



Chamorro Land Trust Commission

(Kumision Inangokkon Tano' Chamoru)

P.O. Box 2950 Hagåtña, Guåhan 96932

Phone: 649-5263 ext. 651 Fax: 649-5383

Eddie Baza Calvo
Governor of Guåhan

Ray Tenorio
Lieutenant Governor of Guåhan

Commission Members

Michael J.B. Borja
Acting Chairman

David J. Matanane
Vice-Chairman

Amanda L.G. Santos
Commissioner

(Vacant)
Commissioner

(Vacant)
Commissioner

Monte Mafnas
Administrative Director

REGULAR BOARD MEETING AGENDA

Department of Land Management Conference Room
3rd Flr. ITC Building, Tamuning
Thursday, October 18, 2012; 1pm

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
 1. September 20, 2012
- IV. PUBLIC COMMENTS
- V. OLD BUSINESS
 1. Hiring of Legal Counsel
 2. Guam Outdoor Shooting Range – Commercial request status
 3. International Bridge & Construction Marianas, Inc.– In-kind services
 4. Dan Swavely – Site improvement license procedure
- VI. NEW BUSINESS
 1. Negotiation with JOSEPH EVE to perform CLTC audit
 2. Sorensen Pacific Broadcasting Incorporated - request for extension
 3. Melvin Duenas & Dr. Edwin Supit – request to lease Lot 382-R1, Inarajan for holistic ecotourism site
- VII. DIRECTOR'S REPORT
 1. Weekly report
 2. Lot 7128-REM, Yigo to include 4 acres for commercial site and 108 affordable homes
- VIII. EXECUTIVE SESSION
- IX. ADJOURNMENT



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COMMISSION MEETING MINUTES

Dept. of Land Management Conference Room
3rd Flr., ITC Building, Tamuning
Thursday, September 20, 2012; 1:02pm – 2:38pm

I. CALL TO ORDER

Meeting was called to order at 1:02pm by Administrative Director Monte Mafnas.

II. ROLL CALL

Present were Commissioner Michael Borja, Commissioner David Matanane, Commissioner Amanda Santos and Administrative Director Monte Mafnas.

III. APPROVAL OF MINUTES (March 15, 2012)

Commissioner Michael Borja moved to approve the minutes of March 15, 2012. Commissioner Amanda Santos seconded the motion. There were no objections, MOTION PASSED.

IV. ELECTION OF VICE-CHAIRPERSON (as per Public Law 29-116)

Commissioner Michael Borja moved to nominate David Matanane as Vice-Chairman. Commissioner Amanda Santos seconded the motion. There were no objections, MOTION PASSED.

V. PUBLIC COMMENTS

1. **Frances Jarrett** – Good afternoon, Director, Board members and guests my name is Frances Jarrett. I have two issues one of them is pertaining to the status of the CLT land registration. Where are we on that?

Administrative Director Monte Mafnas – Okay there's 200 lots that are under the inventory, 85 have been fast tracked. By that I mean there's land registration maps, there's abstracts of title and there was some of the neighbors were informed by the process servers. Now we have to also make sure we give all proper notices to the abutting, adjacent and contiguous land owners and then file the land registration case, get calendared at the Superior Court and upon presentation of the case subsequent approval of decree establishing title. We have been expeditiously with that exercise at this point in time we're just waiting to be calendared.

Frances Jarrett – Do you have a time factor on that?

Administrative Director Monte Mafnas – I wish we could say a definite time but nobody here has the crystal ball so to speak.

Rev. 09/21/2012

Frances Jarrett – The only other issue I have is I noticed that representation for Quintanilla, they're not here again and I don't know what kind of drastic measures are being taken because this has taken the Board's time and the people that are involved waiting for property is long due. I think that something should be done as soon as possible because I'd like to know what's happening with my land and I'm not young I'm almost my 70s and I can't be around waiting.

Administrative Director Monte Mafnas – Yes ma'am well I want to present to the Board that I will do our due diligence by giving you and the rest of the intended lessees the survey authorizations and we can draft up the lease and give you utility authorization once and for all. We have waited for Mr. Layao and Mr. Quintanilla and now that ends today. So we'll be preparing the lease and the property belongs to Chamorro Land Trust yesterday, today and tomorrow. But we were trying to assist them to carve out their acre and a half. So effective today I ask the Commissioners to support me in giving out the survey authorizations to you, to Ms. Perez and the others who have fall in place.

Frances Jarrett – For your information I did note that you did ask me I had passed by to actually go in and see the property. It's always been guarded by a pipe a long pipe. It's been closed so I don't have access to go in. As of today I passed by today.

Administrative Director Monte Mafnas – And it was still gated?

Frances Jarrett – Like I said there was a long pipe.

Administrative Director Monte Mafnas - But there's no wire, there used to be a wire.

Frances Jarrett – This time it's a pipe, a real thin pipe right across it.

Administrative Director Monte Mafnas – Okay we'll address that issue. So we'll be contacting you and giving you a survey authorization once and for all.

Frances Jarrett – I appreciate it.

Administrative Director Monte Mafnas – For the same subject lot.

Frances Jarrett – Thank you.

2. Redina Perez

Administrative Director Monte Mafnas – I asked Ms. Perez to present her case. She also is waiting for the same lot next to Layao and she also has been waiting and also a 1995 by passed applicant just like Ms. Jarrett.

Commissioner Amanda Santos – Where is the land at?

Administrative Director Monte Mafnas – The same one Layao's Lot 6, Tract 1112 in municipality of Dededo. So she has been very patient too waiting for her land.

Commissioner Amanda Santos – I believe what the lady said she’s not getting younger so we need to give her the land so she could enjoy clearing it and building a house.

Redina Perez – True because I’m a mother with 7 kids.

Commissioner Amanda Santos - We cannot be here forever.

Administrative Director Monte Mafnas – So she has been applying since 1995 and she has been following it up consistently many, many times.

Redina Perez – And it’s still blocked.

Commissioner Amanda Santos – Get a legal counsel and evict them, Layao if possible.

Redina Perez – It’s still blocked we cannot get to or anywhere in there.

Commissioner Amanda Santos - We need to do action. We have been doing the dog and pony show for the longest time, no action.

Administrative Director Monte Mafnas – Okay so she is one of the potential lessees of the property.

Commissioner Michael Borja – How many total are there?

Administrative Director Monte Mafnas – There are four, there is another Lola Aguero and there is another lady that we are waiting for her to come. But basically there’s 4 acres that’s left over so we wanted to subdivide the 4 and give as many as we can. Subdivide it into half acre lots so equals 8 lots so we can give 8 different families. Okay thank you Ms. Perez.

3. Virginia Tainatongo

Administrative Director Monte Mafnas – Ms. Tainatongo has a lease and a map of her property. When she received her map and compared it to her neighbor we noticed that her neighbor’s improvement is encroaching on her lot because the as-built map shows the improvements encroaching. We asked the applicant if he can provide us a lease and or a map and to date he has not. He has physically occupied that property for a term of 11 years and his name is Mr. Jacosalem.

Virginia Tainatongo – Mr. Mafnas, yes Mr. Bert Jacosalem. You see that guy you said is my neighbor when we moved in there nobody was there. The first one that I saw cleaning up the place was Mr. Layao. I think Layao that was the guy and then there was a small shack and so what had happened is I did see that guy Bert but he was never my neighbor and the one that was my neighbor was Mr. John Duenas with a Josephine Tedtaotao with the family. They moved in there and I helped them with the water because they were putting in water. You see I wasn’t so sure of the lot because I cannot claim the lot because it’s not surveyed yet. The survey was on-going but it was put on hold because of the issue with the Guam Legislature. So everything went on hold with the survey that I didn’t get to do the survey. But when that time came and I did inform Mr. Duenas that was staying next

to me that according to the surveyor that was looking at the place that the land that they are at is a part of my land of my 1 acre. So he said that Mr. Jacosalem made them stay there and he said that he has papers. So when the time came for the survey as I remember Mr. Mafnas I did refer to you because when the surveyors continued their surveying there they were stopped by Mr. Jacosalem and he insisted that he had papers when the surveyor asked him if he had any papers. But there was a reason for that whole that he didn't want the surveyors to go in and this is my concern because it's the safety for my kids and my grandkids, that there was that family and that guy Mr. Jacosalem there was a plantation of marijuana planted on the back. And then when Chamorro Land Trust told them that they have to let the surveyors come in and do their work that's when they removed the plants. But there's a lot of things that is happening over there and you know they dig a 7 feet or 5 feet hole and there's trash in there and I did call EPA. You know the thing about it like I said there was an issue with that Duenas that stayed there. The reason why we barricaded that with pallet temporary until the survey is done because of the issue this is on-going and it's still on-going because of that neighbor Duenas that was staying of police from the Attorney General in regards to my granddaughter. So that was the reason why. Now that Mr. Duenas moved out Mr. Jacosalem came in and kept on insisting in which when they had a meeting with Mr. Monte Mafnas they asked me if I can let him stay there for 2 to 3 months if they can find a place for him. But see if he says that it was given to him because he needed the land then why wasn't he the one occupying the land? Why was he letting somebody stay there and he comes and goes? There's a lot of things that I tried to mind my business but I don't know anything until the neighbor you know that one that he made those people stay until they tell me what's going on. So that's why I referred all those issues to Mr. Mafnas and I just said I need to start cleaning that place because the rats are coming over. You know what stop the rats? When I laid all those rat poison on the side where I barricaded because it was affecting my land.

Commissioner Michael Borja – They're coming from the hole that has the trash?

Virginia Tainatongo – There's a lot of trash.

Commissioner Michael Borja – Where is this land?

Virginia Tainatongo – Macheche, Kalamasa Street.

Commissioner Michael Borja – Is this any relation to the Layao property?

Administrative Director Monte Mafnas – It's something different.

Virginia Tainatongo – The reason why I mentioned his name is because I used to work at the Legislature and I used to work with him and that's the reason I just kind of waved at him because he was cleaning his back or something, was cleaning up. So like I said I cannot claim that that's my land because I didn't do my survey yet. But when I did my survey that's when Mr. Jacosalem tried be rude and start cussing and all that. He even called KUAM, PDN. But see he's not telling the whole truth. You know he was never there and I helped a lot on that neighbor that was staying next to me. But now my concern because there is drugs and marijuana I fear for my kinds and my grandkids. Because I cleaned the place if Chamorro Land Trust did take a picture if they come up there they'll see the difference from

that land that I'm supposed, that is supposed to be my land and I don't want to pay for a surveyor for him to be staying on my land because he doesn't want to move out. He apologized for his rudeness and he said that the Chamorro Land Trust is going to give him a land. But I don't think he needs a land because he never occupied the land that he is stating that they gave him. Please I'm just asking you 2 to 3 months and I need to take care because of my health too and I'm not getting any older, you know I retired because of my health issue and with those things that I'm seeing nighttime daily it kind of concerns me. I fear for my health and I am by myself at my house because my husband passed away. This is how I got the land because of my husband and I had it transferred. I had it transferred to my name because I was the beneficiary. But now I'm fearing because I am by myself.

Commissioner Amanda Santos – That's why Mr. Mafnas we need to hire a legal counsel to start investigating to see what's going on because a lot of those lands are being abused.

Virginia Tainatongo – That's why when I called down the legislature to ask because this Mr. Jacosalem he said he went to the legislature, he went to the Governor's office. I called Senator Ben Pangelinan and I said I don't know where he made his complaint but you guys need to do something about the Board members and appoint Board members to back us up because the Chamorro Land Trust if there's no Board members there's nothing to back them up. So you guys have to do something about approving, appointing Board members because of all the issues and I'm very glad the Chamorro Land Trust is in good hands now. You know Mr. Jacosalem has said a lot of bad things about Chamorro Land Trust but in reality the truth is the Chamorro Land Trust is doing a good job. This guy is just like a squatter that just comes in and out, he makes people, there's different people that stay there and I was burglarized 3 times. I was burglarized and even the next door neighbor down further he sees it. You know I had a phone, I took a picture of the marijuana and I just put it in my outside kitchen, it's gone.

Commissioner Amanda Santos – Did you ever report this to the police?

Virginia Tainatongo - I reported it.

Commissioner Amanda Santos – Take a picture and report it to the police because marijuana is not supposed to be planted on Chamorro Land Trust land.

Virginia Tainatongo – The thing about it is Mr. Jacosalem called the cops because he thought he said that I was going to burn that, it's not, it's only a shack. People go in and out of that shack and the thing about is when the police came to me before that weekend of the Liberation and this is not done yet because I'm still going to the Internal Affairs what had happened was this police officer that came to my place didn't even tell me what the issue is. I told him I said you know what if he has a problem I don't know. I already explained my situation with Chamorro Land Trust and he kept on claiming that the land belongs to him but he doesn't have any papers to produce you know what he's claiming. And the police officer said you know my concern and I'm glad that you came because the reason why he stopped the surveyors because there was marijuana plants and the next door neighbor can vouch for it. You know what the police officer mentioned? He said you're not using it? It's good for you. It kind of bothered me and I called the following day and I called to ask to speak to

their boss and I said you know I couldn't sleep that good that night because I don't think that was appropriate for a police officer to say that oh, you're not using it its good for you. He's talking to the wrong person because I'm totally against drugs.

Commissioner Amanda Santos – You need to find the name of that police officer.

Virginia Tainatongo – I got the police officer's name.

Vice-Chairman David Matanane – May I ask, is your survey finished?

Virginia Tainatongo – Yes.

Vice-Chairman David Matanane – You have identified your property now and you get the appropriate paperworks from Mr. Mafnas and if anybody that comes around you show them the documents and call the cops and say take them out that's your property. I think we need all the documentation forwarded to you so anybody that comes around to your property then you have the right to chase them out. All we need is our...(interrupted).

Administrative Director Monte Mafnas – Part of his structure is on her lot.

Commissioner Michael Borja – And is that on Chamorro Land Trust?

Administrative Director Monte Mafnas – Both of them are on Chamorro Land Trust.

Virginia Tainatongo – The structure is only a shack, there's no floor. Like I said people move in and out.

Vice-Chairman David Matanane – But you have identified your lot.

Virginia Tainatongo – Yes.

Vice-Chairman David Matanane – Okay and if it's encroaching then tell that person to...(interrupted).

Amanda Santos – Take something to block it.

Virginia Tainatongo – Okay thank you so much.

Vice-Chairman David Matanane – All we need is proper documentation so we can have Ms. Tainatongo have peace of mind.

Virginia Tainatongo – So I can start clearing it out? I have a lot of plants that I needed to plant but I couldn't because...(interrupted).

Commissioner Amanda Santos – If the marijuana plants are on your property burn it.

Virginia Tainatongo – No there was a lot of marijuana plants.

Administrative Director Monte Mafnas – I asked her for 2 to 3 months to relocate Jacosalem.

Commissioner Michael Borja – What are we going to do with the property that is full of trash?

Administrative Director Monte Mafnas – That's his property we'll bring up the EPA and get a notice of violation and go after him.

Commissioner Michael Borja – And we're going to relocate this individual to another lot?

Administrative Director Monte Mafnas – He has an application, he doesn't have a lease, he doesn't have a license, he doesn't have a map. All he does is jump up and down not claiming responsibility.

Commissioner Michael Borja – But he has been responsible for this lot of land?

Administrative Director Monte Mafnas – That is correct.

Commissioner Michael Borja – And he spoiled it?

Administrative Director Monte Mafnas – Yes.

Commissioner Michael Borja – I think that should be taken into consideration.

Vice-Chairman David Matanane – It should be documented and then we're going to go after him.

Administrative Director Monte Mafnas – I leave it to the wisdom of the Board

Commissioner Amanda Santos – Is he using it? Does he make use of the land? Or just to plant marijuana. Get him out.

Commissioner Michael Borja – Is it residential or agricultural?

Administrative Director Monte Mafnas – Agricultural but he just doesn't have a lease, he never quantified.

Commissioner Michael Borja – So he's just been using the land without proper authority.

Administrative Director Monte Mafnas – Yes he never completed the exercise.

Commissioner Michael Borja – Then he spoiled it.

Administrative Director – Yes he spoiled it.

Virginia Tainatongo – He was like subleasing it to another person.

Administrative Director Monte Mafnas – Which is clear violation.

Vice-Chairman David Matanane – We need to get the proper documentation for Mrs. Tainatongo so there won't be any problems from anybody. As far as that other person he has no record here then we should tell him to move out and also we should charge him for the trash that are around that area. They have a witness there saying that those are trash coming from him. Right, Mrs. Tainatongo? All you need to do is give us an affidavit saying that this is the particular person that has been staying on this property.

Commissioner Amanda Santos – How come you didn't summon him down to come?

Administrative Director Monte Mafnas – We did we summoned him he came over and I had some of my staff and we asked him to provide all the legal documentation to no avail. Of course he just jumped up and down and he even said that I asked him to fight which is negative. I'll never do something like that. I'm too civil and too professional. But the fact is he has not showed any proof of documentation whatsoever.

Commissioner Michael Borja – And nor is there any in our records.

Administrative Director Monte Mafnas – Nor in our records that is correct.

Vice-Chairman David Matanane – We have every right to tell him to move out.

Administrative Director Monte Mafnas – Okay.

Vice-Chairman David Matanane – Because he has no documents stating that he owns the property.

Administrative Director Monte Mafnas – We tried to do a humanitarian approach, we tried to help the guy but clearly he can't even help himself.

Commissioner Michael Borja – Why are we giving him 3 months to relocate if he hasn't been living there?

Administrative Director Monte Mafnas – Humanitarian reasons Acting Chairman.

Vice-Chairman David Matanane – Well I think we shouldn't be tolerating those people that are trying to claim that it's their property if there is no documentation and it's just hear say and all that crap. I'm sorry to say that but you know I'm just settled that Mrs. Tainatongo to have the proper documentation and nobody is going to tell her that this is somebody else's land and then we'll deal with the other person. And we'll like to request from you Mrs. Tainatongo to give us an affidavit stating that this particular person that came into your lot has created all those trash and all those things and for how long has he been there and then we can go after him.

Administrative Director Monte Mafnas – And that was physically over a term of 11 years.

Virginia Tainatongo – He started staying there when the surveyor started coming in.

Administrative Director Monte Mafnas – Recently how recent?

Virginia Tainatongo – When I started my survey on the last part of June.

Administrative Director Monte Mafnas – And prior to that point in time he never was there.

Virginia Tainatongo – He was off and on he comes and goes because like I said it was only a shack. And that was the reason why you know if I would have known that he called I don't know if it's PDN or KUAM but Senator Nelson was the one that told me in regards to the KUAM that it was on the KUAM news about the land. If I would have known I would have called KUAM and rectify all the untruthfulness that he said about the land and the Chamorro Land Trust because he is the one that is in the wrong. He has tried to talk a lot of bad things but like I said right now I'm very happy with the way Chamorro Land Trust is because it's in good standing now. That's the thing about it even my neighbor cannot wait for him because my neighbor is trying to help me clean up the trash there even though I'm not there but here he comes with a truck load of trash again. It's like I don't know what is, that's why I've been calling down the Chamorro Land Trust to find out how long am I going to wait because this is very ridiculous. You know I paid for the survey and I'm not going to be paying for him staying there. I know he cried to me please I'm sorry for whatever I did or whatever I said but if you can, Chamorro Land Trust asked me if you can let me stay for 2 to 3 months until they relocate me. So I from my heart I said okay. But with what I'm seeing there going in and out I fear because I'm by myself.

Commissioner Michael Borja – Now, even now still stuff are happening over there?

Virginia Tainatongo – Yes.

Vice-Chairman David Matanane – If you have a camera and the next time he comes around take a picture and you know hopefully with the date and time and those are evidence that he's been intruding in to your property and not have the right.

Virginia Tainatongo – If they advised him to move out what I wanted to do is put a chain so that he won't come in and I'm just going to break down that shack because that's where all the rats are. The rats are like rabbits.

Commissioner Michael Borja – Well what's in there that the rats are eating?

Virginia Tainatongo – Pardon me?

Commissioner Michael Borja – What's inside the shack? Is there food?

Virginia Tainatongo – I don't know. It's in and out because they had a baby and they said that the rat took the pacifier of the baby. The one that was staying there not him that's why he was never my neighbor. The thing that I'm trying to let Chamorro Land Trust know that he's saying that he owns the land he doesn't have papers and he was never my neighbor. So what he's doing is like he's subleasing that land to his pare because he comes and goes they make him eat. I really need, I cannot wait another month or what that's the reason why

I said I'll come to the meeting. He was aware of the meeting but according to Mr. Santos he couldn't make it. So I said I hope things would come through for me today so that I can start planting.

Vice-Chairman David Matanane – So what's the hold up? All she needs is the lease from us?

Administrative Director Monte Mafnas – She has a lease.

Virginia Tainatongo – I have everything.

Administrative Director Mafnas Mafnas – Also I had my staff Mr. Aguon and Mr. Aldan validate that that unit that structure is encroaching so they made physically inspection also. So that validates Mrs. Tainatongo's statement.

Vice-Chairman David Matanane – Then you can tear it down.

Virginia Tainatongo – Okay thank you.

Vice-Chairman David Matanane – So everything is in order as far as your lease, your survey and of course the records are complete with us.

Administrative Director Monte Mafnas – Yes.

Vice-Chairman David Matanane – If anybody comes around say hey I have the documentation stating that you own this piece of property and nobody else you can tell them. Thank you ma'am.

Administrative Director Monte Mafnas – For the record Mrs. Tainatongo KUAM was not the one that ran the news it was PNC. Thank you very much.

Virginia Tainatongo – Thank you so much.

Administrative Director Monte Mafnas - So Commissioners I formally request that whatever you guys decide to memorialize what we're going to do with Mr. Jacosalem.

Commissioner Amanda Santos – When are you going to hire legal counsel?

Administrative Director Monte Mafnas – That's under New Business.

4. Oscar Calvo – It feels kind of strange sitting across the table but that's okay. First of all I want to congratulate you back Dave on your re-nomination and Amanda and Mr. Borja. As you know I am still being held back on my nomination for whatever reason because the Senators still think that I don't deserve to be in this Board. And I want to make an actual public statement to you guys that when I spoke to the Senator he told me bluntly that this Board wasn't doing enough. I want this to be recorded at the same time. I did speak to Senator Ben Pangelinan on this issue of my nomination. On our first nomination in September you know Dave and I went for that confirmation and one of the rational reason

that he said that we didn't have the votes and so forth on that issue which I don't believe that because I did went and lobbied to each one of those Senators from the Democrats to the Republicans you know. Ben Pangelinan was the only one that really stated that he would have voted me down for that reason and you know. But the only logical thing to that is you know because I carry the name Calvo. Because when I approached him he said that he didn't have a problem with me but when I mentioned the Governor's name that became a problem. And the cable news asked me and even the KUAM at the time is it because your and that is the only logical thing. But anyway getting back to that portion I felt that it was part of my duties to come today and sadly to say for him to say that this Board, the past, the present and now the present Board wasn't doing enough. I did showcase what we have done in the past to the present. I bullet points down what I had done with the Board you know that's with the previous Board to the present Board with Dave and Mr. Borja coming in and Amanda and I wanted to let him know that these were the things that we did. When I first got on board on this Chamorro Land Trust it was hard and tough for me. I may have made some tough decisions, unpopular decisions. But today's Board became, Chamorro Land Trust became and also with a good Director that you have there Mr. Monte not to say with the other Directors then but we built that foundation. It was hard core especially with going up to UOG and doing all these paperwork and Dr. Underwood was there, Dr. Barber and former Joanne Brown. So all of these in itself I think it's for the Senator to think and to say that this Board and held Chamorro Land Trust for one year actually like hostage because of that issue you know. And I think and I'm proud of what I have done. I think that you know I'm proud of what I've done on this Board to get it where it was. Because nobody really wanted to touch this and Dave can you know attest to that issue because when we first I had problems but I never gave up and I'm not about to give us because I'll be back I'll tell you this much you guys I'll be back, I'll be back. Because it's unfortunate at this point in time that it's politics really playing in a role right now. You know it's politics and the Governor has to re-nominate me again and for whatever reason I just talked to Napu and Napu just said that the Senator just don't want to vote for me and I that's a lie. I want them to put it out there on the floor, put it out on the floor and hey if all 14, 15 people voted that's fine I'm happy you know. People come here to address their issues and you listen to them just like when I was sitting there I listen to them but we afforded them that opportunity whether it be good or bad or ugly okay. But we give them that to bring out whatever reasons that they have. I love this Board I'll tell you this much. I've been offered many Board positions but this is where my root is honestly and truthfully. Because there's so many things that I, that we could have done together and I just wanted to bring this out to you guys and you know Mr. Monte you're doing a hell of a good job. Listening today it just clicks my mind that these are the issues that we have talked about okay and now it's flourishing now it's becomes to be you know good intentions for the people of Guam. But I just wanted to air that out to you guys and I'll be back. One way or the other way you know. But it irks me really seriously because of my name. Because of my name Mike and Mrs. Santos and Dave it's not because I think if I would have changed my name and made it Oscar Borja or Oscar Santos or Oscar Matanane maybe that would rationally be different. But you know I've tried and I talked to Ben and I shook hands with him by the way. I went there to his office basically. Napu told him that I never came, I went there and I remember the date, April 3rd at 10:17 in the morning I went there. And so I wanted to confront you guys on this Board today and I want to congratulate you again Dave and Mike and Amanda for you guys. I hope that you guys can put some sort of pushing you know to get me back in because I do need your help, I'm not going to lie to you guys. If Ben is concerned

because he thinks that because the Governor is my nephew what am I going to do Mike? Tell me? You know I thought he was a man of his words but he's not and you know me I'm not afraid to say anything. I stood to what I believe on okay, good or bad or the ugly and that's what I want to do so I wanted to bring this to the Board's attention today and you know you guys are doing a hell of a good job. But I just wanted to make this thing really be heard loudly to the people of Guam because to me it's very unfair. And if any one of the employees here in the Chamorro Land Trust I think Terese can attest to some of this issue I mean I had a tough time and Terese is a hell of a good worker. I've been trying to elevate but she doesn't want but I tell you what she needs to get a pay raise.

Administrative Director Monte Mafnas – You got that right.

Oscar Calvo – Yeah she's a hard working lady not to say that the others are not hard working you know but I learn to communicate. But I just wanted to come today and really because I need your help too.

Commissioner Michael Borja – Oscar sorry to see that you're on that end of the table because I know the short time that I've been on the Board with you that you really have a big hands on with this here. It's more than just a monthly Board meeting for you. You've done what I can see a very great job for the Chamorro Land Trust Commission and I'd like to say thank you too for all your insights that you have provided because I wouldn't know what was going on you have a good brain trust there on what's going on as well.

Oscar Calvo – And you know me Mike and even Mr. Matanane knows this okay I'm not a sitting type of Board I do go out and make the day to day follow ups and things like that okay.

Administrative Director Monte Mafnas – We even make inspections together.

Oscar Calvo – I do all these things okay but that's okay because when they call me I make sure that I'm there and I know everybody has time to do things like that but I'm always to that degree. It bothers me for someone to rationally say that this Board has done nothing, has not produced anything. But they will see what I have done to build this Chamorro Land Trust and Dave can attest to this and there's a lot of other people that can draw that issue and even for the very little time that we've worked together Mike I try to be very candid and very fair with individuals and if it's not to that point I draw the line to an issue. But I just hope that you guys will continue on to I guess you know one Senator asked me what would be my legacy on the Chamorro Land Trust on how I want to be remembered. I don't want to be remembered not being saying that I was not productive for that matter because I think I am. I know that okay and I take pride to that you know I take pride for that. So I don't want to hold you guys to anymore congratulations again but I do need your two cents okay. Have a good day.

Administrative Director Monte Mafnas – Thank you for your heartfelt presentation. The Governor said that he is going to reappoint him again.

Oscar Calvo – I'm going to be having a meeting with the Governor. But I was told already that the Senators continuously lie to the media, continuously lie to the media Mike. This is

the God's truth. I went and approached him and I told him I said look this is what it is. I mean even Napu right here he just lied to me but anyway I told him that I said you know I went to every one of these, I lobbied on each one of these Senators. So all I'm asking is put me out just you went for your Board hearing, just for your confirmation, just like you did just like him. Afford me that same that's all I'm asking, that's all I'm asking. Okay have a good day.

VI. OLD BUSINESS

1. Jesus Quintanilla – Status of lease and survey authorization

Applicant not present.

Administrative Director Monte Mafnas – Is Mr. Quintanilla here or the representative of Mr. Layao? Going once, going twice, gone.

Commissioner Michael Borja – Were they told to be here?

Administrative Director Monte Mafnas – Yes I asked them to be here. Mr. Joffre Aguon and Mr. Sean Aldan a letter was submitted notifying Mr. Quintanilla and Mr. Layao that we're having a meeting today correct?

Joffre Aguon (Staff) – No we just verbally told them that you will be receiving a notice.

Administrative Director Monte Mafnas – And both of you were there right?

Joffre Aguon – Yes.

Commissioner Amanda Santos – You sent a letter or by phone?

Administrative Director Monte Mafnas – Physically they went to talk to them and by phone.

2. Smithbridge – Status of lease and survey authorization

Representative present: Jacob Leon Guerrero (Smithbridge)

Administrative Director Monte Mafnas – We invited you sir to inform you of the status of the license on Lot number 7163 in the municipality of Yigo. Please be informed and I'm glad you're sitting down that the minutes of March have been approved and quantified as of today's vote and action so we will be foregoing the extraction agreement as soon as our attorney is on board. So again just to quantify the minutes it's been approved.

Jacob Leon Guerrero (Smithbridge) – Okay.

Administrative Director Monte Mafnas – Do you have any objections?

Jacob Leon Guerrero (Smithbridge) – No sir.

Administrative Director Monte Mafnas – Thank you very much Mr. Leon Guerrero.

3. Hawaiian Rock – Excavation rights

Applicant present: Jere Johnson, President of Hawaiian Rock Products

Administrative Director Monte Mafnas – Okay Mr. Johnson the same thing the exercise has been quantified, the March minutes have been approved. We'll be going forward with the finalization of the excavation rights we've discussed earlier as soon as our Board attorney comes in. Hopefully that will be next month. So I just want you to know that the Board has approved the exercise. So whatever it's called when the final form then we'll bring it back here. But just to let you know we acknowledge that the application began in the year 2005 and to no avail and this Administration has approved it.

Jere Johnson (HRP) – Great thank you very much.

Administrative Director Monte Mafnas – Thank you very much for your time.

VII. NEW BUSINESS

1. Hiring of Legal Counsel

Administrative Director Monte Mafnas – We did have request for proposal and the only, the scorer read, points added up Mr. Robert Cruz a former Attorney General will be our Counsel. The package is with the Attorney General's Office to approve as to form and executed and then the Governor will sign and then the Acting Chairman will have to sign it and myself.

Vice-Chairman David Matanane – If I may Mr. Director can we discuss that on our maybe Executive Session.

Administrative Director Monte Mafnas – Okay.

2. In-kind consideration with International Bridge & Construction Marianas, Inc. to effectuate road widening and installation of water lines for Ija and Pigua Subdivisions

Applicant present: William Toelkes

Administrative Director Monte Mafnas – Thank you for your time Mr. Toelkes I just wanted to inform you that we have met with the Governor requesting your assistance to help effectuate road widening and installation of water lines in the Ija area and Pigua subdivision, municipalities of Inarajan and Merizo. We formally request a very, that you use a very sharp pencil when you turn in the figures you are going to submit to us for review and upon acceptance from the Board then we can proceed with the in-kind consideration to offset the delinquent rents that have been accumulated by your company.

William Toelkes – Who do we coordinate with, you?

Administrative Director Monte Mafnas – Yes sir.

William Toelkes – Okay so I'll call and set up a... (interrupted).

Administrative Director Monte Mafnas – Yes sir as soon as possible.

William Toelkes - Okay we'll do it next week.

Administrative Director Monte Mafnas – Okay very good. Thank you Mr. Toelkes.

William Toelkes – Thank you.

Commissioner Michael Borja – So these in-kind considerations it can only be approved by the Governor so the Governor is behind this.

Administrative Director Monte Mafnas – Yes I have quantified it with him.

3. JR Mateo – Agriculture lease request

Applicant present: JR Mateo and Justin Mateo

Administrative Director Monte Mafnas – Thank you very much for your presentation and nice pictures here you have. Briefly a synopsis Mr. Mateo had a land use permit in the 70s and 80s I guess but subsequently the Chamorro Land Trust took over all the land use lands. Number two, he had an authorization from Administrative Director Ron Teehan back in the year 2000 that's 12 years ago to utilize it for multiple purposes. When we came on Board I made some field inspections only to find out there were 3,000 cars there and to date I'm happy to report how many cars we have one and a half?

JR Mateo – Probably not much but the big picture there before is already gone so we're on the last stage right now to be cleaning out the trash and so forth and then into the environmental issue.

Administrative Director Monte Mafnas – I asked Mr. Mateo if he can environmentally assure that the soil is okay and all right in exchange he had requested to lease this subject property because he's had possession of it for the past 12 years. And we'd rather support agriculture or aquaculture than farming cars right. Thank you very much Mr. Mateo for doing that.

JR Mateo – Thank you sir.

Vice-Chairman David Matanane – So instead of commercial he's going to agriculture.

Administrative Director Monte Mafnas – Agriculture, yes sir.

Vice-Chairman David Matanane – And you have to strike up a new lease on this Monte?

Administrative Director Monte Mafnas – Yes. But he's always had the lease as far back as Governor Bordallo in 1976.

Vice-Chairman David Matanane – A lease for commercial purposes.

Administrative Director Monte Mafnas – Right and then he had one with Governor Ada so you can see he's been doing his due diligence. So he's helped beautify the Island of Guam by removing all those junk vehicles and technically he has also helped a lot of Mayors here, extracted vehicles all over Guam.

JR Mateo – Yes sir.

Administrative Director Monte Mafnas – On his down time he still manages to plant some trees.

JR Mateo – We have some plants up there that deal with erosion.

Commissioner Amanda Santos – Is this in Dededo or Barrigada?

Administrative Director Monte Mafnas – It's in Barrigada.

Vice-Chairman David Matanane – And there is a lease.

Administrative Director Monte Mafnas – Yes that is correct.

Vice-Chairman David Matanane – Then we have to modify the lease because it's still on that date. So put an addendum on the original lease. For how long is the lease?

Administrative Director Monte Mafnas – We can make it to 99 years.

Vice-Chairman David Matanane – Yeah because it's been 10 years already. Well you still have a lease according to your documentation here you have an agriculture lease and if it's the same property that you're referring to this is an agricultural lease. So you know we can always kind of renew it and go through that motion and then put an addendum to the original lease.

Administrative Director Monte Mafnas – Let's give him 99 years because we're taking, its give and take.

Commissioner Michael Borja – Ninety-nine based on the original lease or 99 from here?

Commissioner Amanda Santos – From the original maybe.

Commissioner Michael Borja – So 99 from 1976. So to 2075?

Commissioner Amanda Santos – Yes.

Administrative Director Monte Mafnas – Is that okay?

JR Mateo – It's good with me sir.

Vice-Chairman David Matanane – And of course the lot size is not going to be what the same on the original.

Commissioner Michael Borja – The lot is going to change?

Administrative Director Monte Mafnas – Yes, we're downsizing it from 8 acres to 2 and a half. Actually I think its 3 and a half over there.

Commissioner Michael Borja – How are we going to determine where that 2 and a half is?

Administrative Director Monte Mafnas – He has to pay for the survey.

JR Mateo – We already had survey from the previous one there's an outline there of the map. So there's the floor plan of where I'm at it's been surveyed since 2000.

Commissioner Michael Borja – So this is the 2 and a half acres?

JR Mateo – Yes sir.

Commissioner Michael Borja – So what's happened to the other 5 and a half acres?

JR Mateo – Well I released it over to actually that was Astumbo and Mr. Monte had already I think perhaps surveyed that area out there so that's why I came in with these documents since back in 1976.

Administrative Director Monte Mafnas – I think that area has been carved out for the school that's why. So he's been really working with us for the longest time.

Vice-Chairman David Matanane – All we need to do is put out an addendum to the original lease and make sure that its identified and of course the backing with the survey map and then we're good to go.

Commissioner Michael Borja – I move to amend his lease so it's now a two and a half acre lot and it extends to the year 2075 so it becomes a part of a 99 year lease from 1976.

Administrative Director Monte Mafnas - On Lot number 5219-1 Municipality of Barrigada.

Vice-Chairman David Matanane – Second it.

There were no objections, MOTION PASSED.

Administrative Director Monte Mafnas – Congratulations Mr. Mateo you have a lease.

JR Mateo – Thank you.

4. Core Tech – Stockpile

Administrative Director Monte Mafnas – There is a letter from Core Tech International requesting to stock pile some dirt and some rocks that's clean and it's not contaminated.

Commissioner Michael Borja – This is coming from someplace on Andersen?

Administrative Director Monte Mafnas – Andersen right.

Commissioner Michael Borja – Now he mentioned that it's natural soil. So what's natural soil? Is it the top soil or is it the rock?

Administrative Director Monte Mafnas – Yes he said its good farm soil.

Commissioner Michael Borja – Because you know if it's mixed if there's a way to keep that segregated so that you're not dumping rock on top of existing top soil somewhere in Yigo.

Administrative Director Monte Mafnas – Okay what we can do is put it in two different piles.

Commissioner Michael Borja – And if there is a place that we can have filled with rock what happened to our, we can sell that rock for how many.

Administrative Director Monte Mafnas – A dollar fifty per cubic yard.

Commissioner Michael Borja – They're taking out the coral I don't understand why they would want to dump it somewhere when these guys are buying them up.

Administrative Director Monte Mafnas – Well he's asking us first for free. I would like to charge him \$200 a month just for the record.

Vice-Chairman David Matanane – Just to make sure that EPA is involved in that so that it doesn't contaminate our soil.

Administrative Director Monte Mafnas – I will request for the grading permit to ensure that it's not contaminated and I already called up EPA that I will be filing a request.

Commissioner Michael Borja - Do you know where we're going to put this?

Administrative Director Monte Mafnas – Yes on Lot Number 7150-REM right around the water tank of Marine Corps and Evangelista street.

Commissioner Michael Borja – The big water tank?

Administrative Director Monte Mafnas – Near the big water tank.

Commissioner Michael Borja – Those two water tanks up there the tower and the tank?

Administrative Director Monte Mafnas – Right outside the gate yes.

Vice-Chairman David Matanane – How populated is that area?

Administrative Director Monte Mafnas – There's only one farmer around that area.

Vice-Chairman David Matanane – Well you have to make that farmer aware that if they smell anything.

Commissioner Michael Borja – I also want to make sure that it doesn't cause the elevations to be adjusted grossly and then it will cause water runoffs in other properties that can cause flooding.

Administrative Director Monte Mafnas – That will be addressed in the grading plan because the final product will be envisioned by the plan.

Vice-Chairman David Matanane – Is anybody representing Core Tech?

Administrative Director Monte Mafnas – Mr. Eun is not here he's off-island so I told him that I'll present it to the Board.

Vice-Chairman David Matanane – Well you can write back to him with all the conditions that are supposed to be.

Administrative Director Monte Mafnas – Sure.

Vice-Chairman David Matanane – We're good to go if it's in the proper way of doing it.

Commissioner Michael Borja – Move to approve Core Tech's stock pile of soil.

Commissioner Amanda Santos – I second it.

Vice-Chairman David Matanane – And please state the lot number.

Administrative Director Monte Mafnas – Yes it's lot number 7150-REM.

There were no objections, MOTION PASSED.

Vice-Chairman David Matanane – That we're going to stock pile.

Administrative Director Monte Mafnas – Yes.

Vice-Chairman David Matanane – What was the amount that you were going to charge?

Administrative Director Monte Mafnas – \$200.

Vice-Chairman David Matanane – Oh \$200 just to clarify that because I thought you were joking when you said \$200. So it is \$200 for every load or?

Administrative Director Monte Mafnas – They were asking because if we were going to charge them an excessive amount they were just going to dump it someplace else. Two-hundred one-time because they say that the soil is good for the farmers so I want to avail this soil to the farmers.

Vice-Chairman David Matanane – So he can dump any time whether tomorrow or next year he can always have the authorization that he can dump there.

Administrative Director Monte Mafnas – Right.

Vice-Chairman David Matanane – And hopefully that he doesn't have anybody else dump there. Just make it exclusively stating that he is the only company that's supposed to dump or even put an agreement stating that with his partners he can dump too. Just be specific about it.

Administrative Director Monte Mafnas – Very good point.

Vice-Chairman David Matanane – Thank you.

VIII. DIRECTOR'S REPORT

1. Studying the possibility of building DLM building in Tamuning

Administrative Director Monte Mafnas – As we all know we're supposed to build a Department of Land Management Land Resources building on Chamorro Land Trust property in Agana but because the Governor has increased his debt capacity up to 100% we can't. So we're looking at alternatives and if we're going to build I want to inform the Commissioners that there's two ideas that we're working on at this point in time. One is that we team up with Department of Revenue and Tax and other departments to build a couple of towers to have a one stop center for the public right here in Tamuning.

Commissioner Amanda Santos – I know it's closer.

Administrative Director Monte Mafnas – Right because it's halfway from Yigo to Tamuning and Merizo to Tamuning.

Vice-Chairman David Matanane – Where is this at?

Administrative Director Monte Mafnas – Well we're looking at around the Harmon Sink area and hopefully maybe with DISID maybe. Worst case scenario we have 22 acres at Oka Point. Now we're exploring the viability and probability of doing a mini convention center and building our towers and retail stores and probably a hotel footprint. The reason why I wanted to bring this up is we need to quantify how we're going to build a building. It has to be effectuated by a finance construct lease back turn-key basis and that's going to necessitate a request for proposal with a construction company that is very solvent and has done work here on Guam for a minimum of 20 plus years. We're working with other committees at the Governor's Office such as the Chief Financial Office, GEDA, BBMR, Department of Administration and Land Management.

Vice-Chairman David Matanane – May I ask Director Mafnas what happened to the Agana and how far have we gone and then scrap it?

Administrative Director Monte Mafnas – We were only waiting, we were down to the one yard line and we were waiting for the guarantee from USDA which necessitated an environmental assessment, a new report and a traffic study and a new mitigation plan. So we were just there until they changed the Title 1 to Title 2 and then when the Governor

decided to increase the budget we had to terminate the letter the commitment letter from Bank of Guam and all bets are off. So we did not get the guaranty.

Vice-Chairman David Matanane – So it was the lending thing here that had to have the Agana project scrapped?

Administrative Director Monte Mafnas – Our property is still there, we still have the drawings the lease is set but there's no financing. The only way to build that is to do the lease back which is construct, finance and build and do a lease back.

Vice-Chairman David Matanane – Well there's one other thing I think at the last meeting that we were here although it's a couple of months back we have settled to make it rectangular or on that piece of property or was there some encroachment? Have we settled those?

Administrative Director Monte Mafnas – Yes the encroachments are resolved. So there was just one sliver that was offered to former Senator Ricky Salas's family. That was the only pending transaction but the lot contains an area of over 4100 square meters and it goes from road to road from route 7A to I think it's Hessler Drive. But the building plans are completed and paid off in full and mitigation is being done as we speak with the archeologists so unfortunately we just can't build at this juncture.

Vice-Chairman David Matanane – Okay but the land is still there for Chamorro Land Trust.

Administrative Director Monte Mafnas – Yes sir.

Vice-Chairman David Matanane – And Land Management and Ancestral?

Administrative Director Monte Mafnas – Yes.

Vice-Chairman David Matanane – The dreams have been modified then.

Administrative Director Monte Mafnas – Temporary setback.

Commissioner Michael Borja – So what you're looking for is another kind of building that would be built like what they did with some of the schools here.

Administrative Director Monte Mafnas – Correct the same exercise, turn-key with a lease back at possibly another site. That way we can have two towers going on at the same time so we can bring in more regulatory agencies so we can better serve the people of Guam and make it clearly a one stop center.

Vice-Chairman David Matanane – I hope it materializes. Most of the Government agencies should be housed and of course paying a fee to Chamorro Land Trust but I think it is appropriate time and we should continue to be inspired to get our building. Are we still renting this place?

Administrative Director Monte Mafnas – Yes but we have a very good lease rental in effect as compared to other agencies.

Vice-Chairman David Matanane – I applaud you Mr. Mafnas with dreaming this big at least if not Agana then someplace else. Thank you Mr. Mafnas and I hope you continue you know and we see some light to this.

2. Requested Tamuning Mart to present their status of manufacturing tofu and kimchee

Administrative Director Monte Mafnas – I asked Mr. Yun and Mr. Torres to come here or their representative from SBDC and unfortunately they're not here.

Commissioner Michael Borja – We spoke with them earlier this year right they had some ideas on what they wanted to do.

Administrative Director Monte Mafnas – Yes to build a kimchee factory and a tofu factory.

Commissioner Michael Borja – At that place right over there across the street from the...(interrupted).

Administrative Director Monte Mafnas – LBJ and Tamuning Elementary.

Vice-Chairman David Matanane – Is this the place on the culvert side?

Commissioner Michael Borja – Right by the ball park.

Administrative Director Monte Mafnas – Yes.

Vice-Chairman David Matanane – Have you taken care of that?

Administrative Director Monte Mafnas – He paid a \$1,000 on good faith.

Vice-Chairman David Matanane – That's what I want to know. Have we told him that he just went in there and occupied the place without our knowledge and all that?

Administrative Director Monte Mafnas – Yes, we drilled him the last time.

Vice-Chairman David Matanane – So we have taken care of that.

Administrative Director Monte Mafnas – Yes and he paid \$1,000.

Vice-Chairman David Matanane – Remember that this is a commercial thing here.

Administrative Director Monte Mafnas – That's right.

3. Reorganization No. 5 – status of DLM, CLTC & GALC merge

Administrative Director Monte Mafnas – I just want to inform the Commissioners that Reorganization No. 5 as effectuated by this Administration is going well, merging well and

jellying. Land Management has really helped Chamorro Land Trust expeditiously. We're registering 85 lots fast tracked. We have weekly reports of how many people we've met, how many we've called, have leases signed and I'll give you copies of...(interrupted).

Commissioner Amanda Santos – Did you sign the map? My son want's his map because he paid for the surveyor Castro for Herman and Jesse Santos.

Administrative Director Monte Mafnas – You can just call Mr. Castro with that, we can address that.

Commissioner Amanda Santos – Already but he's going to charge them another fee because it's 10 years ago when he did it. If he surveyed the land even if it's 10 years ago you got the money already so produce a map. Am I wrong?

Administrative Director Monte Mafnas – Usually the term is usually a year when they stamp it...(interrupted).

Commissioner Amanda Santos – Because he's going to charge my son another fee.

Administrative Director Monte Mafnas – And then to relocate the monuments that's another fee.

Vice-Chairman David Matanane – I just want to make a comment, with Reorganization No. 5, it's jellying well keep on doing with it.

Administrative Director Monte Mafnas – Thank you very much. Well I am nothing without the support of my staff. It is clearly because of the workers that are multi-tasking and they are really working hard. I give them all the credit, I'm just their leader that's all they're doing an excellent job, exemplary.

Affordable Homes

Commissioner Amanda Santos – How is the homes going on? The homes that was shown on TV.

Administrative Director Monte Mafnas – We're almost finished with our subdivision map. I carved out 3 acres out of Lot No. 7128-REM in Yigo right across the gym so we can ensure an income stream but we will be building over a 100 units there. So once that map is completed and then define how many units we'll have. So the basic lot has been addressed, all the farmers have been approached. They agreed to, some stayed to transfer into residential and some agreed to relocate out to next to Smithbridge.

MOA with USDA

Commissioner Michael Borja – What's the status on the MOA with USDA?

Administrative Director Monte Mafnas – The SUTTA program, yes we're still waiting for their signing it.

Commissioner Michael Borja – Who?

Administrative Director Monte Mafnas – USDA Guam is waiting for USDA US to sign off and then bring it to us for final execution but it's moving forward but you know with the campaign going on everything is on a screeching halt but...(interrupted).

Commissioner Michael Borja – That USDA guy was just here on Guam.

Administrative Director Monte Mafnas – Yes I know Mr. Chris Kanozawa he said don't worry about it we're still working on it. In fact I'll be meeting with him in Honolulu on the first week of October. I'll be attending the Native Hawaiians convention for Department of Hawaiian Homelands.

TRI

Administrative Director Monte Mafnas – Also I just wanted to inform the Board that TRI will be recording the dedication of easement for Pacific Meadows and of course with CLTC for the future subdivision. They did all the maps and it's pretty defined, delineated, annotated so it'll be recorded.

Herbal Medicinal Plants

Administrative Director Monte Mafnas – Next would be Senator Pangelinan and his staff requesting that we start approving Hatdin Amot Chamorro. We had that exercise quantified up north with Bernice Nelson.

Commissioner Michael Borja - Oh yes that lady.

Administrative Director Monte Mafnas – Right so we gave her another acre. The law is pursuant to Chapter 75.

Commissioner Michael Borja – The one with the worms.

Administrative Director Monte Mafnas – Yes that is correct.

Commissioner Michael Borja – She's actually growing a bunch of plants that are part of Chamorro medicines but she uses these worms for fertilizer.

Administrative Director Monte Mafnas – There's an Inarajan lot that we've set aside.

Commissioner Michael Borja – For her?

Administrative Director Monte Mafnas – No for someone else and the intent of the law is to begin with 1 acre and subdivide it to a 100 by 100 and issue out to 4 suruhanus or apprentice accompanied with the holistic approach of helping the people.

Commissioner Michael Borja – So you're allocating something down in the Inarajan area?

Administrative Director Monte Mafnas – Yes, Malojloj to be exact. One of our employees at CLTC Mr. Aldan is a master in making medicines too. We have an applicant by the name of Elizabeth Santos down south.

Commissioner Amanda Santos – For the medicine?

Administrative Director Monte Mafnas – For the Hatdin Amot Chamorro.

Commissioner Michael Borja – And she applied specifically for this.

Administrative Director Monte Mafnas – That is correct and she's worked hand in hand with Mr. Napu Castro correct? You have no objections with helping Mrs. Santos right Mr. Castro?

Napu Castro – No.

Administrative Director Monte Mafnas – Just wanted to clarify.

Account status

Administrative Director Monte Mafnas – I just wanted to inform the Commission that we did collect \$767,333 according to the AS400 and of course there's another \$100,000 pending Younex who wanted us to have an attorney to give them the release and then we get the \$100,000 check.

Commissioner Michael Borja – Oh so they've paid?

Administrative Director Monte Mafnas – No because they wanted an attorney. So as soon as the attorney comes on Board that's the first thing he has to do, get us another \$100,000. To date FY2012 we have collected \$1,030,235. But we still need to revisit our commercial inventory and start getting some leases out and I think there's still some delinquencies and I apologize I can only do so much. Every week we submit to the Governor's office a weekly report stating how many people we've called, how many people we've met, how many leases signed and executed so this is your copy. The last one of course is the Citizen Centric Report and that's the annual report. So we had to put in FY2010 and FY2011. So we'll be revisiting our mission statement initiatives as mandated by law and we'll be increasing a lot of these numbers. Also with the attorney on Board I want to suggest that we have zero, zero, zero tolerance with anything appertaining to drugs, marijuana, crystal methamphetamines, any illegal transactions from today forward. Once we get the attorney on board I want to redraft our applications so we modernize it, modernize our leases so we have more provisions and more teeth for collections and delinquency amounts and layovers, hold overs, monthly fees, increase the percentage and also provide provisions for liability insurances and possible unlawful detainer if necessary in the courts.

Vice-Chairman David Matanane – Excuse me Mr. Mafnas are we in Executive Session?

Administrative Director Monte Mafnas – Not yet I'm just stating my Director's Report. So that's it for my report any questions? So that's it no Executive Session right?

Vice-Chairman David Matanane – Well just for maybe less than 2 minutes. We will go into Executive Session.

IX. EXECUTIVE SESSION

According to Administrative Director Monte Mafnas there is a cap of \$150,000 for legal services, \$100,000 from the Commission and \$50,000 from Department of Land Management.

Vice-Chairman David Matanane commented that the agreement with legal counsel is on a case by case basis and that he has to document his time on how much he had worked.

X. ADJOURNMENT

Meeting adjourned at 2:38pm.

Transcribed by: Teresa Topasna: Teresa Topasna Date completed: September 26, 2012

Approved by Board motion in meeting of: Oct. 18, 2012

Administrative Director, Monte Mafnas: Monte Mafnas Date: Oct 19, 2012

Chairman (Acting), Michael Borja: Michael Borja Date: Oct 18, 2012

GOSR, INC.

&

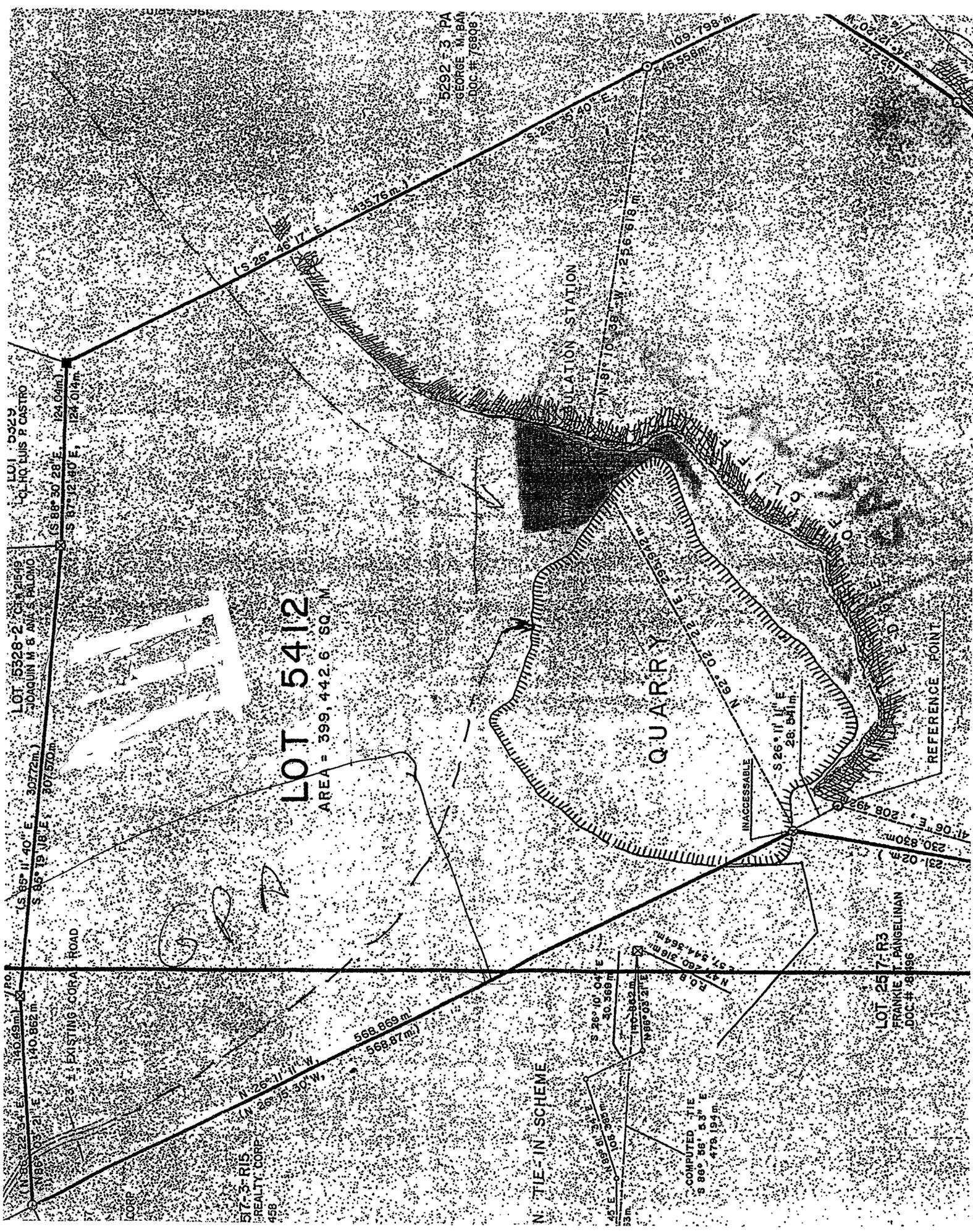
GUAM OUTDOOR SHOOTING RANGE, LLC

dba: Guam Outdoor Shooting Range

PRESENTATION

October 18, 2012 /1:00pm

By: Joe Mesa



LOT 5328-2
 JOAQUIN M & ANA S PALOMO
 307.570m
 S 85° 19' 18" E
 S 86° 30' 28" E
 S 87° 12' 40" E
 124.04m

LOT 5328-2
 C/3 2549
 HQ LUIS P CASTRO

LOT 5412
 AREA = 399,442.6 SQ. M.

LOT 257-R3
 FRANKIE T. PANGELINAN
 231.02m
 230.830m
 41.06 E, 208.492m

SUA

REGULATION STATION
 435.76m
 S 26° 46' 17" E
 109.798m
 545.556m
 256.618m
 N 51° 10' 35" W

5292-3 PA
 GEORGE M. BAI
 DOC. # 76908

QUARRY
 INACCESSIBLE
 S 26° 11' 11" E
 28.541m

REFERENCE POINT
 N 62° 02' 22" E
 231.02m

COMPUTED TIE
 S 86° 56' 53" E
 478.195m

N TIE-IN SCHEME
 45° E, 105.535m
 105.368m
 30.568m
 S 26° 10' 04" E
 195.842m
 199.092m
 27.844.644m
 27.840.310m

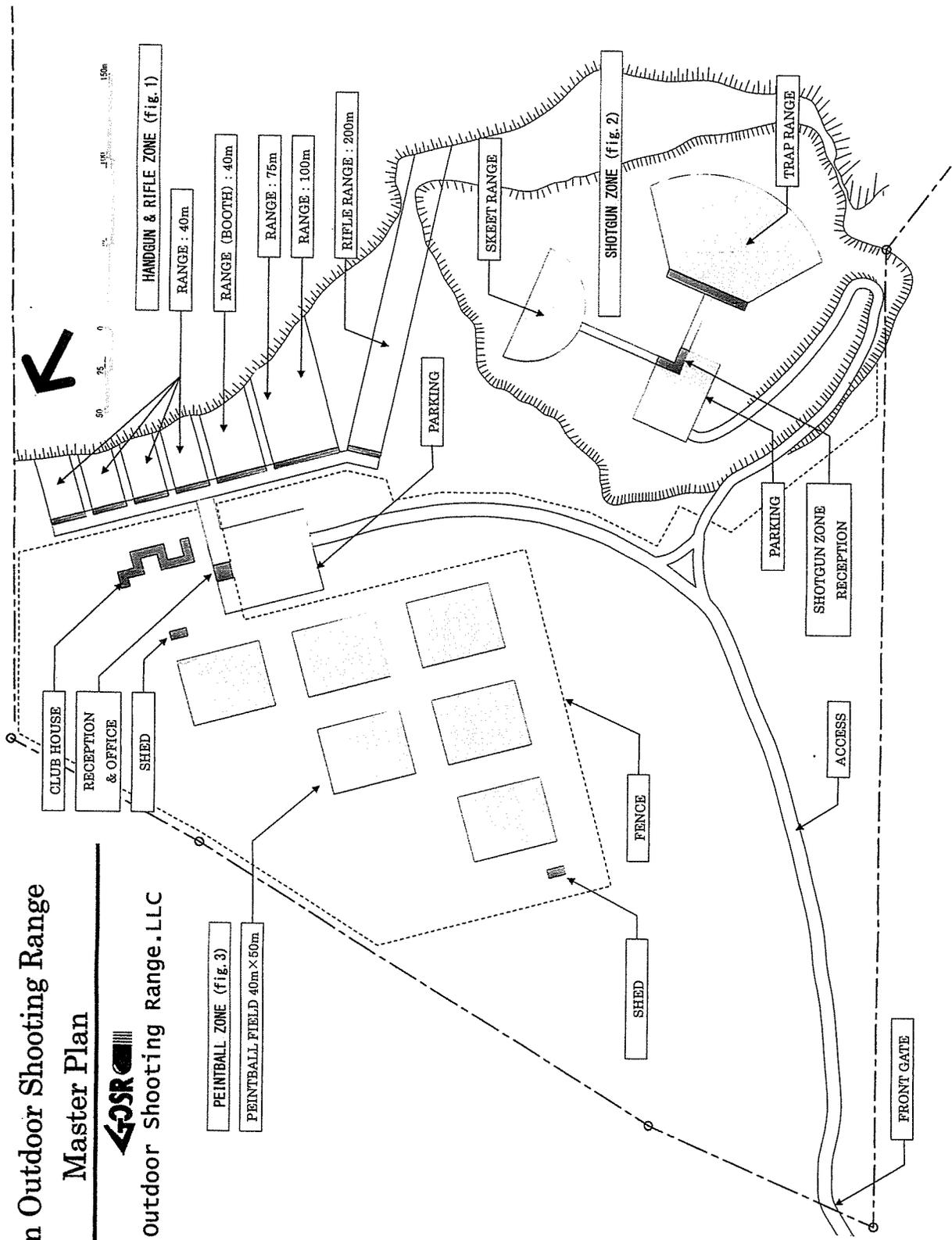
231.02m
 230.830m
 41.06 E, 208.492m

Guam Outdoor Shooting Range

Master Plan



Guam Outdoor Shooting Range.LLC



Guam Outdoor Shooting Range Image Plan

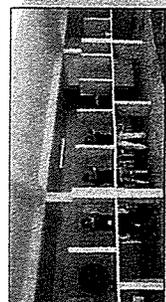


Guam Outdoor Shooting Range.LLC

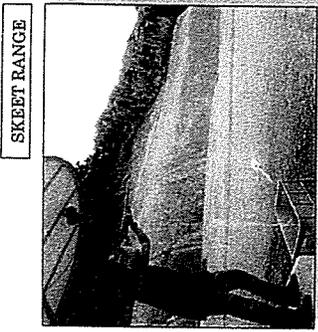
HANDGUN & RIFLE ZONE (fig. 1)



RANGE (BOOTH)

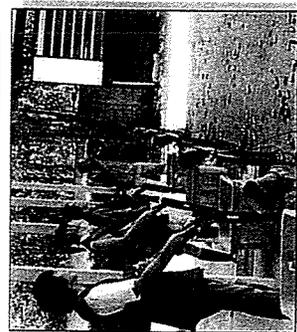


SHOTGUN ZONE (fig. 2)



SKEET RANGE

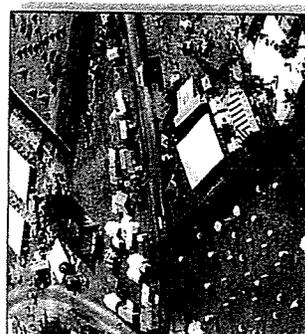
TRAP RANGE



PEINTBALL ZONE (fig. 3)



PEINTBALL FIELD





INTERNATIONAL BRIDGE & CONSTRUCTION MARIANAS, INC.

"Built With Strength. Built On Performance"

Physical Address: 171 Marine Corps Drive; Yigo, Guam 96929

Mailing Address: P.O. Box 21149; GMF, Guam 96921

Ph: (671) 653-4026 Fax: (671) 653-4032

October 17, 2012

Mr. Monte Mafnas
Administrative Director
Chamorro Land Trust Commission
590 S. Marine Corps Drive
3rd Floor, ITC Building
Tamuning, Guam 96912

Subject: **Construction of Ija Subdivision Extension Roads**

Dear Mr. Mafnas:

In reference to our previous meeting last October 9, 2012, International Bridge and Construction Marianas, Inc. respectfully submitting herewith our proposal to provide labor and equipment for the construction of the above subject project described below. This proposal excludes the supply of coral fill materials which we understand to be supplied and loaded to our truck by DPW.

Project: Ija Subdivision Extension
Tract No. 37306 (Formerly Lot 8-4-R1)
Location: Ija, Inarajan, Guam

1. ESTIMATED DURATION TO COMPLETE THE FOLLOWING WORKS: 90 Days

1. Mobilization
2. Construction Survey and Staking (Government of Guam, Land Management)
3. Clearing and Grubbing (Approx. 40 Ft Wide)
4. Minor Excavation and Grading
5. Backfill and Compaction
 - a. Loading of Coral Fill (by DPW)
 - b. Hauling of Coral Fill from DPW Quarry
 - c. Spread and Grade Coral Fill Materials
 - d. Rolling and Compact
6. Clean Up and Disposal of materials from the Clearing & Grubbing.

2. LIST OF EQUIPMENT

- | | |
|---------------------------|----------|
| 1. Lowboy Trailer/Tractor | - 1 Unit |
| 2. Skid Steer | - 1 Unit |
| 3. CAT 950 Payloader | - 1 Unit |
| 4. Service Truck | - 1 Unit |
| 5. Mechanic Truck | - 1 Unit |
| 6. End Dump Truck | - 1 Unit |

- 7. Dump Truck - 2 Units
- 8. Excavator - 1 Unit
- 9. Road Grader - 1 Unit
- 10. Compactor - 1 Unit
- 11. Service Van - 1 Unit
- 12. Service Pick Up - 2 Units
- 13. Service, SUV - 2 Units
- 14. Tire Truck - 1 Unit

3. PERSONNEL

- 1. Project Manager/Superintendent - 1
- 2. Leadman/Heavy Eqpt. Optr. -1
- 3. Mechanic -1
- 4. Welder -1
- 5. Tireman -1
- 6. Driver - 3
- 7. Serviceman/Oiler -1
- 8. Helper/Spotter -1
- 9. HE Optr. - 2
- 10. Office Support -1

4. AREA AND UNIT PRICE

- 1. Area 24,649 SY
- 2. Total Cost \$ 435,163.82
- 3. Unit Price \$ 17.65 /SY

We thank you for giving us the opportunity to provide this proposal and if you need additional information, please contact us at 653-4026.

Very truly yours,
International Bridge and Construction Marianas, Inc.


WILLIAM E. TOELKES
President

Accepted by:

MONTE MAFNAS
Administrative Director

*Daniel D. Swavely
Consulting Services, Inc.*

Mr. Monte Mafnas, Executive Director
Chamorro Land Trust Commission
Kunision Inangokkon Tano Chamorro
Government of Guam
P.O. Box 2950
Hagatna, Guam 96910

November 15, 2011

Subject: Site Improvement License Procedure
Re: Offer to prepare boilerplate language for CLT

Hafa Adai Monte,

As you recall, at its August 15 meeting the Commission approved the creation of a "Short Term, Purpose Specific, Non-Possessory, Revenue Generating Site Improvement License". As I understood the subsequent discussion among yourself and the Commissioners, the procedure and technical substance of this new License was to be deferred until the new CLT attorney is on-board.

After further thought, it occurred to me that the CLT attorney, alone, might be insufficient to get this license procedure on paper and into a boilerplate language that can be applied to applicable Trust properties on a competitive basis. While counsel can cast the new license into a legal format which conforms with CLT's mandate for competitive bidding and Guam law, I doubt that counsel will have the land planning background to actually create the boilerplate language that sets the scope, schedule and sequence of the tasks which would form the backbone of the new license.

I can do this for CLT as your consultant; and since I am very familiar with the intent and framework of this new license procedure, I can do it quickly and economically. I propose a GovGuam Low Value Service Contract in the amount of \$250 for me to deliver this product to the CLT within 30 days. I will be CLT's consultant and work under your control. It will be finished and on legal counsel's desk when he starts. Let me know.

Sincerely,


Dan Swavely

*301 Frank H Cushing Way #1201
Tumon, Guam 96913
Direct Phone: (671) 649-2227
Direct Fax: (671) 649-6218
Cell: (671) 688-8029
Email: dds@guam.net*

LICENSEE: GUAM BROADCAST PARTNERS, a Guam partnership

TERM: TWENTY – ONE YEARS (21) Commencing November 1, 2012 and ending October 30, 2033

RENT: The new rental agreement shall be in the amount stipulated and agreed with the following terms:

1. New Rent For Five (5) years effective 11/01/2012 to 10/31/2017 ($\$9,775.54$ times ten percent (10%) = $\$977.55$ plus $\$9,775.54$ equals $\$10,753.09/12$ months) equals $\$896.09$ per month. Plus uncollected rent in the amount of $\$48,877.70$ five years of divided by 252 months = $\$193.96$ plus $\$896.09$ = **New Rent in the amount of $\$1,090.05$ per month**

2. Second Rent For Next Five (5) years effective 11/01/2017 to 10/31/2022 ($\$10,753.09 \times .10 = \$1,075.31$ equals $\$11,828.40/12 = \985.70 per month plus $\$193.96$ uncollected amount new total amount for **second rental period is $\$1,179.66$ per month**

3. Third Rent for the Next Five (5) years effective 11/01/2022 to 10/31/2027 ($\$11,828.40 \times 10\% = \$1,182.84$ plus $\$11,828.40 = \$13,011$ per annum/12 equals $\$1,084.27$ per month plus $\$193.96 =$ New total amount for **third rental period equals $\$1,278.23$ per month**

4. Fourth Rent for the next six (6) years effective 11/01/2027 to 10/31/2033 ($\$13,011 \times 10\% = \$1,301.10 =$ plus $\$13,011$ equals $\$14,312.10/12 = \$1,192.68$ plus $\$193$ New total amount for **fourth rental period equals $\$1,385.68$ per month**

COMMERCIAL LEASE AGREEMENT - Guam Broadcast Partners

with an option to renew the lease for another twenty-five (25) years upon the same terms and conditions contained in this lease, excepting the payment of rent which shall be adjusted every five (5) years as stated in Paragraph 2. LESSEE shall give ninety (90) days prior notice to the LESSOR by registered mail of LESSEE'S decision to exercise the option to renew; All annual rental payments payable to Treasurer of Guam.

2. The initial annual rental amount is \$6,676.82 based on the fair market rental value of the property. The Department of Land Management reviewed and determined the fair market value of the property to be \$66,768.24. Based on this determination, the initial annual rental amount was set at ten percent (10%) of the fair market value of the property. Commencing with the installment of rent due on December 1, 1986 and continuing for the next five (5) yearly installments, the annual rental shall be Six Thousand Six Hundred Seventy Six and 82/100
(\$6,676.82) per yearly installment.

a. Commencing with the installment of rent due on December 1, 1991 and continuing for the next five (5) yearly installments, the annual rental shall be Seven Thousand Three Hundred Forty-four and 51/100
(\$7,344.51) per yearly installment.

b. Commencing with the installment of rent due on December 1, 1996 and continuing for the next five (5) yearly installments, the annual rental shall be Eight Thousand and Seventy-Eight and 96/100
(\$8,078.96) per yearly installment.

c. Commencing with the installment of rent due on December 1, 2001 and continuing for the next five (5) yearly installments, the annual rental shall be Eight Thousand Eight Hundred Eighty Six and 96/100
(\$8,886.96) per yearly installment.

COMMERCIAL LEASE AGREEMENT - Guam Broadcast Partners

d. Commencing with the installment of rent due on December 1, 2006 and continuing for the next five (5) yearly installments, the annual rental shall be Nine Thousand Seven Hundred Seventy Five and 54/100 (\$9,775.54) per yearly installment.

Annual rental installments not received by November 15th of every year shall be considered delinquent.

3. LESSEE shall pay without abatement, deduction or offset the following:

All real and personal property taxes, general and special assessments, and other charges of every description levied on or assessed against the premises, improvements, the leasehold estate, or any subleasehold estate, to the full extent of installments falling due during the term. LESSEE shall make all such payments directly to the charging authority at least five (5) days before delinquency and before any fine, interest, or penalty shall become due or be imposed by operation of law for their nonpayment. If, however, the law expressly permits the payment of any or all the above items in installments (whether or not interest accrues on the unpaid balance), LESSEE may, at LESSEE'S election, utilize the permitted installment method, but shall pay each installment with any interest before delinquency. If LESSEE fails to pay any tax, assessment, or other charge as set out in this Paragraph, then LESSOR may, at LESSOR'S option, pay such of LESSEE'S obligation and a lien shall remain on all of LESSEE'S buildings and improvements placed on the premises by LESSEE, and such lien shall continue until the amounts due are repaid the LESSOR, in accordance with Paragraph 12 of this Lease. Should LESSOR choose not to repay LESSEE'S obligation hereunder, then LESSEE shall be considered to be in default of this Lease in accordance with Paragraph 13 of this Lease.

4. The purpose of this lease is for LESSEE to construct and install an FM transmitter building and tower with antenna and related activities

in the premises. All improvements constructed on the premises by LESSEE as permitted by this lease shall be owned by LESSEE until expiration of the term or sooner termination of lease. LESSEE shall not, remove any improvements from the premises nor waste, destroy, or modify any improvements on the premises, except as permitted by this lease. The parties covenant for themselves and all persons claiming under them that the improvements are real property. LESSEE shall not use the premises in any unlawful, improper, or offensive manner and shall comply with and observe all existing laws enforced or to be enforced. The use of the premises shall be for the specific commercial purpose approved by the LESSOR. LESSEE, with the approval of the Governor and the legislature, may make additional improvements to the premises but only if such improvements are related to the initial purpose approved by the lease.

5. At the normal expiration of term, provided LESSEE is not then in default, LESSEE shall have the right to remove any or all fixtures or improvements, or both, provided all resultant injuries to the premises and remaining improvements are completely remedied and LESSEE complies with the LESSOR'S reasonable requirements respecting the resultant appearance. All fixtures or improvements remaining on the premises after LESSEE'S election to remove has expired shall become the property of LESSOR. "LESSEE'S right to remove fixtures and improvements shall expire thirty (30) days after normal expiration of term". Any lien claim or security interest in such property shall remain the obligation of the LESSEE. LESSEE agrees to indemnify and hold LESSOR harmless against any lien or claim against such property remaining on the premises.

COMMERCIAL LEASE AGREEMENT - Guam Broadcast Partners

6. LESSEE shall hold LESSOR harmless from and against all attachments, lien charges, and all expenses resulting from this lease.

7. LESSEE shall not sell, assign, mortgage or transfer in anyway this leasehold or any rights or interest therein or create a security in the public land leased. The LESSEE may sublet, provided it receives the prior written consent of the Governor, approval as to form from the Attorney General and approval by the Legislature.

8. There shall be no discrimination against the use and enjoyment of the leased premises nor shall there be any policy which supports or discriminates against anyone according to race, color, creed, national origin or religion.

9. LESSEE shall indemnify, defend and hold the LESSOR harmless against any claim or demand by third person for loss, liability or damage, including claims for property damage, personal injury or wrongful death arising out of any accident on the leased premises.

10. Throughout the term, at LESSEE'S sole cost and expense, LESSEE shall keep or cause to be kept enforced, for the mutual benefit of LESSOR and LESSEE, Comprehensive broad form general public liability insurance against claims and liability for personal injury, death, or property damage arising from the use, occupancy, disuse, or condition of the premises, improvements, or adjoining areas or ways, providing protection of at least One Hundred Thousand Dollars (\$100,000.00) for bodily injury or death to any one person, at least Fifty Thousand Dollars (\$50,000.00) for any one accident or occurrence, and at least Fifty Thousand Dollars (\$50,000.00) for property damage.

11. In case the LESSOR shall, without any fault on its part be made a party to any litigation commenced by or against the LESSOR, all costs and expenses incurred by the LESSOR shall be paid by the LESSEE.

12. The LESSOR shall have a lien on all the buildings and improvements placed on the said premises by the LESSEE, on all property kept or used on the premises, whether the same is exempt from execution or not and on the rents of all improvements and buildings situated on said premises for all such costs, attorney's fees, rent reserved, for all taxes and assessments paid by the LESSOR on behalf of LESSEE and for the payment of all money as provided in this lease to be paid by LESSEE, and such lien shall continue until the amounts due are paid.

13. If the LESSEE shall fail to yield or pay such rent at the time and in the manner described in Paragraph 2 or shall fail to pay such obligations at the time and in the manner described in Paragraph 3 or shall become bankrupt, or shall abandon the said premises, or if this lease and the premises shall be attached or otherwise be taken by operation of law, or if any assignment be made of the LESSEE'S property for the benefit of creditors, or shall fail to observe or perform any of the covenants, terms and conditions herein contained and on its part to be observed and performed, LESSOR shall so notify by personal service, registered mail or certified mail to the LESSEE at its last known address. If such breach or default shall continue for a period of ninety (90) days upon notification, LESSOR may at once re-enter such premises or any part thereof and upon or without such entry, at its option, terminate this lease without prejudice to any other remedy or right of action for arrears or rent or for any proceeding or other breach of contract. In the event of such termination, all building and improvements thereon shall remain and become the property of the LESSOR.

14. If at any time during the term of this lease, any portion of the premises should be condemned for public purposes by the Government of Guam or any other governmental agency or

sub-division thereof, the rental shall be reduced in proportion to the value of the premises condemned. The LESSOR shall be entitled to receive from the condemning authority the proportionate value of the LESSEE'S permanent improvements so taken in the proportion that it bears to the unexpired term of the lease, taking into account the depreciated value of the improvements; provided that the LESSEE may, in the alternative, remove and relocate its improvements to the remainder of the lands occupied by LESSEE. The LESSEE shall not by reason of such condemnation be entitled to any claim against the LESSOR for the condemnation of the leasehold interest and all compensation shall be payable or to be paid for or on account of the leasehold interest by reason of such condemnation shall be payable to and be the sole property of LESSOR. The above rights of the LESSEE shall not be exclusive of any other to which LESSEE may be entitled by law. Where the portion so taken renders the remainder unsuitable for the uses or use for which the land was leased, the LESSEE shall have the option to surrender this lease and be discharged and relieved from any further liability, provided, that LESSEE may remove the permanent improvements constructed, erected and placed by it within such reasonable period as may be allowed by the LESSOR or the condemning authority, whichever period is least.

15. The LESSOR shall have the right to itself and to the agents and representatives of the Government, in which said leased premises are situated, to enter and cross any portion of said leased land for the purpose of performing any public or official duties; provided, however, in the exercise of such rights, the LESSOR shall not unreasonably interfere with the LESSEE'S use and enjoyment of the premises.

COMMERCIAL LEASE AGREEMENT - Guam Broadcast Partners

16. LESSOR reserves the right to enter the LESSEE'S leased property for the purpose of maintaining or adding public utilities.

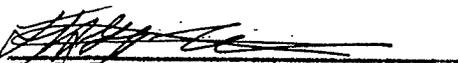
17. Acceptance of rent by the LESSOR shall not be deemed a waiver of any breach by the LESSEE of any term, covenant or condition of this lease, nor of the LESSOR'S right to declare and enforce a forfeiture for any such breach by the LESSEE of any term, covenant or condition of this lease, and for the failure of the LESSOR to insist upon strict performance of any such term, covenant or condition or to exercise any option herein conferred in any one or more instances, shall not be construed as a waiver or relinquishment of any term, covenant, condition or option.

18. Notwithstanding any provision contained in this lease to the contrary, wherever applicable, the LESSOR may for good cause shown in writing, allow additional time beyond the time or times specified herein to the LESSEE in which to comply, observe and perform any of the terms, conditions and covenants contained herein.

19. LESSEE shall annually submit to the Department of Land Management on the anniversary of this lease a financial statement with proof of insurance and report setting forth in detail the use, improvements and income derived from the property in a form as prescribed by the LESSOR.

20. All of the above terms, conditions and covenants shall be enforced by the Director of Land Management or his authorized representatives.

DEPARTMENT OF LAND MANAGEMENT


F. L. G. CASTRO, Director

Date: 8/15/90

COMMERCIAL LEASE AGREEMENT - Guam Broadcast Partners

ACKNOWLEDGMENT

TERRITORY OF GUAM)
) SS
CITY OF AGANA)

On this 15 day of AUGUST, 19 90, before me,
JESSE GARCIA, a Notary Public, personally appeared F. L.G.
CASERO, Director of Land Management, known to me to be the person
whose name is subscribed to the within instrument; and
acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto affixed my name and
official seal in Agana, Guam, the day and year first above
written.

[Signature]
JESSE GARCIA
Notary Public
In and for the Territory of Guam
My Commission Expires: 4/16/95

LESSEE: Guam Broadcast Partners

[Signature]
REX SORENSEN
General Partner

Date: 8/15/90

ACKNOWLEDGMENT

TERRITORY OF GUAM)
) SS
CITY OF AGANA)

On this 15 day of AUGUST, 19 90, before me,
JESSE GARCIA, a Notary Public, personally appeared REX SORENSEN,
Partner, that executed the within instrument and acknowledged
to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto affixed my name and
official seal in Agana, Guam, the day and year first above
written.

[Signature]
JESSE GARCIA
Notary Public
In and for the Territory of Guam
My Commission Expires: 4/16/95

COMMERCIAL LEASE AGREEMENT - Guam Broadcast Partners

#1217 90010

LESSOR:

Joseph F. Ada

011022111

Joseph F. Ada

JOSEPH F. ADA
Governor of Guam (P.L. 19:34:14)

Date: MAY 22 1991

ATTESTED:

APPROVED:

Frank F. Blas

FRANK F. BLAS
Lieutenant Governor

Date: MAY 22 1991

Elizabeth Barrett-Anderson

ELIZABETH BARRETT-ANDERSON
Attorney General

Date: 3/27/91

RECEIVED

MAR 21 1991

Carner

ATTORNEY GENERAL'S OFFICE

“Gilead Sanctuary Guam”

A natural sanctuary for healing of body, mind and soul – Guam, U.S.A.

*“There is a balm in Gilead
to make the wounded whole;
There is a balm in Gilead
to heal the sin-sick soul!”*

(African-American Spiritual, Jeremiah 8:22)

- Guam’s first charitable, medically-directed, Natural Healing & Wellness Sanatorium
- Physiotherapy & Hydrotherapy Center
- Practical Outdoor Farming Therapy
- Better-Living, Health Education & Conference Center
- Healthy Vegan Cafeteria & Restaurant
- Botanical Walking Gardens & Exercise Park
- Healthy Agriculture & Organic Whole-Foods Industry
- Healthy Whole-Foods Store
- Medical Missionary Training Center
- Healthful-Living Media Production Center

October 2012

GILEAD SANCTUARY GUAM PROJECT

PROJECT DESCRIPTION & OBJECTIVES:

“GILEAD SANCTUARY GUAM” is Guam’s first and unique, charitable, natural wellness and health restoration project to help all individuals win health of body, mind and soul, through the wise use of practical natural remedies and natural resources available in Guam, U.S.A. The project specifically aims at providing natural holistic care to improve health and reverse chronic diseases in our island, through a medically-directed program based on scientifically-sound methods, optimizing the use of practical, simple natural remedies in a natural environment resort setting. Ultimately, the Gilead Sanctuary Guam project’s main objective is to extend the compassionate service and healing ministry of a loving, crucified and risen Savior, to heal and restore and save broken people and bring glory of God.

BACKGROUND PHILOSOPHY:

The project operates with a focus on whole-person health care, optimizing the benefits of exercise, pure air, nutritional healing using total plant-based whole foods as an adjunct to evidence-based clinical medicine. The project builds on the experience at the Guam NEWSTART Lifestyle Program, a lifestyle program with more than 10-years of objective clinical data showing dramatic clinical reversal of various chronic modern diseases through the wise use of high-antioxidant, high-nutrient-density, well-balanced whole foods at the Guam Seventh-day Adventist Clinic Wellness Center. The project is also an extension of the Heavenly Veggies vegan restaurant project which applies simple but powerful plant foods in health and healing. The project lends its importance, urgency and significance due to: (1) the high rates of chronic diseases in Guam, (2) the simple but powerful and effective solution a holistic and nutritious vegan protocol provides in reversing inflammatory and chronic modern diseases, (3) the high demand for a natural, holistic and vegan alternative, and the lack of such a venue in Guam at the present time. The project ultimately aims at applying good science in a compassionate mission of healing people and saving souls for the glory of God.

PROJECT COMPONENTS:

- Natural Healing & Wellness Sanatorium
- Physiotherapy & Hydrotherapy Center
- Practical Outdoor Farming Therapy
- Better-Living, Health Education & Conference Center
- Healthy Vegan Cafeteria & Restaurant
- Botanical Walking Gardens & Exercise Park
- Healthy Agriculture & Organic Whole-Foods Industry
- Healthy Whole-Foods Store
- Medical Missionary Training Center
- Healthful-Living Media Production Center

PROJECT ACTIVITIES:

- Collaborate with health, educational, government institutions in Guam to provide health care and education to help alleviate the health burden of Guam.
- Provide a charitable sanatorium for natural remedies
- Provide a restaurant for the community to obtain ready-made nutritious vegan meals.
- Provide packaged healthy foods to businesses, schools, senior citizens, and general community.
- Provide a health food store for vegetarian food items.
- Provide charitable NEWSTART health/wellness classes
- Provide charitable vegan cooking classes.
- Provide a venue for training of workers to be able to be health missionaries.
- Provide health education materials and media

GILEAD SANCTUARY GUAM PROJECT

PROJECT PRINCIPALS:

- Melvin F. Duenas, MDiv. (Project Leader)
- Edwin J. Supit, M.D. (Medical Director & Advisor)

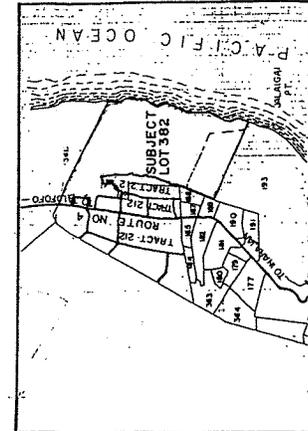
The main principals are actively involved in charitable/educational activities to help people in Guam/Marianas achieve better-living and holistic health.

Pastor Melvin Duenas is a license minister who graduated from the Adventist University of the Philippines with a Masters degree in Divinity, Philosophy and History, and a Certificate in Natural Healing.

Dr. Edwin Supit completed his medical training at Loma Linda University and internal medicine residency at East Tennessee State University, and holds a Guam Medical License and currently serves as internist at the FHP Healthcare Center, and previously served as internist at the Guam Seventh-day Adventist Clinic and Guam Memorial Hospital. He is also director of the Heavenly Veggies vegan restaurant in Tamuning Guam, and president of Melodies Of Prayer, Inc., a registered U.S. non-profit organization involved in charitable, religious and health educational services, currently operating the Melodies Of Prayer inspirational FM radio broadcasts in Guam (FM 106.9, FM 107.9) and Saipan (FM 91.5), and internet radio streaming,.

CONTACT INFORMATION:

GILEAD SANCTUARY GUAM PROJECT
154 Calachuca Avenue
Barrigada, GUAM 96913, USA
(671) 637-5975
(671) 488-5975



SYMBOLS:

- ▲ G.G.T.N. STATIONS.
- 6X6 CONC. MON. FOUND SET BY LAND MGMT.
- #4 REBAR SET W/PLASTIC CAP MARKED RLS# 48.
- ⊙ CORNERS NOT RETRACED.

NOTES:

1. SURVEY WAS BASED ON RECOVERED CORNERS AS SHOWN.
2. BEARINGS AND DISTANCES IN PARENTHESIS ARE 1983 GRID AND FIELD CONDITION. OTHERS ARE 1983 RECORD DATA.
3. THIS MAP SUPERSEDES MAP FILED UNDER DOC# 421325.

REFERENCES:

1. DWG# 24-85766E, LOT 382, Dept. of Land Management, L.M. 1800-P182.

CERTIFICATIONS:

APPROVAL PURSUANT TO PUBLIC LAW 6-134, TITLE 19, GOVERNMENT CODE OF GUAM:

[Signature] DATE: 8-11-82

TERRESTRIAL PLANNER

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE GUAM SURVEYING ACT AND REGULATIONS THEREUNDER ON THIS 17th DAY OF AUGUST 1982.

[Signature] DATE: 8/20/1989

CANDIDO I. CASTRO RLS NO. 48 DATE

REVISION DATA

REVISION	DATE	DESCRIPTION
1	8/20/1989	ISSUED
2	8/20/1989	REVISION

PROPERTY DATA

BOOK NO. CC-33

RESEARCHED: MIC DO

DRAWN: MIC DO

CHECKED BY: CUC DO

SUBJECT TO AND APPROVED BY: [Signature]

DATE: 8/20/1989

REAL ESTATE REQUIREMENT

PARCELLING OF LOT 382 FOR GUAM TELEPHONE AUTHORITY

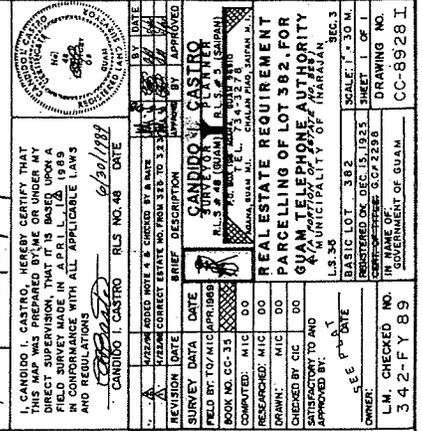
IN UNINCORPORATED AREA OF THE MUNICIPALITY OF HAGAIA

OWNER: CANDIDO I. CASTRO

SCALE: 1" = 30 M.

DRAWING NO. CC-8928 I

342-FY 89



COURSE	BEARING	DISTANCE
1-2	S 24° 17' 05" E	487.981
2-3	S 16° 07' 05" E	331.735
3-4	S 09° 08' 09" W	138.032
4-5	S 31° 07' 18" E	847.949
5-6	S 30° 58' 12" W	330.713
6-7	S 48° 50' 15" W	1031.808
7-8	S 08° 20' 41" W	152.928
8-9	DOE SOUTH	45.270
9-10	S 30° 37' 50" W	121.409
10-11	S 18° 32' 07" W	150.623
11-12	S 48° 33' 14" W	143.124
12-13	S 08° 27' 44" E	95.451
13-14	S 59° 09' 19" E	37.208
14-15	S 27° 12' 18" W	111.446
15-16	S 37° 31' 40" W	40.347
16-17	N 28° 24' 25" W	332.040
17-18	N 28° 24' 25" W	191.700
18-19	N 37° 24' 35" W	280.613
19-20	N 31° 26' 37" E	351.029
20-21	S 17° 48' 33" E	11.941
21-22	N 04° 07' 07" E	38.650
22-23	N 44° 17' 18" W	34.073
23-24	N 33° 44' 45" E	44.089
24-25	N 08° 11' 07" E	91.887
25-26	N 18° 05' 28" E	123.858
26-27	N 02° 00' 00" E	23.482
27-28	N 20° 03' 42" E	23.624
28-29	S 18° 48' 33" E	6.931
29-30	N 28° 31' 35" E	41.155
30-31	N 08° 08' 04" W	23.708
31-32	N 28° 59' 00" E	34.207
32-33	N 12° 10' 00" W	12.240
33-34	N 27° 00' 00" E	22.820
34-35	N 05° 00' 00" W	16.784
35-36	N 43° 08' 35" E	22.874
36-37	N 03° 15' 00" W	23.508
37-38	N 08° 35' 50" E	33.110
38-39	N 05° 00' 00" W	68.202
39-40	N 03° 00' 00" W	71.431
40-41	DOE NORTH	71.037
41-42	DOE WEST	67.835
42-43	DOE SOUTH	34.376
43-44	DOE EAST	22.725
44-45	DOE WEST	30.480
45-46	DOE WEST	30.480
46-47	DOE SOUTH	60.960
47-48	DOE WEST	34.376
48-49	DOE SOUTH	33.814
49-50	DOE WEST	131.448
50-51	DOE SOUTH	131.448

LOT 382

AS REQUIRED UNDER SUBDIVISION LAW RECORD DATA, AND NOT A FIELD CONDITION.

AREA 1,233,324.50 M²

BOUNDARY BY MEAN HIGH WATER MARK

SCALE 1" = 100 METERS

GRAPHIC SCALE

583949

REVISION DATA

PROPERTY DATA

REAL ESTATE REQUIREMENT

PARCELLING OF LOT 382 FOR GUAM TELEPHONE AUTHORITY

IN UNINCORPORATED AREA OF THE MUNICIPALITY OF HAGAIA

OWNER: CANDIDO I. CASTRO

SCALE: 1" = 30 M.

DRAWING NO. CC-8928 I

342-FY 89



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WHEN OUR VOICE THRIVES, SO DOES OUR COMMUNITY.



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HAWAIIAN HOME LANDS
Hawaiian Homes Commission • Department of Hawaiian Home Lands

E hana like kākou me ke aloha, I mau ke ea o ka 'āina i ka pono
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Ignacio S.N. Guerrero Jr.'s

Farm Plan

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Contact: (671) 989-3289

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Farm Overview

This farm plan is intended to establish and provide a working facility, citrus orchard, coconut plantation, ornamental trees and seedling production of local fruits to be sold locally. I have undergone many stages of planning and research in order to come to a conclusion of implementing this operation. This plan includes a general overview of expected markets, management, labor, utilities, effects upon the environment, farm layout, materials needed, as well as aspects to benefit the consumers and businesses of Guam. Wherever possible, I am pleased to serve, supply, and support the local markets and people of Guam with this 10 acre farm.

The mission of this farm is to perform and provide the following:

Provide quality products on a consistent basis

Enhance and assist the agriculture industry on Guam

Minimize a feasible amount of imported perishable produce and vegetables

Support local farmers, local supermarkets, restaurants, and mom and pop stores

Supply farmers, schools, government agencies, and the general public with fruit tree seedlings or vegetable seedlings

Maintain quality services and educate future farmers or interested individuals of growing local fruits and vegetables

Management

The management of this farm plan began as a sole proprietorship that started in 1999. It has come a long way in the development of fruit and ornamental seedlings as well as practicing the use of all organic material for fertilizer and soil conditioning. Therefore, in order to properly manage and pursue our short and long term goals with this plan, materials, manpower, machinery, and available resources are needed to fully prosper and operate this farm/orchard on a consistent basis.

Manpower or initial labor will be provided by family members and friends and therefore in the future establishing a full time staff of 2-5 workers. Other than manual labor, the operation facility will be require storage, cleaning, filling nursery containers, sowing functions, as well as the dispatch and planting of seedlings. A receiving area at one end of the main house is needed to receive trays after seedlings have been removed from them. Irrigation should then be in place and trenched lines are made in order to plant trees in a uniform line and adequately spaced between each other.

On the other hand, lawn maintenance will occur as needed in order to maintain grass levels by riding mower and bush cutters. Water lines will be monitored on a daily basis as well as daily work needed to continue quality farm operation. Water and fertilizer will be applied and added to water by means of injection or simple dissolved in water to the required strength in a large volume.

Short Term Goals include:

- 1.) Build an operation center that includes office space, packing station, rest area, restroom, washing station of picked produce, and storage for tools and equipment.
- 2.) Build a storage area for mowers and garden supply or tools.
- 3.) Establish (5) 20x40 shade houses for seedling production of fruit trees in 1-5 gallon nursery containers alongside irrigating with drip and misting system.
- 4.) Clean, plant fruit trees, and establish irrigation lines that supply at least 5 acres.
- 5.) Maintain grounds and establish a vermicomposting area for soil restoration and fertilization purposes.
- 6.) Reasonable pricing of fruits in respect to market value and inflation
- 7.) Establish at least 2-3 consistent general farm workers/staff.
- 8.) Golf cart or tractor for touring and work related duties
- 9.) Work with local markets and establish an ongoing and consistent supply of local fruit.
- 10.) Supplying at least 5-10 restaurants or grocery stores with consistent local produce.

Long Term Goals include:

- 1.) Establish 10 acres of fully productive fruit trees.
- 2.) Irrigation of all 10 acres with drip irrigation.
- 3.) Maintaining grass cutting and composting as needed.
- 4.) Supplying at least 5-10 restaurants or grocery stores with consistent local produce.
- 5.) Coordinating and executing educational field trips of the farm to local public and private schools, college students, or the community.
- 6.) Assisting local farmers or garden enthusiast with tree replacement or planting of local trees when requested
- 7.) Producing fruit tree stock for continued production.
- 8.) Assisting non-profit agencies or schools with donating trees for fundraising.
- 9.) Commercial machinery for picking, mowing, hauling, and pruning of fruit trees or picking fruit.

Farm Layout

A 100ft x 40ft seedling shade house will be situated on at least 1 acre of property which is feasible and an appropriate structure for seedling production and plant growth. However, the

facility may be simple or sophisticated and built from concrete, wood, or galvanized piping. Hardening of seedlings before field planting will require a shade house allowing the seedling to undergo quarantine and ambient temperatures in order to achieve better growth and quality results. This can be achieved by means of heat, amount of sunlight, fertilization, soil media, air flow, adequate watering, and provided that 50% knitted shade cloth is used for this purpose.

The foundation of the seedling shade house will not support weed growth and will allow free drainage of any excess water or rain due to the utilization of weed block cloth. Seedlings will be placed on raised tables, and larger container plants will be placed on the ground on top of weed block or gravel beds for root aeration and weed prevention purposes.



Example: Green shade cloth and galvanized piping



Example: Shade house with black weed block cloth and ¼ inch gravel in place.

Utilities

Water and power will be needed to sustain the production and operation of this plan and will be provided by local utility agencies.

Effects on the Environment

The possible effects of this farm operation will minimize soil erosion and help to beautify the island. This plan will maintain strict fertilization measures for safety of the person applying it as well as for the environment. Upon the onset of a typhoon, all equipment, plant stock, and

materials will be properly stored and secured or laid down on the ground and secured. For example, plants will be laid flat on the ground, trees in the ground will be cut back, and structures will be tied down with rope to prevent from flying of debris to surrounding areas.



Calamansi Orchard planted and pruned for better wind resistance



Dwarf Coconut Orchard

Supplies

Material(s)	Purpose(s)
Propagation Trays or Flat Liners	Seedling production, seed germination, handling and organizing square pots and tubes
4in. x 4in. square form propagating pots	Seedling propagation, seed germination, reusable and recyclable.
Nursery containers 1-5 gallon	Root development, bigger plant growth, preparing for field planting
Weed control mat	Prevention of weeds and plant health, ground cover
Seed	Coconut seedling, Calamansi seeds, availability of seeds
Soil Media (Sunshine Mix#4)	Propagation and plant maintenance
Fertilizer (Miracle Grow, Osmocote time release)	Enhancement of plant growth, development, and nutrient supply for local soil. Side dressing purposes, micronutrient supply of N-P-K and other miscellaneous trace elements (e.g. Copper, calcium, etc.)
Knitted shade cloth preferably 50-80% shade	Climate control
Misting system sprinkler heads	Seedling watering and water control as well as uniform control
Schedule 80 PVC ½ inch pipes	Water supply, irrigation
Hand Tool (Pruner, Lopers)	Tree pruning
Riding Lawn Mower	Lawn and grass cutting maintenance
Bush cutter	Lawn maintenance, edging
8x12 trailer	Transporting equipment or supply, delivery of produce
Miscellaneous garden tools	Wheelbarrow, rakes (leaf and rock), Mattock, Shovels (flat, spade),
Hoses (commercial grade)	Watering and irrigation purposes
2 gallon power sprayers	Fertilization and pesticide application
Golf cart	General work transportation
Galvanized piping	Seedling /shade house construction

Piping connectors	Shade house construction
Concrete	Foundation
3x4 inch galvanized mesh wire	Seedling tables



Example: Fruit trees in 5 gallon nursery pots ready for planting