY OF SALIENT FEATURES

Subject Address	Abuts House No. 159 Ministry Road, Mangilao
Legal Description	40' Wide R/W Doc# 64369, Dead End Abuts Lot 8-1,
City	Mangilao
County	Barrigada
State	Guam
Zip Code	96921
Census Tract	None
Map Reference	Zoning Sht.

Sale Price \$

Date of Sale

Borrower / Client Judith Paulette Guthertz

Lender Twenty Second Guam Legislature

Size (Square Feet)

Price per Square Foot \$

Location Good

Age

Condition

Total Rooms Subject is vacant easement.

Bedrooms

Baths

Appraiser Victorino C. de la Pena

Date of Appraised Value 11/13/94

Final Estimate of Value \$ 68.67 per sqm.

LAND APPRAISAL REPORT

MG11154G.L

Donor: Judith Paulette Guther Consent: None Map Reference: Zoning Sht.
 Property Address: Abuts House No. 1 Ministry Road, Mangilao
 City: Mangilao County: Barrigada State: Guam Zip Code: 96921
 Legal Description: 40' Wide R/W Doc# 64369, Dead End Abuts Lot 8-1, Tract 139
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold DeMinimus PUD
 Actual Real Estate Taxes \$ n/a (yr.) Loan charges to be paid by seller \$ n/a Other sales concessions n/a
 Lender/Client: Twenty Second Guam Legislature Address: 155 Hesler st., Agaña, Gu 96910
 Occupies: _____ Instructions to Appraiser: To determine an
act to authorize the Governor to sell the unused right of way abutting Lot 8-1, Tract 139.

<p> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply <input type="checkbox"/> Under 3 Mos <input checked="" type="checkbox"/> 4-6 Mos <input type="checkbox"/> Over 6 Mos Present Land Use: <u>2% 1 Family</u> <u>3% 2-4 Family</u> <u>5% Apts</u> <u>15% Condo</u> <u>5% Commercial</u> <u>20% Vacant</u> <u>50% University site</u> Change in Present Land Use: <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely <input type="checkbox"/> Taking Place From _____ To _____ Predominant Occupancy: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> % Vacant Single Family Price Range: \$ <u>130,000</u> to \$ <u>270,000</u> Predominant Value \$ <u>170,000</u> Single Family Age Range: <u>new</u> Yrs. to <u>27</u> Yrs. Predominant Age <u>15</u> Yrs. </p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 20%;">Employment Stability</td> <td style="width: 10%;"><input type="checkbox"/></td> <td style="width: 10%;"><input checked="" type="checkbox"/></td> <td style="width: 10%;"><input type="checkbox"/></td> <td style="width: 10%;"><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Police & Fire Protection</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police & Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is within the perimeter of the University of Guam adjoining the Science building. Community College, GW High School as well as several condominiums and apartment serve the needs of faculties and students.

Dimensions: To be determine Bq. Ft. or Acres _____ Corner Lot
 Zoning Classification: R-2 (Multiple Family Residential) Present Improvements: do do not conform to zoning regulations
 Highest and Best Use: Present Use Other (specify) The site is vacant. HBU is consolidate w/ Lot 8-1
 Public: Other (Describe): _____
 Electric: Gas: private Water: San. Sewer: Underground Elect. & Tel.:
 OFF SITE IMPROVEMENTS:
 Street Access: Public Private Top: Level at street
 Surface: Asphalt/ Dirt Size: To be determined
 Maintenance: Public Private Shape: Rectangular
 Storm Sewer Curb/Gutter View: None
 Sidewalk Street Lights Drainage: Appears Adequate
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): There are no adverse easements, encroachment or slide areas known at time of appraisal.

The undersigned has reviewed three recent sales of properties most similar and proximate to the subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Abuts House No. 159 Mangilao	Lot 2284-5-1 Mangilao	Lot 2282-18-2 Mangilao	Lot 2322-NEW-3 Mangilao
Proximity to Subject		1/2 mile	1/2 mile	1/2 mile
Sales Price		\$ 121.29	\$ 68.57	\$ 83.33
Price				
Date Source		MLS# 91-0582	MLS# 94-0205	MLS# 94-0036
Date of Sale and	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Time Adjustment		11/05/92 -20	05/31/94	02/11/94
Location	Good	Good	Good	Route 10 -5
View	To be determined	3298sqm./Non	875sqm./Non	720sqm./Non
Utilities	P,W,S nearby	P,W, Snearby	P,W, +5	P,W, Snearby
Disability	Average	Excellent -20	Good -5	Good -5
Topo	Level	Slight Slop	Level	Level
Access	Paved Road	Paved Road	Paved Road	Paved Road
Terms or Financing	n/a	\$80k Dow \$320	Market	Market
Concessions		Kd ue in 5 mo 8%	None	None
Net Adj. (Total)		40	0	10
Indicated Value		\$ 81.29	\$ 68.57	\$ 73.33
Value of Subject		\$ 81.29	\$ 68.57	\$ 73.33

Comments on Market Data: Many comparable sales were considered in making this appraisal. The three closed sales displayed are considered to be the most comparable & best indication of value. Most weight is given to comparable 2 it requires the least net adjustment.
 Comments and Conditions of Appraisal: This appraisal is premised on AN ACT TO AUTHORIZE THE GOVERNOR TO SELL THE UNUSED RIGHT-OF-WAY ABUTTING LOT NO. 8-1, TRACT NO. 139, MANGILAO, GUAM.

Final Reconciliation: Since value range after adjustment is \$68.57/sqm to \$81.29/sqm, We conclude a fair market value of \$68.67/sqm.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF November 13, 19 94 to be \$ 68.67/sqm

Appraiser(s): Victorino C. de la Pena Review Appraiser (if applicable): _____
 Did Did Not Physically Inspect Property

Guam Mass Transit Authority oversees public transportation. It serves key route in the site island at pre-determined time. Generally however, Public transportation is not widely utilized as privately owned vehicle.

AD VALOREM TAX

Under the law, Guam is supposed to have a tri-annual revaluation (every 3 years) of real estate properties on the island. The mass appraisal has not been revalued for the last 3 tri-annual year and therefore the property tax is not current to present market value.

AD VALOREM TAX is computed as follows:

Building: Market value x 35% (Assessed Value) x 1%
Land: Market value x 35% (Assessed Value) x 1/2 of 1%

Building sizes-25%

Except in PUD zoned subdivision such as Nimitz Hill Estate, Barrigada Heights, Kaiser and Hyundai subdivision, building area/sizes may vary greatly because houses are constructed and designed and the whims of the owner.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED:

Abuts House No. 159 Ministry Road, Mangilao

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature: _____

Signature: _____

Name: Victorino C. de la Pena

Name: _____

Date Signed: November 15, 1994

Date Signed: _____

State Certification #: 93-010

State Certification #: _____

or State License #: _____

or State License #: _____

State: Guam

State: Guam

Expiration Date of Certification or License: 02/09/95

Expiration Date of Certification or License: _____

Did Did Not Inspect Property

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Borrower/Client	Judith Paulette Guthertz		
Property Address	Abuts House No. 159 Ministry Road, Mangilao		
City	County	State	Zip Code
Mangilao	Barrigada	Guam	96921
Lender	Twenty Second Guam Legislature		

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), the Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

EXTENT OF APPRAISAL PROCESS

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid, along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report, nor used as a basis for the value conclusion.

- The reproduction cost is based on: not applicable in vacant land appraisal. supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied, single-family residences, and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rate for residential properties.
- For income producing properties, actual rents, vacancies, and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

According to See Attached Proposed Bill, By Sen. E.D. Reyes the subject property:

- has not been offered for sale in the past 30 days.
- is currently offered for sale for \$ _____.
- was offered for sale within the past 30 days for \$ _____.
- Offering information was considered in the final reconciliation of value.
- Offering information was not considered in the final reconciliation of value.
- Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

According to _____ the subject property:

- has not been transferred in the past twelve months.
- has transferred in the past twelve months.
- All prior sales which have occurred in the past twelve months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
- Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
C	660001 0075 B	11/15/85	Mangilao

- The community does not participate in the National Flood Insurance Program.
- The community does participate in the National Flood Insurance Program.
- It is covered by a regular program.
- It is covered by an emergency program.

CURRENT SALES CONTRACT

- The subject property is currently not under contract.
- The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

- The contract indicated that personal property was not included in the sale.
- The contract indicated that personal property was included. It consisted of: _____ Estimated contributory value is \$ _____
- Personal property was not included in the final value estimate.
- Personal property was included in the final value estimate.
- The contract indicated no financing concessions or other incentives.
- The contract indicated the following concessions or incentives: _____
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

MARKET OVERVIEW Include an explanation of current market conditions and trends.

3-6 months is considered a reasonable marketing period for the subject property based on market trend and supply / demand in real estate market.

ADDITIONAL CERTIFICATION

The Appraiser certifies and agrees that:

- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.


ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

The environmental aspect in the Territory of Guam is being controlled and regulated by the Guam Environmental Protection Agency.

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature  Effective Date 11/13/94 Date Prepared 11/15/94
 Appraiser's Name (print) Victorino C. de la Pena Phone # (671) 477-8817
 State Guam License Certification # 93-010 Tax ID # _____

CO-SIGNING APPRAISER'S CERTIFICATION

- The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- The co-signing appraiser has not personally inspected the interior of the subject property and:
 - has not inspected the exterior of the subject property and all comparable sales listed in the report.
 - has inspected the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared under the direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value concessions and limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing Appraiser's Signature _____ Effective Date 11/13/94 Date Prepared 11/15/94
 Co-Signing Appraiser's Name (print) _____ Phone # (____) _____
 State _____ License Certification # _____ Tax ID # _____

PHOTOGRAPH ADDENDUM

Borrower/Client Judith Paulette Guthertz
Property Address Abuts House No. 159 Ministry Road, Mangilao
City Mangilao County Barrigada State Guam Zip Code 96921
Lender Twenty Second Guam Legislature



Subject Easement



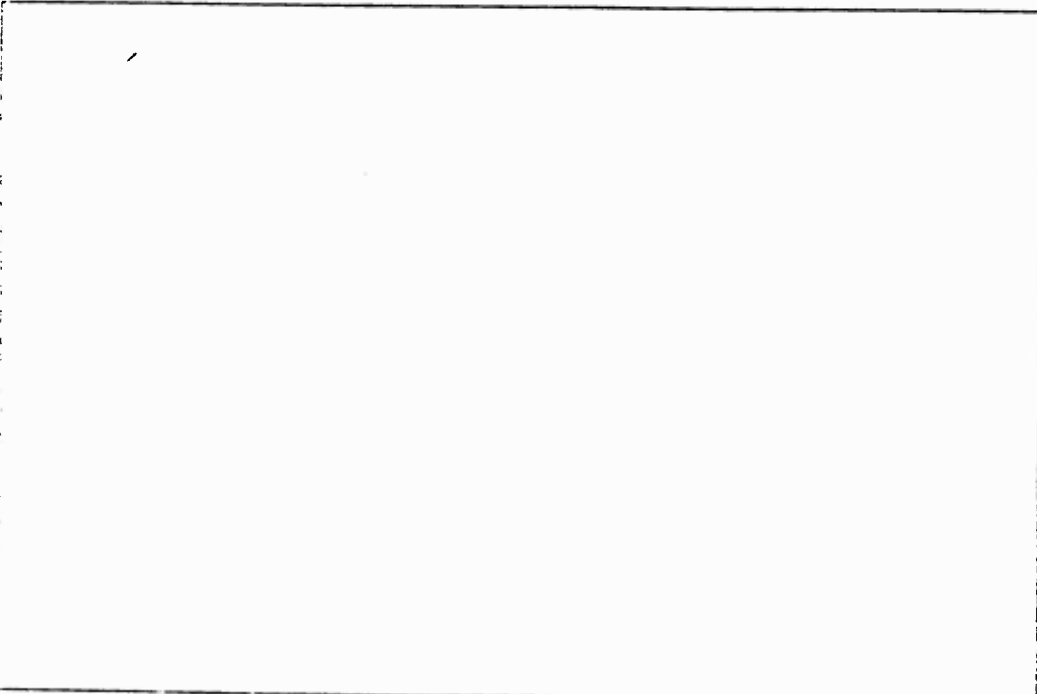
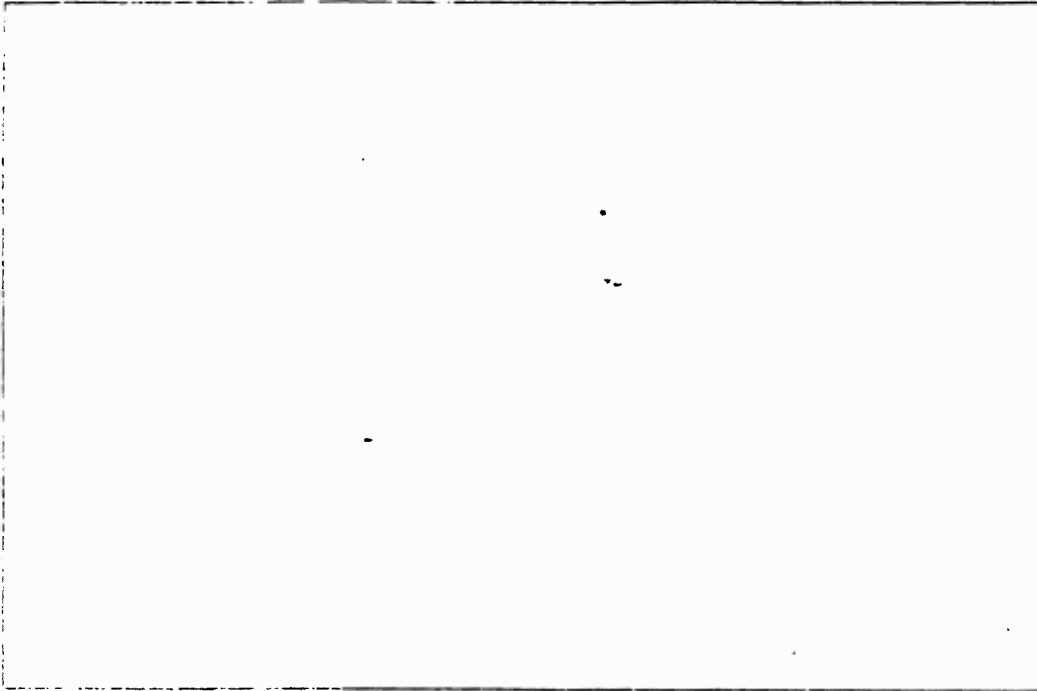
Subject Easement



Street Scene

PHOTOGRAPH ADDENDUM

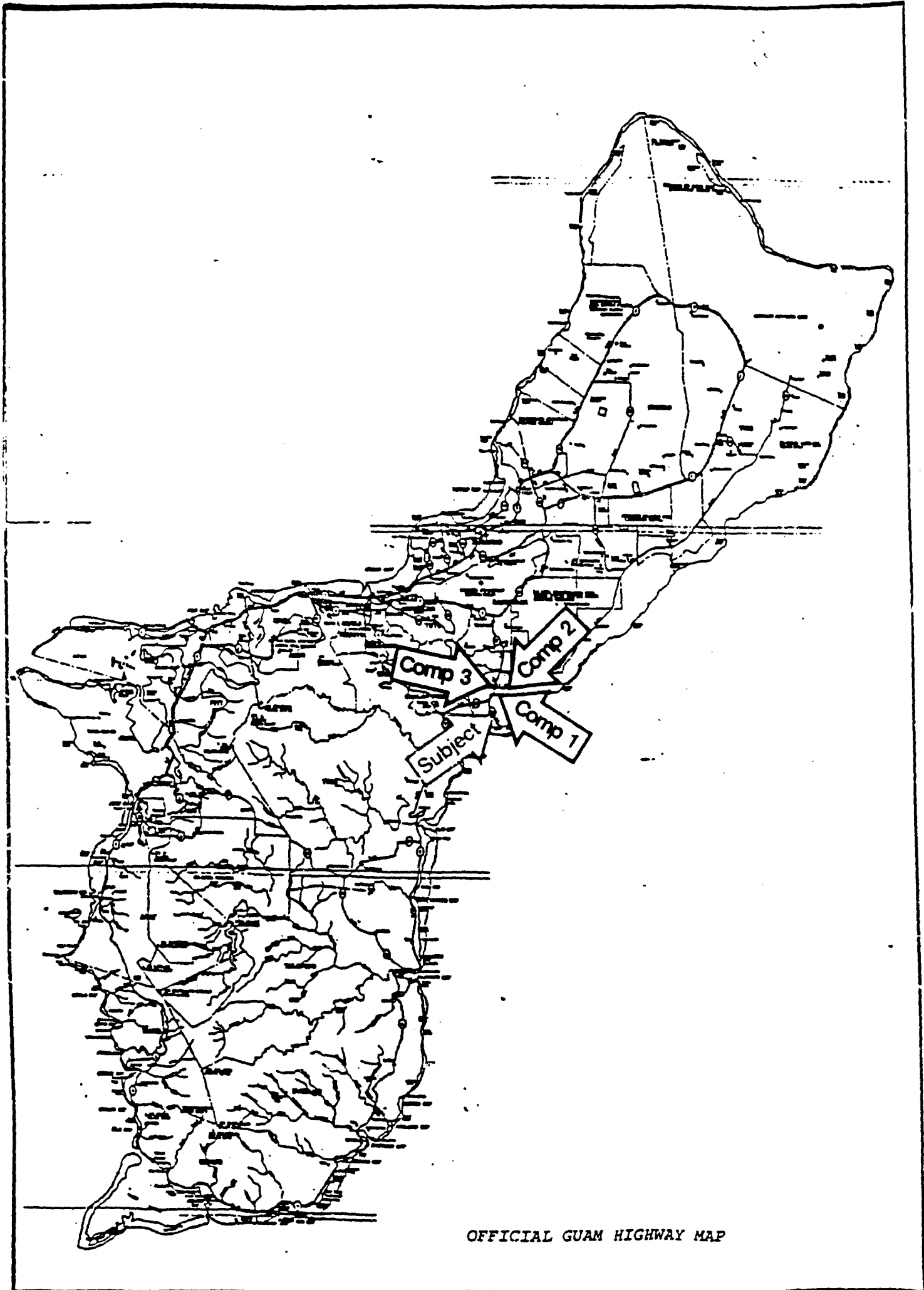
Borrower/Client Judith Paulette Guthertz
Property Address Abuts House No. 159 Ministry Road, Mangilao
City Mangilao County Barrigada State Guam Zip Code 96921
Lender Twenty Second Guam Legislature



MAP

File No. MG11154G.J

Borrower/Client	Judith Paulette Githertz		
Property Address	Abuts House No. 159 Ministry Road, Mangilao		
City	County	State	Zip Code
Mangilao	Barrigada	Guam	96921
Lender	Twenty Second Guam Legislature		

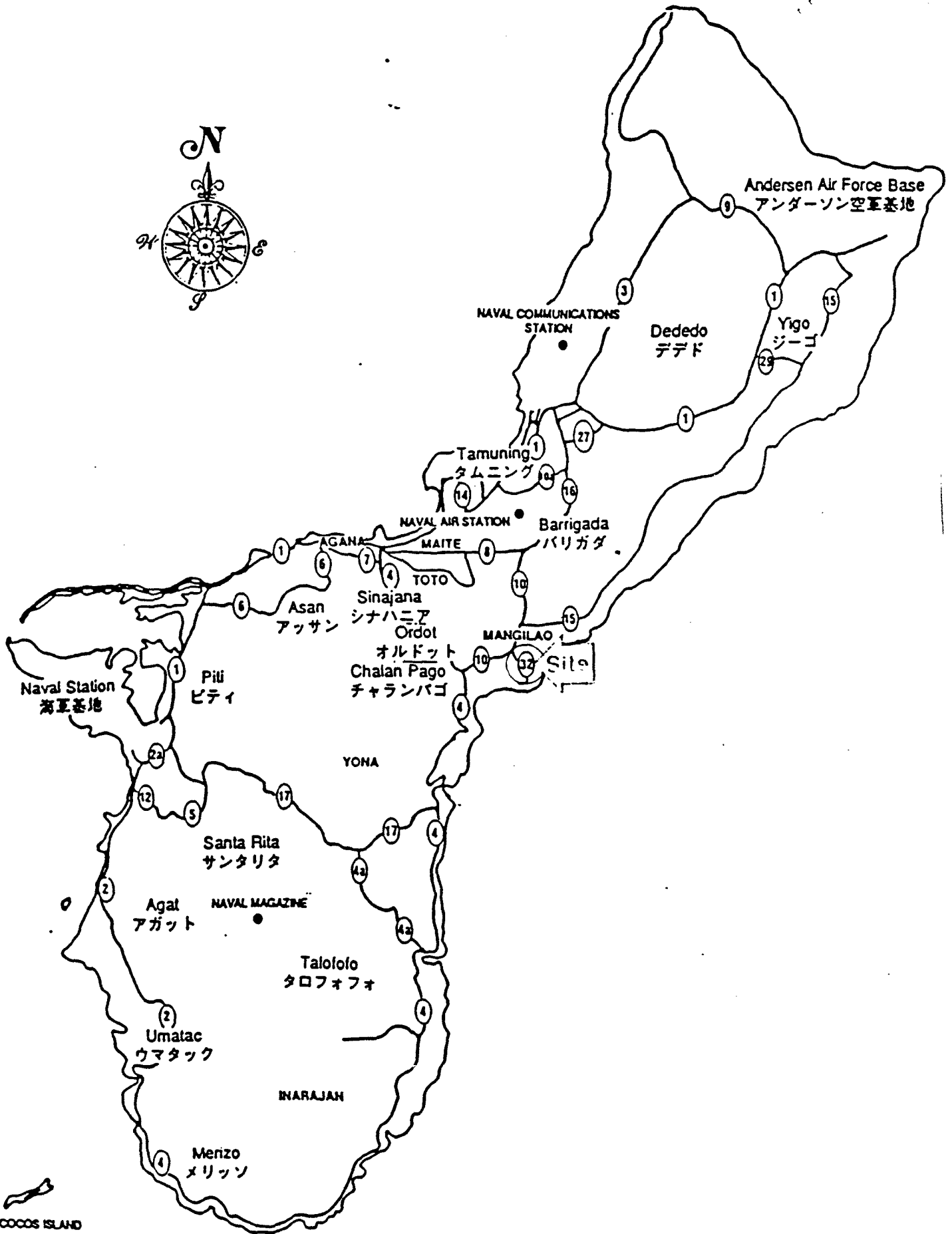


OFFICIAL GUAM HIGHWAY MAP

LOCATION MAP

File No. MG11154G-I

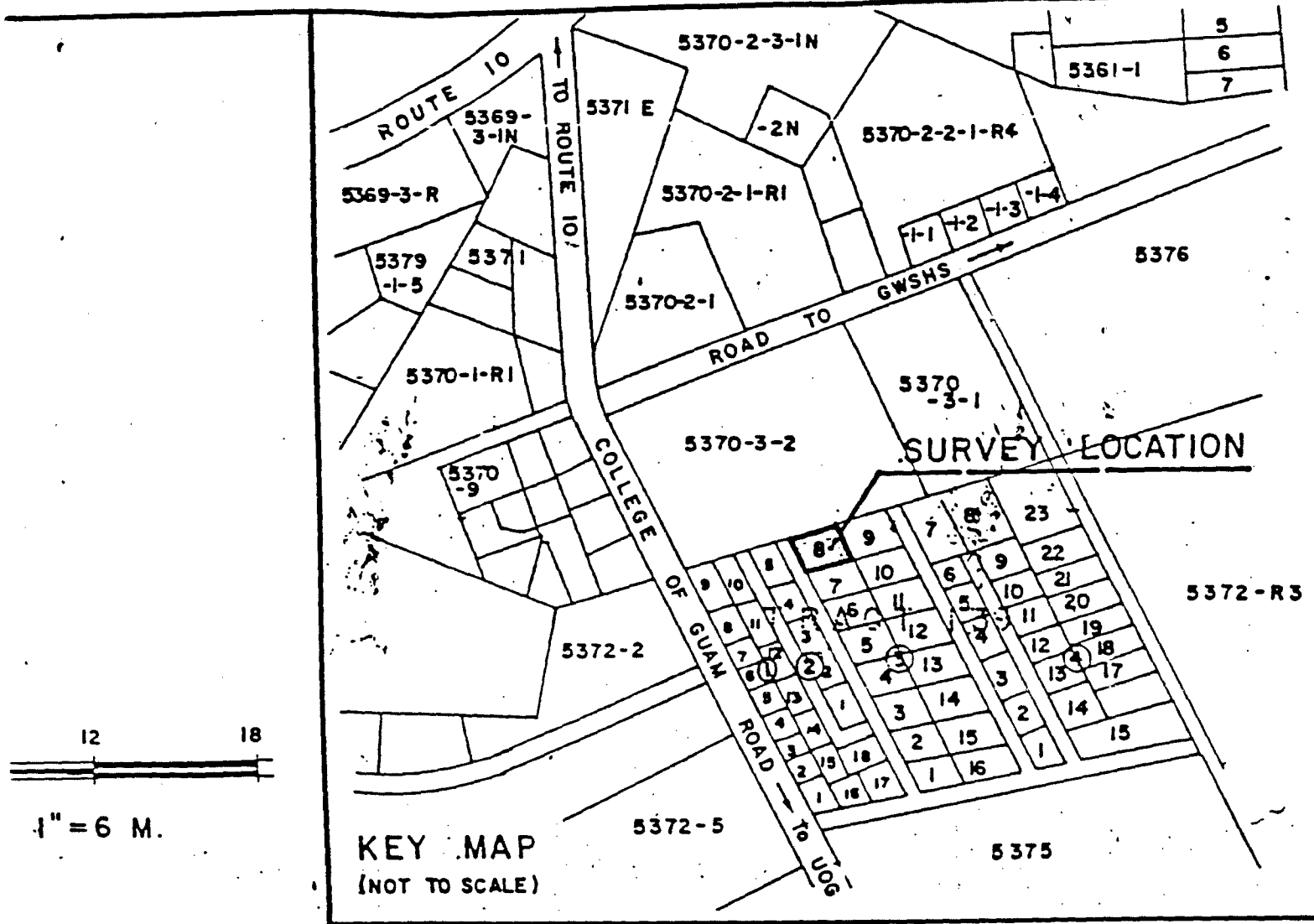
Borrower/Client	Judith Paulette Guthertz		
Property Address	Abuts House No. 159 Ministry Road, Mangilao		
City	Mangilao	County	Barrigada
		State	Guam
		Zip Code	96921
Lender	Twenty Second Guam Legislature		



LOCATION MAP

File No. MG11154G-I

Borrower/Client	Judith Paulette Guthertz		
Property Address	Abuts House No. 159 Ministry Road, Mangilao		
City	County	State	Zip Code
Mangilao	Barrigada	Guam	96921
Lender	Twenty Second Guam Legislature		



REFERENCE

- DWG # 11-65 B 405, MANIS-VILLE SUBDIVISION OF LOT NO. 5372-1, OR TRACT 139, PREPARED BY F.C. PALACIOS, R.L.S.# 2. DOC # 64369
- DWG # 4 T 70-MB, SUBDIVISION SURVEY PLAT TRACT 254, PREPARED BY J.T. UNTALAN R.L.S.# 6. DOC # 96759.

NOTES

- SURVEY WAS BASED ON RECOVERED CORNERS AS SHOWN
- ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED
- ALL BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD DATA. ALL OTHERS ARE 1963

CERTIFICATE OF SURVEYOR

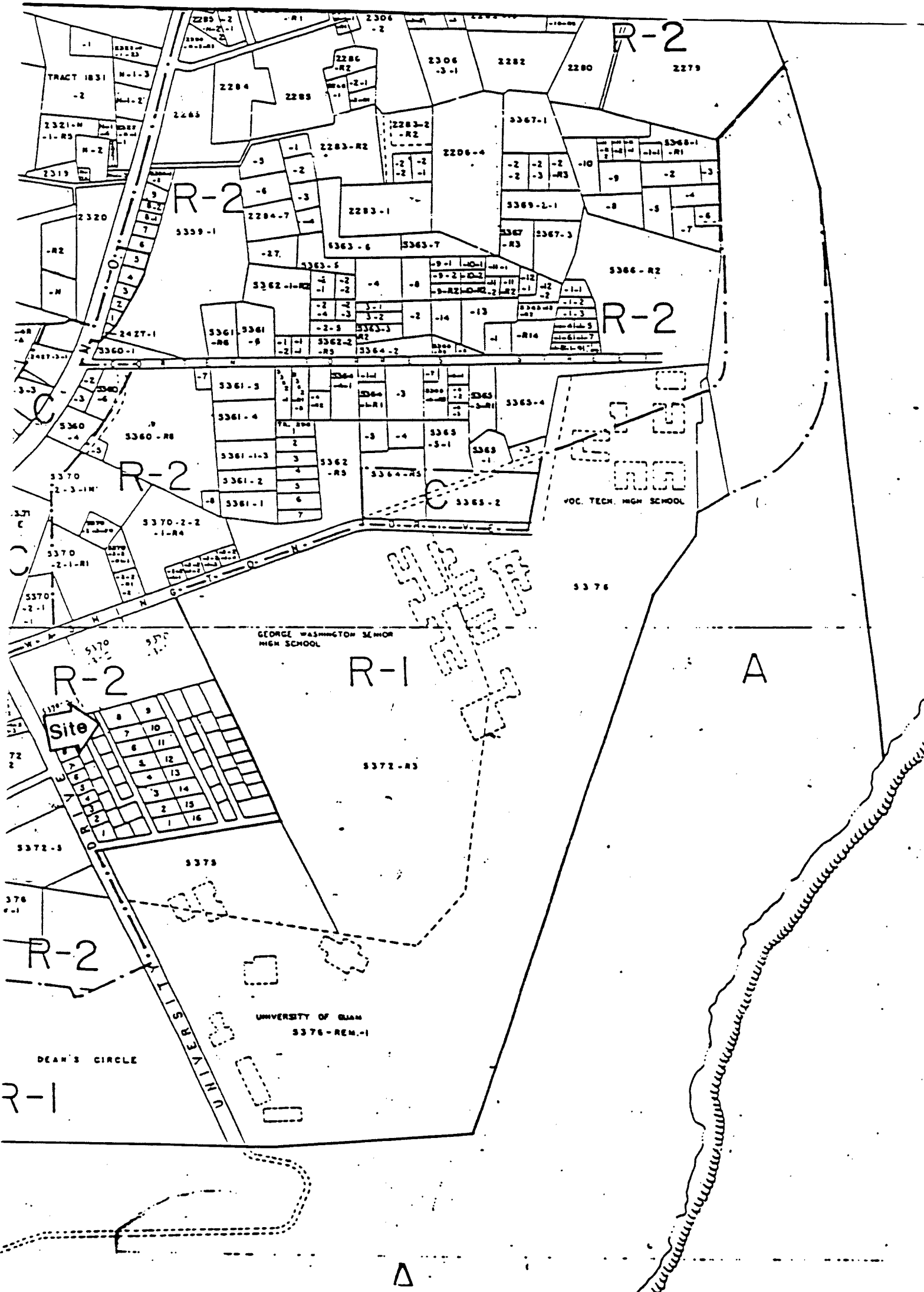
I, EMIL B. MEREGILLANO, CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION THAT IT IS BASED UPON A FIELD SURVEY MADE IN NOVEMBER 1978 IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Emil B. Meregillano *Nov 1 1978*

PLAT MAP

File No. MG11154G I.

Borrower/Client	Judith Paulette Guthertz		
Property Address	Abuts House No. 159 Ministry Road, Mangilao		
City	County	State	Zip Code
Mangilao	Barrigada	Guam	96921
Lender	Twenty Second Guam Legislature		



PLAT MAP

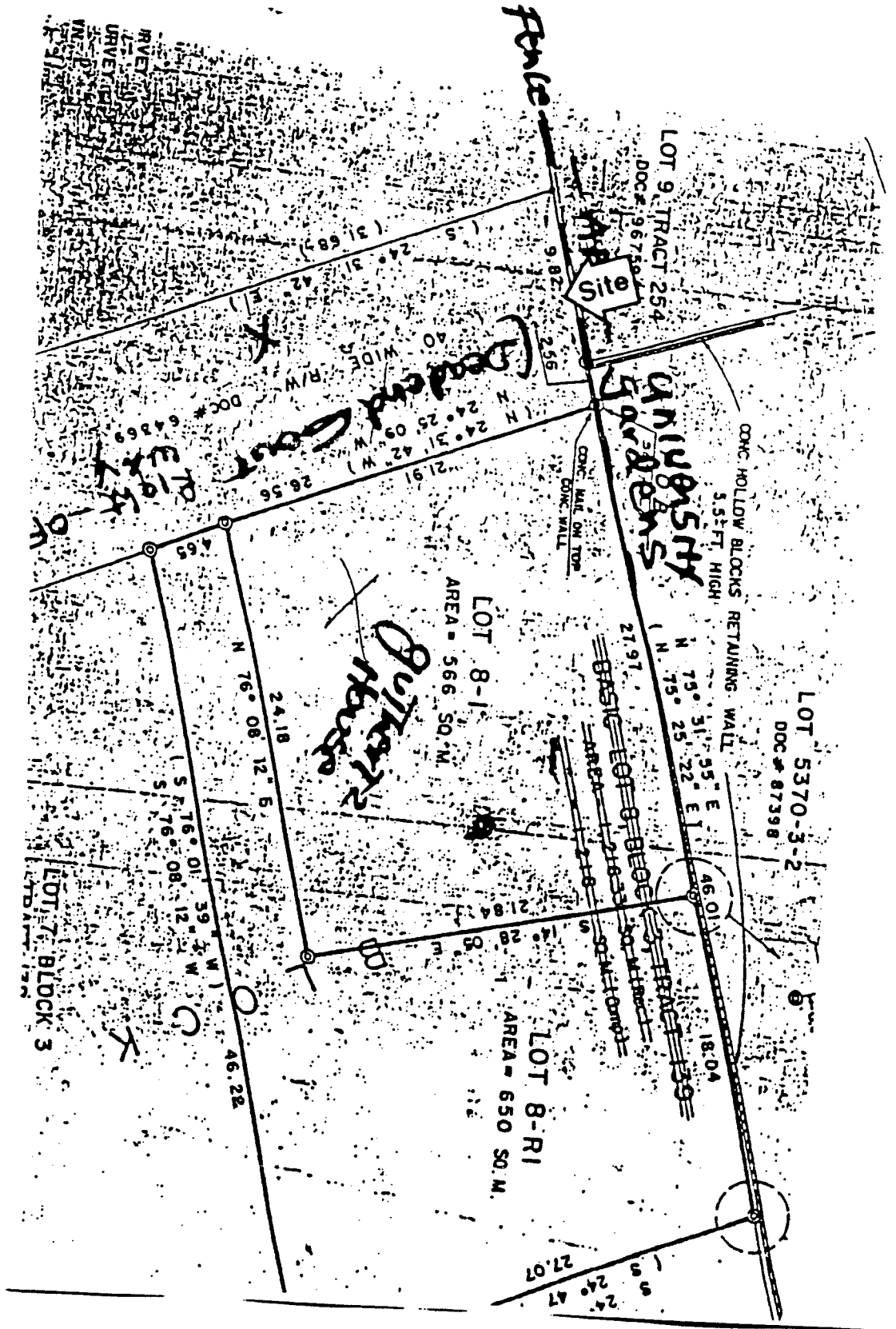
File No. MG11154G.I

Borrower/Client	Judith Paulette Guthertz		
Property Address	Abuts House No. 159 Ministry Road, Mangilao		
City	Mangilao	County	Barrigada
Lender	Twenty Second Guam Legislature	State	Guam
		Zip Code	96921

FROM : D. JUDITH GUTHERTZ

PHONE NO. : 671 7345333

P82



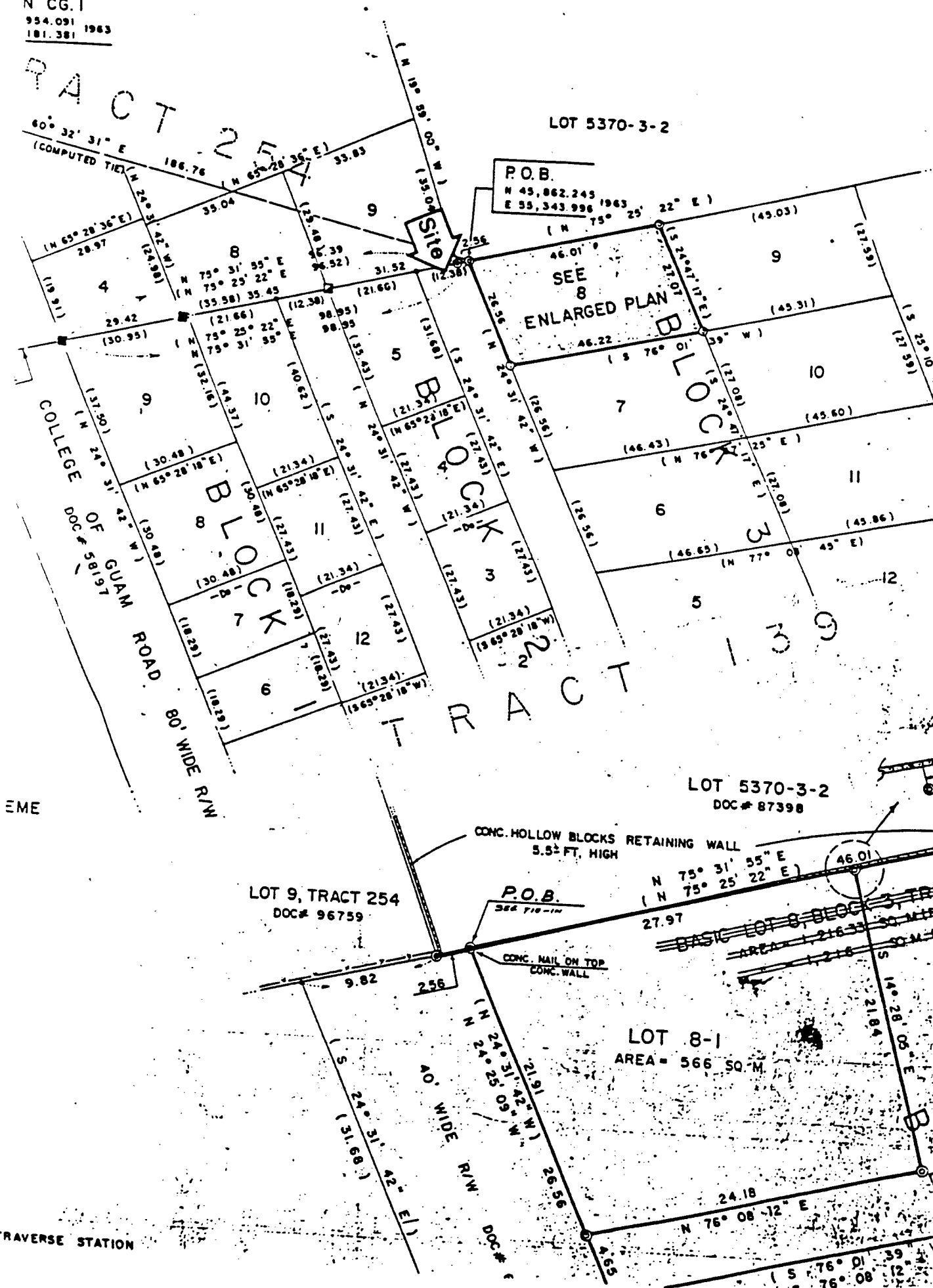
PLAT MAP

File No. MG11154G I

Borrower/Client	Judith Paulette Guthertz		
Property Address	Abuts House No. 159 Ministry Road, Mangilao		
City	Mangilao	County	Barrigada
Lender	Twenty Second Guam Legislature	State	Guam
		Zip Code	96921

/ CG.0
1963

N CG.1
954.091 1963
181.381



PLAT MAP

File No. MG11154G I

Borrower/Client	Judith Paulette Guthertz		
Property Address	Abuts House No. 159 Ministry Road, Mangilao		
City	Mangilao	County	Barrigada
		State	Guam
Lender	Twenty Second Guam Legislature		
		Zip Code	96921



TRACT 139

PLAT MAP

File No. M311154G I

Borrower/Client	Judith Paulette Gubertz		
Property Address	Abits House No. 159 Ministry Road, Mangilao		
City	County	State	Zip Code
Mangilao	Barrigada	Guam	96921
Lender	Twenty Second Guam Legislature		

CERTIFICATE OF SURVEYOR

I, EMIL B. MEREGILLANO, CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION THAT IT IS BASED UPON A FIELD SURVEY MADE IN NOVEMBER 1978 IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Emil B. Meregillano December 4, 1978
 EMIL B. MEREGILLANO R.L.S. # 51 DATE
 TERRITORY OF GUAM

CERTIFICATE OF TERRITORIAL PLANNER

APPROVED PURSUANT TO PUBLIC LAW 6-134, TITLE 19 GOVERNMENT CODE OF GUAM.

Raymond G. Sablan 12/5/78
 RAYMOND G. SABLAN DATE
 TERRITORIAL PLANNER

CERTIFICATE OF TERRITORIAL SURVEYOR

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 9, TITLE XIV, GOVERNMENT CODE OF GUAM AND REGULATIONS THEREUNDER ON THIS 6th DAY OF Dec 1978.

Domestros R. Pablo
 DOMETRO R. PABLO
 TERRITORIAL SURVEYOR

EMIL B. MEREGILLANO

REGISTERED - LAND SURVEYOR No 51
 731 ILANG ILANG LANE LIGUAN TERRACE
 DEDEDO, GUAM, USA 96912 TEL# 632-9237

RESUBDIVISION SURVEY OF

LOT 8, BLOCK 3, TRACT 139
 MAGA, MUNICIPAL DISTRICT OF BARRIGADA
 LAND SQUARE 18 SECTION 3

LAND MANAGEMENT DATA	BASIC LOT 8, BLOCK 3, TRACT 139		
	M. No 120, FY 79		
	DOC # 295640	REG. ON JUNE 27, 1975	
DATE	C.T. # 59393		
DATE			
NAME OF BANK OF HAWAII RST BUILDERS, INC. DATE <u>Nov. 17, 1978</u> <i>Alan Y. Higa</i> ALAN Y. HIGA	SURVEY DATA	DATE	SHEET 1 of 1 DWG No E B M 78-36
	RESEARCH E.B.M.	NOV '78	
	FIELD F.P.S.		
	BOOK- EBM 78		
	COMP. E.B.M.	NOV '78	
DRAWN E.B.M.	" "		
CHECK E.B.M.	" "		

FLOOD MAP

File No. MG11154G I

Borrower/Client	Judith Paulette Githertz		
Property Address	Abuts House No. 159 Ministry Road, Mangilao		
City	Mangilao	County	Barrigada
		State	Guam
		Zip Code	96921
Lender	Twenty Second Guam Legislature		

KEY TO MAP

500-Year Flood Boundary		
100-Year Flood Boundary		
Zone Designations		
100-Year Flood Boundary		
500-Year Flood Boundary		
Base Flood Elevation Line With Elevation in Feet**		513
Base Flood Elevation in Feet Where Uniform Within Zone**		(EL 987)
Elevation Reference Mark		RM7x
Zone D Boundary		
River Mile		•M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A20	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

Coastal base flood elevations apply only landward of the shoreline shown on this map.

INITIAL IDENTIFICATION:
AUGUST 8, 1978

FLOOD HAZARD BOUNDARY MAP REVISIONS:

FLOOD INSURANCE RATE MAP EFFECTIVE:
NOVEMBER 15, 1985

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.



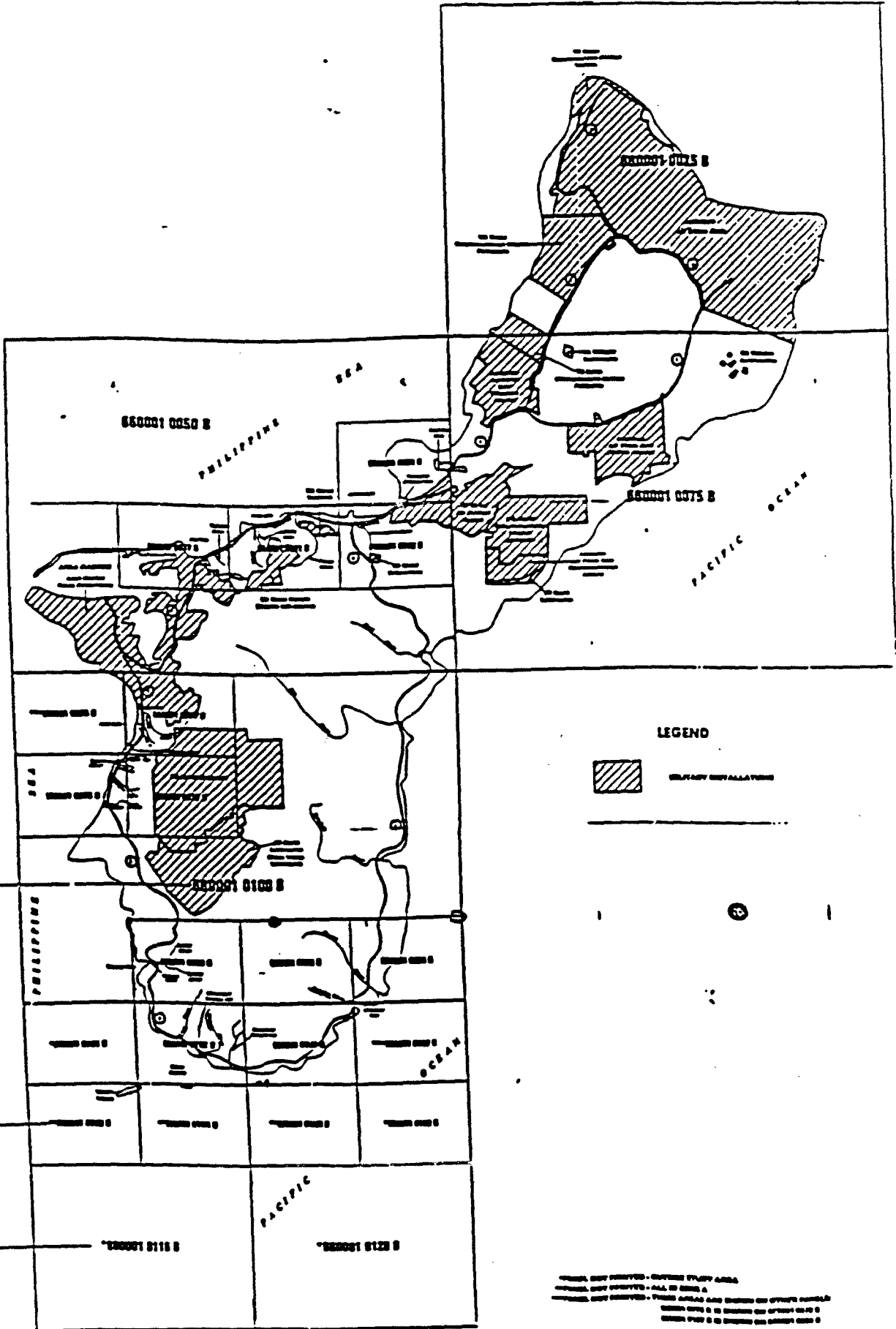
APPROXIMATE SCALE IN FEET



FLOOD MAP

File No. MG11154G I

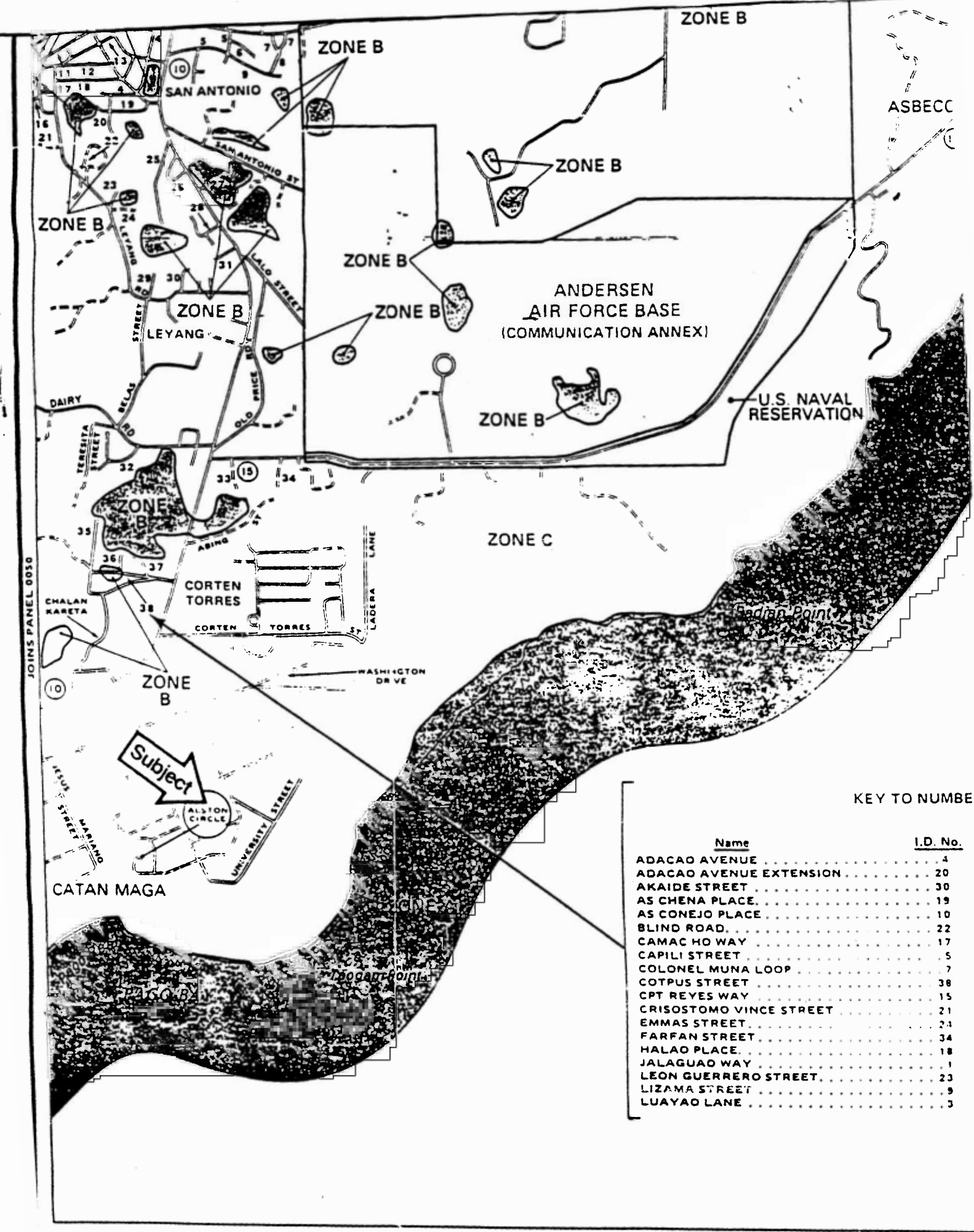
Borrower/Client	Judith Paulette Guthertz		
Property Address	Abuts House No. 159 Ministry Road, Mangilao		
City	Mangilao	County	Barrigada
		State	Guam
Lender	Twenty Second Guam Legislature		
		Zip Code	96921



FLOOD MAP

File No. MG11154G I

Borrower/Client	Judith Paulette Guthertz		
Property Address	Abuts House No. 159 Ministry Road, Mangilao		
City	Mangilao	County	Barrigada
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KEY TO NUMBER

Name	I.D. No.
ADACAO AVENUE	4
ADACAO AVENUE EXTENSION	20
AKAIDE STREET	30
AS CHENA PLACE	19
AS CONEJO PLACE	10
BLIND ROAD	22
CAMAC HO WAY	17
CAPILI STREET	5
COLONEL MUNA LOOP	7
COTPUS STREET	38
CPT REYES WAY	15
CRISOSTOMO VINCE STREET	21
EMMAS STREET	24
FARFAN STREET	34
HALAO PLACE	18
JALAGUAO WAY	1
LEON GUERRERO STREET	23
LIZAMA STREET	9
LUAYAO LANE	3

TWENTY-THIRD GUAM LEGISLATURE
1995 (FIRST) Regular Session

Introduced

MAR 13 1995

Bill No. 165(LS)

Introduced by

A.L.G. Santos *ap* ←

AN ACT TO AUTHORIZE THE GOVERNOR TO SELL THE
UNUSED RIGHT-OF-WAY ABUTTING LOT NO. 8-1, TRACT 139,
MANGILAO, GUAM.

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

2 **Section 1. Legislative statement.** Judith Paulette Guthertz is the owner of Lot No. 8-
3 2, Tract 139, Mangilao, Guam, otherwise known as "House Number 159, Ministry Road,
4 Mangilao". Her house abuts a documented forty-foot wide government of Guam right-of-
5 way that terminates at a dead-end along the extension of her northern boundary line and
6 the back wall/fence of the University Gardens condominium complex.

7 Ever since Ms. Guthertz acquired Lot 8-1, the dead-end portion of the documented
8 government of Guam right-of-way has been in dire neglect of any kind of maintenance
9 from any government agency. There is no apparent utility line visible of any kind - power,
10 telephone, water or sewer - within the bounds of the extension of the northerly and
11 southerly lines of the documented 40 foot wide right-of-way. In order to prevent the
12 continuation of illegal dumping by some irresponsible persons in this area, Ms. Guthertz
13 has taken it upon herself to regularly clean, maintain and mow the entire dead-end right-of-
14 way area abutting her property line.

15 Ms. Guthertz has requested the Guam Legislature's assistance to purchase the
16 abandoned and documented 40 foot wide dead-end right-of-way in order to properly
17 maintain and beautify the area which surrounds her residence. The Legislature is willing to
18 facilitate sale of this easement which has no apparent current or future utility to the
19 government or to any other residents of the area other than Ms. Guthertz.

1 **Section 2. Sale of government land authorized.** The Governor of Guam is hereby
2 authorized to enter into the following land transaction with Ms. Judith Paulette Guthertz:

3 a) the Governor is authorized to sell at fair market value the unused public right-of-
4 way abutting Lot No. 8-1, Tract 139, Mangilao, Guam;

5 b) the cost of all appraisals, surveys, map preparation or any other costs related to the
6 above land sale shall be paid by Ms. Judith Paulette Guthertz. All surveys and appraisals
7 required for the land sale herein shall be done by registered land surveyor and appraisers
8 and shall be subject to the approval of the Director of Land Management. In conducting
9 the survey, the surveyor shall install permanent concrete monuments at all points.

10 **Section 3. Proceeds of land sale to be deposited in Chamorro Home Loan Fund.**

11 All proceeds from the sale of land authorized in Section 2 above shall be promptly
12 deposited in the Chamorro Land Trust Commission's Chamorro Home Loan Fund.