



CARL T.C. GUTIERREZ
GOVERNOR OF GUAM

DEC 05 1995

The Honorable Ted S. Nelson
Acting Speaker
Twenty-Third Guam Legislature
Guam Legislature Temporary Building
155 Hesler Street
Agana, Guam 96910

Dear Speaker Nelson:

Enclosed please find a copy of Substitute Bill No. 336, "AN ACT TO AMEND SUBPARAGRAPHS (b) AND (c) OF SECTION 1 OF PUBLIC LAW 21-91, AND TO EXEMPT SAID SUBPARAGRAPHS FROM SECTION 7 OF PUBLIC LAW 21-91, RELATIVE TO THAT CERTAIN EXCHANGE OF GOVERNMENT LAND FOR LOT NO. 106, AGANA, AND THE HISTORICALLY SIGNIFICANT TWO STORY STRUCTURE SITUATED ON SAID LOT KNOWN AS THE 'GUAM INSTITUTE'", which I have signed into law today as **Public Law No. 23-53**.

Very truly yours,


Carl T. C. Gutierrez

Attachment

230885

OFFICE OF THE LEGISLATIVE SECRETARY
ACKNOWLEDGMENT RECEIPT
Received By Jaleferi
Time 11:14
Date 12/6/95

Office of
VICE-SPEAKER TED S. NELSON
Received by
Cathy Tmf
Print Name Initial
Date: 12-6-95 Time: 10:00 am

TWENTY-THIRD GUAM LEGISLATURE
1995 (FIRST) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Substitute Bill No. 336 (LS), "AN ACT TO AMEND SUBPARAGRAPHS (b) AND (c) OF SECTION 1 OF PUBLIC LAW 21-91, AND TO EXEMPT SAID SUBPARAGRAPHS FROM SECTION 7 OF PUBLIC LAW 21-91, RELATIVE TO THAT CERTAIN EXCHANGE OF GOVERNMENT LAND FOR LOT NO. 106, AGANA, AND THE HISTORICALLY SIGNIFICANT TWO STORY STRUCTURE SITUATED ON SAID LOT KNOWN AS THE 'GUAM INSTITUTE'," was on the 23rd day of November, 1995, duly and regularly passed.



DON PARKINSON
Speaker

Attested:



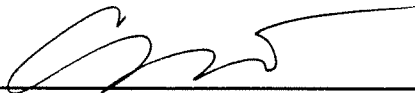
JUDITH WON PAT-BORJA
Senator and Legislative Secretary

This Act was received by the Governor this 29th day of November
1995, at 4:50 o'clock P.M.



Assistant Staff Officer
Governor's Office

APPROVED:



CARL T. C. GUTIERREZ
Governor of Guam

Date: 12-5-95

Public Law No. 23-53

TWENTY-THIRD GUAM LEGISLATURE
1995 (FIRST) Regular Session

Bill No. 336 (LS)
As substituted by the
Committee on Community,
Housing and Cultural Affairs

Introduced by:

T. C. Ada
T. S. Nelson

AN ACT TO AMEND SUBPARAGRAPHS (b) AND (c) OF SECTION 1 OF PUBLIC LAW 21-91, AND TO EXEMPT SAID SUBPARAGRAPHS FROM SECTION 7 OF PUBLIC LAW 21-91, RELATIVE TO THAT CERTAIN EXCHANGE OF GOVERNMENT LAND FOR LOT NO. 106, AGANA, AND THE HISTORICALLY SIGNIFICANT TWO STORY STRUCTURE SITUATED ON SAID LOT KNOWN AS THE 'GUAM INSTITUTE'.

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

2 **Section 1. Legislative Findings and Statement.** The Legislature finds
3 that the people of Guam have an increasing sentiment towards the
4 preservation and protection of our people's history and culture. The
5 Legislature further finds that the Twenty-First Guam Legislature, in its
6 wisdom, made efforts to acquire the Guam Institute, situated on Lot No. 106
7 in Agana, belonging to Mr. Jose C. Lujan on a value-for-value basis. It is the
8 position of the Legislature that the Guam Institute serves as a very significant
9 aspect of Guam's political development. Many of our leaders were educated
10 or taught at the Guam Institute. Most importantly, the roll book of this
11 Institute contains the names of many of the territory's political, economic,
12 and social dignitaries, whose names have echoed for many years.

1 In acquiring the property, the Legislature stated its position that the
2 Guam Institute, to the people of Guam, deserves no less importance and no
3 less significance than Constitution Hall in Philadelphia, or the residence at
4 1600 Pennsylvania Avenue, Washington, D. C., or Monticello to the people of
5 the United States. Therefore, the Twenty-Third Guam Legislature also takes
6 note that Mr. Jose C. Lujan has yet to acquire the property he so designated
7 as his original choice, that being a portion of Lot No. 10119-10, Municipality
8 of Dededo, so indicated on a map prepared by the Department of Land
9 Management, and further described as Lot No. 10119-10-1 as delineated on a
10 map prepared and registered with the Department of Land Management as
11 Drawing No. FAP-92-12, and Land Management Check No. 043-FY93 and
12 recorded as Instrument Number 483567. Therefore, the Legislature in its
13 efforts to right this wrong does hereby amend subparagraphs (b) and (c) of
14 Section 1 of Public Law 21-91.

15 **Section 2.** Subparagraphs (b) and (c) of Section 1 of Public Law 21-91 are
16 hereby amended to read:

17 **"(b) Land exchange authorized.** The Governor of Guam is authorized to
18 exchange that government-owned real property described as a portion of Lot
19 No. 10119-10, now known as Lot No. 10119-10-1, Municipality of Dededo, for
20 that real property described as Lot No. 106, Agana, together with the two
21 story structure situated thereon, owned by Jose C. Lujan, on a value-for-
22 value basis.

23 **(c) Survey, mapping and registration.** The Director of Land
24 Management, at the expense and account of the government of Guam, had
25 caused to be surveyed, mapped and registered that portion of Lot No. 10119-
26 10, now known as Lot No. 10119-10-1, Municipality of Dededo, which is to be
27 exchanged with Lot No. 106, Agana. The Director of Land Management, at

1 the expense and account of Jose C. Lujan, had caused separate appraisals of
2 that portion of Lot No. 10119-10-1 to be exchanged hereunder to be made by
3 two (2) licensed real estate appraisers, which appraisals were the basis for
4 the exchange authorized in this Act. The Director of Land Management shall
5 insure that continued access to that portion of Lot No. 10119-10-1 to be
6 exchanged hereunder, shall be maintained in accordance with applicable
7 regulations and laws."

8 **Section 3. Exemption.** The provisions contained in Section 7 of Public
9 Law 21-91 shall not apply to subparagraphs (b) and (c) in Section 2 of this Act.

Date: 11/23/95
1:52am

VOTING SHEET

Bill No. 336

Resolution No. _____

Question: on the passage

NAME	YEAS	NAYS	NOT VOTING/ ABSTAINED	ABSENT/ OUT DURING ROLL CALL
ADA, Thomas C.				✓
AGUON, John P.	✓			
BARRETT-ANDERSON, Elizabeth	✓			
BLAZ, Anthony C.	✓			
BROWN, Joanne S.	✓			
CAMACHO, Felix P.	✓			
CHARFAUROS, Mark C				✓
CRISTOBAL, Hope A.				✓
FORBES, -MARK	✓			
LAMORENA, Alberto C., V	✓			
LEON GUERRERO, Carlotta	✓			
LEON GUERRERO, Lou				✓
NELSON, Ted S.	✓			
ORSINI, Sonny L.	✓			
PANGELINAN, Vicente C				✓
PARKINSON, Don		✗		
SAN AGUSTIN, Joe T.	✓			
SANTOS, Angel L. G.	✓			
SANTOS, Francis E.				✓
UNPINGCO, Antonio R.				✓
WONPAT-BORJA, Judith				✓

TOTAL

12

1

0

8

CERTIFIED TRUE AND CORRECT:

✗ 3 passes

Recording Secretary

PLI
23-53



Ufisinan I TaoTao Tano'

Sinadot Anghet L.G. Santos

Ge'hilo' I Kumunidat Guma' yan
Asuntun Kottura na Kumite



November 16, 1995

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

Dear Mr. Speaker:

The Committee on Community and cultural Affairs, to which was referred Bill No. 336, hereby reports back to the Legislature with its recommendation **TO DO PASS Bill No. 336** - "An act to amend subparagraphs (b) and (c) of section 1 of Public law 21-91 and to exempt said subparagraphs from section 7 of Public Law 21-91, relative to that certain exchange of government land for Lot No. 106, Agana, and the historically significant two story structure situated on said Lot known as the "Guam Institute".

The voting record is as follows:

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

The committee report and supporting documents are attached.

ANGEL L.G. SANTOS

Attachments

Fanohge Chamoru • Commonwealth Pa'go!

#324 W. Soledad Ave., Suite 202 Agana, Guam 96910

• Tel: (671) 472-3586/3411 • Fax: (671) 477-4482



Ufisinan I TaoTao Tano'
Sinadot Anghet L.G. Santos

Ge'hilo' I Kumunidat Guma' yan
Asuntun Kottura na Kumite



November 16, 1995

MEMORANDUM

TO: Members

FROM: Chairman

SUBJECT: Committee Report on **Bill No. 336, as substituted by the Committee** - An act to amend subparagraphs (b) and (c) of section 1 of Public Law 21-91 and to exempt said subparagraphs from section 7 of Public Law 21-91, relative to that certain exchange of government land for Lot No. 106, Agana, and the historically significant two story structure situated on said Lot known as the "Guam Institute".

Transmitted herewith for your consideration and action is our Committee Report on the subject matter.

Please indicate your choice on the attached VOTING RECORD and return the documents to my office for transmittal to the other members.

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

Your attention and cooperation in this matter are greatly appreciated.

ANGEL L.G. SANTOS
attachments

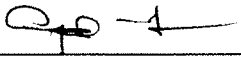
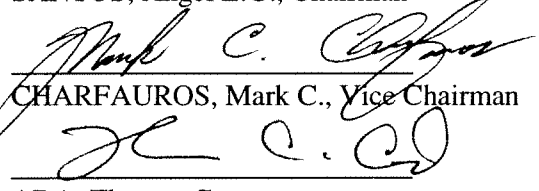
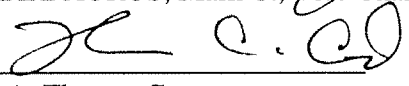




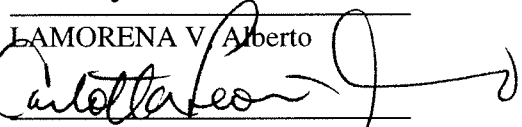
Fanohge Chamoru • Commonwealth Pa'go!

#324 W. Soledad Ave., Suite 202 Agana, Guam 96910

• Tel: (671) 472-3586/3411 • Fax: (671) 477-4482

COMMITTEE ON COMMUNITY, HOUSING, AND CULTURAL AFFAIRS
23rd Guam Legislature
VOTING RECORD

Bill No. 336, as substituted by the Committee - An act to amend subparagraphs (b) and (c) of section 1 of Public Law 21-91 and to exempt said subparagraphs from section 7 of Public Law 21-91, relative to that certain exchange of government land for Lot No. 106, Agana, and the historically significant two story structure situated on said Lot known as the "Guam Institute".

	<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 C.	—	—	—	—
 FORBES, Mark	✓	—	—	—
 LEON GUERRERO, Carlotta	✓	—	—	—
PARKINSON, Don, Ex Officio	—	—	—	—



COMMITTEE ON COMMUNITY, HOUSING, AND
CULTURAL AFFAIRS

Twenty-Third Guam Legislature



REPORT

on

Bill No. 336, as substituted by the Committee

An act to amend subparagraphs (b) and (c) of section 1 of Public Law 21-91 and to exempt said subparagraphs from section 7 of Public Law 21-91, relative to that certain exchange of government land for Lot No. 106, Agana, and the historically significant two story structure situated on said Lot known as the "Guam Institute".

October 30, 1995

COMMITTEE MEMBERS

Angel L.G. Santos, Chairman

Mark C. Charfauros, Vice-Chairman

Thomas C. Ada

Anthony C. Blaz

Hope A. Cristobal

Mark Forbes

Alberto Lamorena V

Carlotta Leon Guerrero

Lou Leon Guerrero

Vice Speaker Ted S. Nelson

Vicente C. Pangelinan

Judy Won Pat-Borja

Speaker Don Parkinson, Ex-Officio

I. OVERVIEW

The Committee on Community, Housing and Cultural Affairs conducted a public hearing on October 27, 1995 at 10:00 AM at the Public Hearing Room, Temporary Guam Legislature Building, 155 Hesler Street, Agana, to receive public input on Bill No. 336. Public notice was given in the Pacific Daily News on October 25, 1995.

Committee members present were:
Senator Angel Santos, Chairman
Senator Tony Lamorena V

II. SUMMARY OF THE HEARING

Mr. Ray Aflague, representing the Department of Land Management, testified verbally that the Department supports Bill 336 and Bill 320, introduced by Senator Aguon, because they both deal with correcting the lot number mistake contained in Public Law 21-91. That error has prevented the Department from finishing off remaining paperwork which would complete the transaction.

Mr. Larry Aflague, representing Mr. Jose C. Lujan, also expressed his support for the bills. In addition, he pointed out to the Committee that land surveys and property appraisals have been completed by the respective parties to the land exchange. He also asked that the 10-year waiting period imposed on Mr. Lujan as stipulated by Public Law 21-91 be removed. The government of Guam took possession of Mr. Lujan's property six years ago and four years prior to that taking the government of Guam had asked Mr. Lujan not to renovate or otherwise remove the historic building situated on his property. Mr. Lujan agreed, understanding the historic significance of the structure thereon; however, he was effectively deprived use of his own property. Mr. Aflague indicated that Mr. Lujan is elderly and ill and that it is his wish to be able to completed this land exchange so that his children can inherit the exchanged property before his death. The Chairman asked Mr. Aflague to deliver his apology, on behalf of the government of Guam, for the delay is correcting this mistake and that it will be rectified.

Mr. Ivan Babauta, staff member of Senator Ada, appeared to express his support of Bill 336. As the writer of this bill, he too mentioned to the Committee that the 10-year waiting period was unnecessary. After a discussion with the Chair about the verbage contained in Bill 336 and the expected outcome, the Chairman informed Mr. Babauta that the Committee would revise the Bill as necessary to achieve the expressed objective of correcting the lot error and removing the reversion clause.

III. FINDINGS AND RECOMMENDATION

Bill No. 336 is a measure to accurately identify that portion of government of Guam land in Dededo which was selected for a land exchange with Mr. Jose C. Lujan, owner of Lot No. 106, Agana, on which is situated the historically-significant structure known as the "Guam Institute". The government lot identified by Public Law 21-91 was Lot No. 10119-R11, a lot which is non-existent according to the Department of Land Management. The correct designation is Lot No. 10119-10-1.

The Committee was advised by the Department of Land Management that all relevant actions to facilitate the land swap have been completed, save for the lot designation. The Committee also finds no compelling reason to restrict Mr. Lujan's use of the Dededo property since the government of Guam prevailed on him to let his Agana property and the structure thereon untouched, effectively depriving him of the ability to use his property as he saw fit, including passing it on to his children.

The Committee made changes to original Bill 336 to ensure that corrective action is accomplished and that Mr. Lujan may immediately take possession of the Dededo government land and to facilitate his full and unfettered use of that land. Accordingly, the Committee on Community, Housing and Cultural Affairs, to which was referred **Bill No. 336**, submits its findings and recommendation to the Twenty-Third Guam Legislature to "DO PASS" this measure **as substituted by the Committee**. The Committee further recommends that the Bill be included on the agenda of the next legislative session for passage into law.

TWENTY-THIRD GUAM LEGISLATURE
1995 (FIRST) Regular Session

Bill No. 336
as substituted by the Committee on
Community, Housing and Cultural Affairs

Introduced by

T.C. Ada


AN ACT TO AMEND SUBPARAGRAPHS (b) AND (c) OF SECTION 1 OF PUBLIC LAW 21-91 AND TO EXEMPT SAID SUBPARAGRAPHS FROM SECTION 7 OF PUBLIC LAW 21-91, RELATIVE TO THAT CERTAIN EXCHANGE OF GOVERNMENT LAND FOR LOT NO. 106, AGANA, AND THE HISTORICALLY SIGNIFICANT TWO STORY STRUCTURE SITUATED ON SAID LOT KNOWN AS THE "GUAM INSTITUTE".

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

2 **Section 1. Legislative findings and statement.** The Legislature finds that the
3 people of Guam have an increasing sentiment towards the preservation and
4 protection of our people's history and culture. The Legislature further finds that
5 the Twenty-First Guam Legislature, in its wisdom, made efforts to acquire the
6 Guam Institute, situated on Lot No. 106 in Agana, belonging to Mr. Jose C. Lujan
7 on a value-for-value basis. It is the position of the Legislature that the Guam
8 Institute serves as a very significant aspect of Guam's political development.
9 Many of our leaders were educated or taught at the Guam Institute. Most
10 importantly, the roll book of this Institute contains the names of many of the
11 territory's political, economic, and social dignitaries, whose names have echoed
12 for many years.

1 In acquiring the property, the Legislature stated its position that the Guam
2 Institute, to the people of Guam, deserves no less importance and no less
3 significance than Constitution Hall in Philadelphia, or the residence at 1600
4 Pennsylvania Avenue, Washington, D.C. or Monticello to the people of the United
5 States. Therefore, the Twenty-Third Guam Legislature also takes note that Mr.
6 Jose C. Lujan has yet to acquire the property he so designated as his original
7 choice, that being a portion of Lot No. 10119-10, Municipality of Dededo, so
8 indicated on a map prepared by the Department of Land Management, and
9 further described as Lot No. 10119-10-1 as delineated on a map prepared and
10 registered with the Department of Land Management as Drawing No. FAP-92-12,
11 and Land Management Check No. 043-FY93 and recorded as Instrument Number
12 483567. Therefore, the Legislature in its efforts to right this wrong does hereby
13 amend subparagraphs (b) and (c) of Section 1 of Public Law 21-91.

14 **Section 2. Subparagraphs (b) and (c) of Section 1 of Public Law 21-91 are**
15 **hereby amended to read:**

16 **“(b) Land exchange authorized.** The Governor of Guam is authorized to
17 exchange that government-owned real property described as a portion of ~~Lot No.~~
18 ~~10119-R11~~ Lot No. 10119-10, now known as Lot No. 10119-10-1, Municipality of
19 Dededo, for that real property described as Lot No. 106, Agana, together with the
20 two story structure situated thereon, owned by Jose C. Lujan, on a value-for-value
21 basis.

22 **(c) Survey, mapping and registration.** ~~No later than sixty (60) days after the~~
23 ~~enactment of this Act, t~~ The Director of Land Management, at the expense and
24 account of the government of Guam, shall cause had caused to be surveyed,
25 mapped and registered that portion of ~~Lot No. 10119-R11~~ Lot No. 10119-10, now
26 known as Lot No. 10119-10-1, Municipality of Dededo, which is to be exchanged
27 with Lot No. 106, Agana. The Director of Land Management, at the expense and

1 account of Jose C. Luján, ~~shall cause~~ had caused separate appraisals of that
2 portion of Lot No. ~~10119-R11~~ 10119-10 to be exchanged hereunder to be made by
3 two (2) licensed real estate appraisers, which appraisals ~~shall be~~ were the basis for
4 the exchange authorized in this Act. The Director of Land Management shall
5 insure that continued access to that portion of Lot No. ~~10119-R11~~ 10119-10-1 to be
6 exchanged hereunder, shall be maintained in accordance with applicable
7 regulations and laws.”

8 **Section 3. Exemption.** The provisions contained in Section 7 of Public Law 21-
9 91 shall not apply to subparagraphs (b) and (c) in Section 2 of this Act.



COMMITTEE ON RULES

Twenty-Third Guam Legislature
155 Hesler St., Agana, Guam 96910

received
AUG 04 1995
Muniz has packet
N. make folder
one

August 4, 1995

MEMORANDUM

TO: Chairman, Committee on Community, Housing and Cultural Affairs

FROM: Chairman, Committee on Rules

SUBJECT: Referral - Bill No. 336

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



SONNY LUJAN ORSINI

Attachment:

TWENTY THIRD GUAM LEGISLATURE
1995 (FIRST) REGULAR SESSION

Bill No. 336
Introduced by:

T. C. Ada



1 AN ACT TO AMEND SUBPARAGRAPH (b) , SECTION 1, P.L. 21-91
2 AND SUBPARAGRAPH (a) , SECTION 7, P.L. 21-91 TO AUTHORIZE
3 THE EXCHANGE OF GOVERNMENT LAND FOR LOT NO. 106,
4 AGANA, AND THE HISTORICALLY SIGNIFICANT TWO STORY
5 STRUCTURE SITUATED ON SAID LOT KNOWN AS THE "GUAM
6 INSTITUTE".

7
8 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

9 Section 1. Land exchange authorized. The Governor of Guam is
10 authorized to exchange that government-owned real property described as a portion
11 of Lot No. [~~10119-R11~~] 10119-10-1, Municipality of Dededo, for that real property
12 described as Lot No. 106, Agana, together with the two story structure situated
13 thereon, owned by Jose C. Lujan, on a value-for-value basis.

14 Section 7. Terms, Conditions, and Restrictions. There shall be no
15 transfer or conveyance, in any manner or through any form, of the purchased or
16 exchanged lands for a period of ten (10) years beginning on the date the parties accept
17 the applicable deeds for each parcel. This condition does not apply to Section 1, P.L.
18 21-91.



Jose C. Lujan

P.O. Box 23525, GMF
Barrigada, Guam 96921

May 10, 1995

Honorable Angel L.G. Santos
Chairman, Committee on Housing and
Community Development
Twenty-Third Guam Legislature
155 Hesler Street
Agana, Guam 96910

Re: Amendment to (P.L. 21-91)
the Guam Institute Land Exchange

Dear Senator Santos:

I, Jose C. Lujan, appear before you today, thru my consultant, "Factfinders Paraprofessional Services", represented by Lawrence R. Aflague, its CEO. I submit to you Mr. Chairman and members of your Committee that my intentions, desires and prayer for the resolution to a longstanding overdue hardship on the issue of my exchange of Lot No. 106, Agana, whereon the Guam Institute is situated.

It was my intention and desire to contribute to the territory the preservation and historical value and significance of the Guam Institute. I understood the value of any historical relic of cultural significance, to possess a non-monetary finite value, thereby rendering a priceless value. In pursuit of this intent, Public Law 21-91 was executed to formalize the exchange of Lot No. 106, Agana with Lot No. 10119-R11, Yigo. Apparently, according to a review of the "as-built survey maps" prepared by the Department of Land Management, there is no Lot No. 10119-R11. However, the original choice and intent of Lot No. 10119-10, a portion thereof, does exist.

After the enactment of Bill No, 251, (P.L. 21-91), the government took possession, rights of improvement, preservation and all rights as authorized by said law. On the other hand, Jose C. Lujan, to this date, has no title, no right, no property and no receipt of any property value in exchange. From the date of its enactment (P.L. 21-91) to date, is short of approximately 48 months of property deprivation, denial and uncompensated loss of property ownership to equate with the exchange as stated on the law.

It is my desire that a just and expeditious resolution to correct the problem is necessary in order to restore the integrity and intent of the law on the value to value exchange.

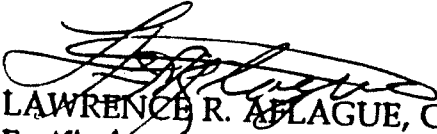
Merits of justice can be achieved only if the appraisalment of value as stated, is not compromised by the diminishing of rights to full enjoyment of benefits to ownership. In other words, when the value of the properties are established, such value is based on rights of marketability and conveyability. What value is established today shall be conveyed today, not ten (10) years later.

The value conveyed today with no rights to marketability or conveyability expresses no value conversely, no value on existing title and deed to a property denies the individual his consumer rights to borrow or collateralize the property as in a mortgage for the purpose of improvement on subject property.

Consequently, all Subparagraphs of Section 7 of P.L. 21-91 alienates Mr. Lujan from all other rights present prior to the exchange, and at the determination of the Appraisalment date. It is therefore my prayer of plea to this Committee and the government of Guam to expeditiously resolve this matter and not further deny Mr. Lujan of his rights to the exchanged lot and the productive enjoyment of the remaining years of Mr. Lujan to freely appreciate his property.

Respectfully,

For: JOSE C. LUJAN.

By: 
LAWRENCE R. AFLAGUE, CEO.
Factfinders Paraprofessional
Services.

Enclosure:

Special Rights of Representation

I, Jose C. Lujan, a resident of Anigua, territory of Guam, whose mailing address is: P.O. Box 23525, GMF, Guam 96921, hereby duly appoint and grant special rights and powers of representation to "Factfinders Paraprofessional Services", represented by Lawrence R. Aflague, CEO, as my duly authorized representative to consult and perform with full power and authority the following acts on my behalf to the same, extent as if I had done so personally regarding the resolution of the land exchange executed by and between the government of Guam and the Lujan:

1. To advice, consult, assist in, and to perform any and all functions requisite to the processes, administrative or operational, in compliance with and to the laws of the territory of Guam and to submit, prepare, modify, and authorize, any and all tasks and activities in fulfillment of government guidelines to the benefit of the Grantor
2. That my Consultant shall represent and conduct himself accordingly to arbitrate, negotiate, revoke, initiate and abate the proposed tasks and activities required of the government of Guam's regulatory compliances.

The authority granted shall include such incidental acts as are reasonably required or necessary to carry out and perform the specific duties and authority stated herein. My representative Consultant agrees to accept this appoint subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best wishes as they in their discretion deem advisable and I ratify all acts so carried out. The powers granted herein may be revoked by me at any time provided any person relying on the rights and powers contained herein shall have full rights to accept the authority of my Representative consistent with the powers granted until in receipt of actual notification of revocation.

WITNESS MY HAND on this 10th day of MAY 1995.

FOR: JOSE C. LUJAN

Date: 5/10/95

BY: Jose C Lujan
JOSE C. LUJAN

Acceptance

I, Lawrence R. Aflague, representing "Factfinders Paraprofessional Services", do hereby accept the responsibilities contained herein.

For: Factfinders Paraprofessional
Services.

Date: 5/10/95

Lawrence R. Aflague
LAWRENCE R. AFLAGUE, CEO.

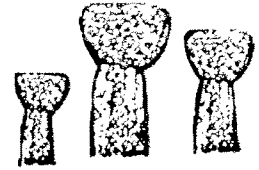
FACT FINDERS PARAPROFESSIONAL SERVICES
SUITE123
275 G Farenholt Ave.
Tamuning, Guam 96911-3209

PH: 649-6535
SS# 586 05 5748



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

Chairperson, Committee on Community,
Housing & Cultural Affairs



WITNESS SIGN-IN SHEET

Bill No. 336 - An act to amend subparagraph (b), section 1, P.L. 21-91 and subparagraph (a), section 7, P.L. 21-91 to authorize the exchange of government land for Lot No. 106, Agana, and the historically significant two story structure situated on said lot known as the "Guam Institute"; by T.C. Ada.

Public Hearing

Friday, October 27, 1995, 10:00 AM

Legislative Public Hearing Room

155 Hesler Street, Agana, GUAM

NAME (please print)

ORGANIZATION

ORAL/WITTEN

RAY AFLAQUE

DLM

ORAL (favor)

Larry A. Flaque

Consultant JCL

oral/written

Commonwealth Now!

PDN Oct 25, 1995

NOTICE OF PUBLIC HEARING

23rd Guam Legislature
Committee on Community, Housing & Cultural Affairs
Senator Angel L.G. Santos, Chairman

Friday, October 27, 1995, 10:00 AM
Legislative Public Hearing Room, 155 Hesler Street, Agana
AGENDA

Bill No. 273 - An act to repeal and reenact subsection 850-52 of Title 1 Guam Code Annotated (GCA) relative to the arts in the public facilities and those facilities supported by government funds and to create a Guam Artist Development Fund; to add section 853 to Title 1 GCA; to add (C) section 66208 of Title 21 GCA; to amend (A) and (B) of section 66307, Title 21 GCA; and to amend subsections 2460 and 2410 of Title 12 GCA; by A.L.G. Santos.

Bill No. 278 - An act to repeal and reenact subsection 850-852, to add section 853, 1 Guam Code Annotated, to add subsection (C) of section 66208, 21 Guam Code Annotated, to amend section 66307 (A) and (B), 21 Guam Code Annotated, and to amend section 2406 and 2410, 12 Guam Code Annotated relative to art in public facilities and facilities supported by government funds; by A.C. Lamorena, C.A. Leon Guerrero, F.E. Santos.

Bill No. 308 - An act to correct errors in §60515 of Title 21, Guam Code Annotated, enacted in Public Law 23-31; by V.C. Pangelinan.

Bill No. 320 - An act to amend subparagraph (b) and (c) of section 1 of Public Law 21-91 to authorize the exchange of government land for Lot No. 106, Agana, and the historically significant two story structure situated on said lot known as the "Guam Institute"; by J.P. Aguon.

Bill No. 336 - An act to amend subparagraph (b), section 1, P.L. 21-91 and subparagraph (a), section 7, P.L. 21-91 to authorize the exchange of government land for Lot No. 106, Agana, and the historically significant two story structure situated on said lot known as the "Guam Institute"; by T.C. Ada.

Bill No. 355 - An act to grant the request for a conditional use for Lot No. 5019A-3-R5; by T.S. Nelson.

Bill No. 379 - An act to establish rules and regulations implementing a schedule of entrance fees to be charged by the Guam Museum; at Governor's request.

Bill No. 383 - An act to establish rules and regulations implementing a schedule of entrance fees to be charged by the Guam Council on the Arts and Humanities Agency; at Governor's request.

The Public is Encouraged to Attend



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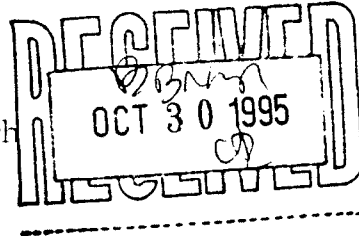
Ufisinan I TaoTao Tano'
Senator Angel L.G. Santos

Chairperson, Committee on Community,
Housing & Cultural Affairs

211

October 30, 1995

Mr. Joe E. Rivera
Acting Director
Bureau of Budget & Management Research
P.O. Box 2950



COPY

Dear Mr. Rivera:

Our Committee is in the process of reporting out the following bills:

Bill No. 273 - An act to repeal and reenact subsection 850-52 of Title 1 Guam Code Annotated (GCA) relative to the arts in the public facilities and those facilities supported by government funds and to create a Guam Artist Development Fund; to add section 853 to Title 1 GCA; to add (C) section 66208 of Title 21 GCA; to amend (A) and (B) of section 66307, Title 21 GCA; and to amend subsections 2460 and 2410 of Title 12 GCA; by A.L.G. Santos.

Bill No. 278 - An act to repeal and reenact subsection 850-852, to add section 853, 1 Guam Code Annotated, to add subsection (C) of section 66208, 21 Guam Code Annotated, to amend section 66307 (A) and (B), 21 Guam Coded Annotated, and to amend section 2406 and 2410, 12 Guam Code Annotated relative to art in public facilities and facilities supported by government funds; by A.C. Lamorena, C.A. Leon Guerrero, F.E. Santos.

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Commonwealth Now!

Rivera, BBMR
October 30, 1995

Pursuant to §9101, Title 2 of the Guam Code Annotated, a fiscal note is required for all bills that have an effect upon the revenues or the expenditures of the government of Guam. Theoretically, all bills fall under this requirement. Copies of the bills are enclosed.

The Senator extends his humblest thanks for your prompt action.

Si Yu'os Ma'ase,



ALVIN J. DUENAS
Policy Analyst

AUG 17 1995

**TWENTY THIRD GUAM LEGISLATURE
1995 (FIRST) REGULAR SESSION**

Bill No. 336 (LS)
Introduced by:

T. C. Ada 

1 AN ACT TO AMEND SUBPARAGRAPH (b) , SECTION 1, P.L. 21-91
2 AND SUBPARAGRAPH (a) , SECTION 7, P.L. 21-91 TO AUTHORIZE
3 THE EXCHANGE OF GOVERNMENT LAND FOR LOT NO. 106,
4 AGANA, AND THE HISTORICALLY SIGNIFICANT TWO STORY
5 STRUCTURE SITUATED ON SAID LOT KNOWN AS THE "GUAM
6 INSTITUTE".
7

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

9 **Section 1. Land exchange authorized.** The Governor of Guam is
10 authorized to exchange that government-owned real property described as a portion
11 of Lot No. [~~10119-R11~~] 10119-10-1, Municipality of Dededo, for that real property
12 described as Lot No. 106, Agana, together with the two story structure situated
13 thereon, owned by Jose C. Lujan, on a value-for-value basis.

14 **Section 7. Terms, Conditions, and Restrictions.** There shall be no
15 transfer or conveyance, in any manner or through any form, of the purchased or
16 exchanged lands for a period of ten (10) years beginning on the date the parties accept
17 the applicable deeds for each parcel. This condition does not apply to Section 1, P.L.
18 21-91.