



**GUAM ANCESTRAL LANDS COMMISSION
RESOLUTION NO. 2017-04**

***Fair Market Value Determination
for Portion of Andersen Communication Annex No. 1 (AJKD)
as Authorized by Public Law 33-198***

WHEREAS, Public Law 33-198 authorizes the transfer of seventy thousand (70,000) square meters from the Guam Ancestral Lands Commission (GALC) Spanish Crown Lands inventory to Guam Waterworks Authority (GWA) for the construction of the Northern District Waste Water Treatment Plant; and

WHEREAS, Public Law 33-198 identified the property to be transferred as a portion of Andersen Communications Annex No. 1 (AJKD), Municipality of Dededo; and

WHEREAS, Public Law 33-198 required GWA to survey the designated property and to pay for two appraisals of the property based on Hotel Zone (H) to determine fair market value as the average of the two appraisals to be the purchase price; and

WHEREAS, GWA has identified the parcel in their proposed Lot Parceling Survey Map prepared by DCA & Associates as Lot 10190-1, Municipality of Dededo; and

WHEREAS, GWA submitted to GALC on November 7, 2017, two appraisals of the designated property completed by Milo Appraisal Group and Cornerstone Valuation with the following determinations:

GWA NDWWTP Appraisals P.L. 33-198	
Proposed Lot 10190-1, Municipality of Dededo (70,000 sq m)	
Portion of Lot Andersen Communication Annex No. 1 (AJKD)	
1. Milo Appraisal Group	\$2,260,000
Dated: July 28, 2017	
As Zone "H" Resort-Hotel Zone	
2. Cornerstone Valuation	\$2,720,000
Dated: October 16, 2017	
As Zone "H" Resort-Hotel Zone	
FAIR MARKET VALUE	\$2,490,000

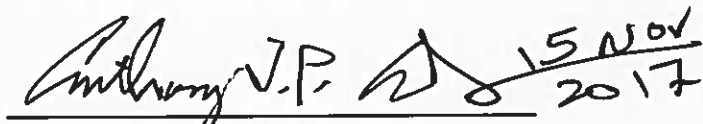
WHEREAS, on November 15, 2017, the Guam Ancestral Lands Commission board of commissioners at their regularly scheduled meeting, Tamuning, Guam, approved a motion to accept the appraisals with the purchase price to be the fair market value of two million four hundred ninety thousand dollars (\$2,490,000).

NOW THEREFORE BE IT RESOLVED,

The Guam Ancestral Lands Commission board of commissioners transmits to the Consolidated Commission on Utilities and the Guam Waterworks Authority its acceptance of the appraisals identified above; and

The Guam Ancestral Lands Commission board of commissioners determines the purchase price for the 70,000 square meter portion of Andersen Communications Annex No. 1 (AJKD), Municipality of Dededo, also proposed to be identified in a Lot Parceling Survey Map prepared by DCA & Associates as Lot 10190-1, Municipality of Dededo, to be two million four hundred ninety thousand dollars (\$2,490,000).

DULY AND REGULARLY ADOPTED BY THE GUAM ANCESTRAL LANDS COMMISSION THIS 15TH DAY OF NOVEMBER 2017.

 15 Nov 2017

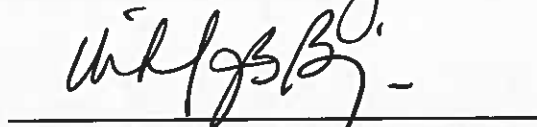
Date: 15 Nov 2017

ANTHONY J. PRADA, Chairman



Date: Nov. 15, 2017

MARIA G. CRUZ, Secretary



Date: NOV 15, 2017

MICHAEL J.B. BORJA, Executive Director