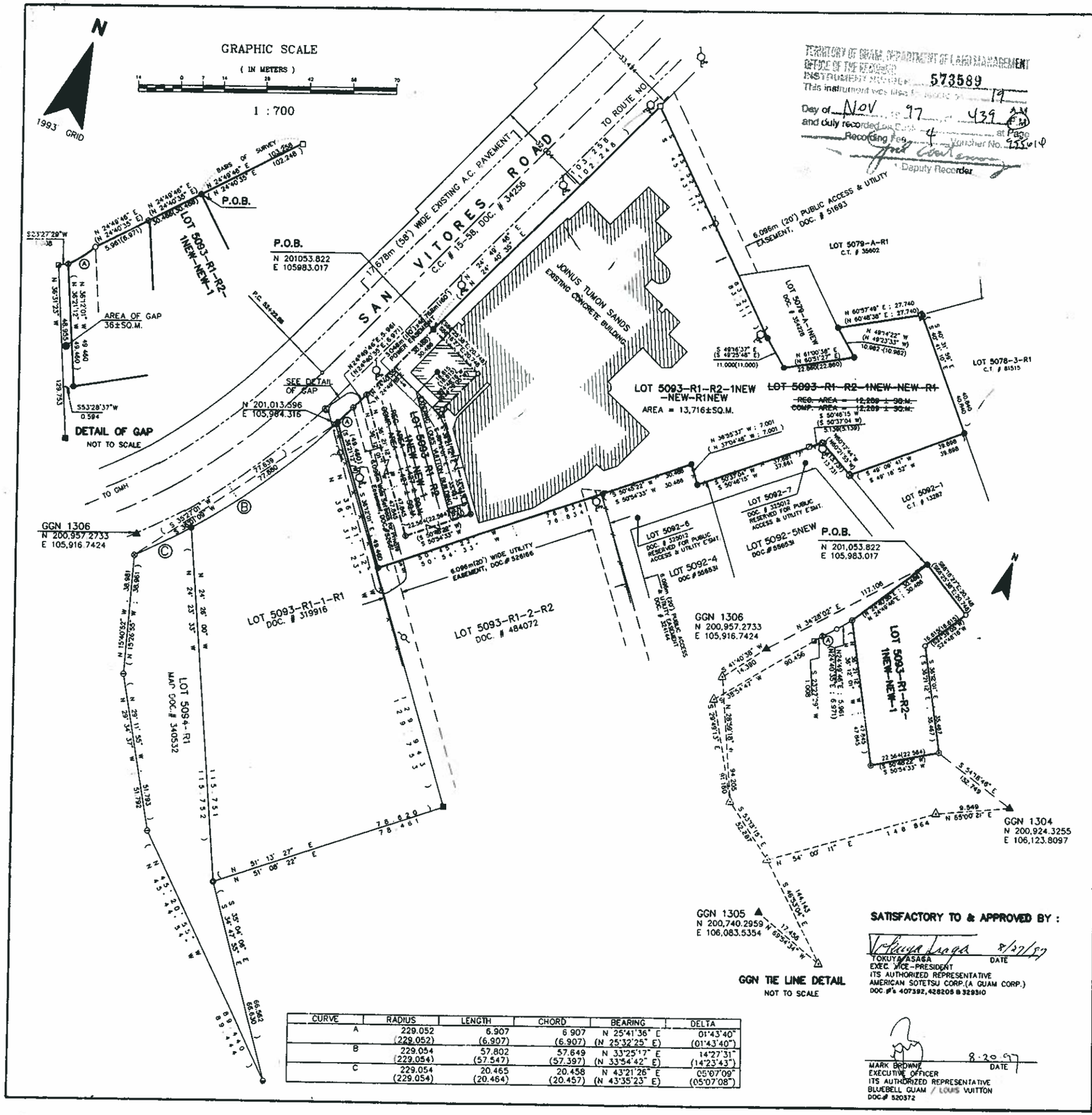


TERRITORY OF GUAM, DEPARTMENT OF LAND MANAGEMENT
OFFICE OF THE RECORDER
INSTRUMENT NUMBER 573589
This instrument was filed on 19
Day of NOV 97 439 AM
and duly recorded in Book at Page
Recording Fee 4 Voucher No. 95610
Deputy Recorder

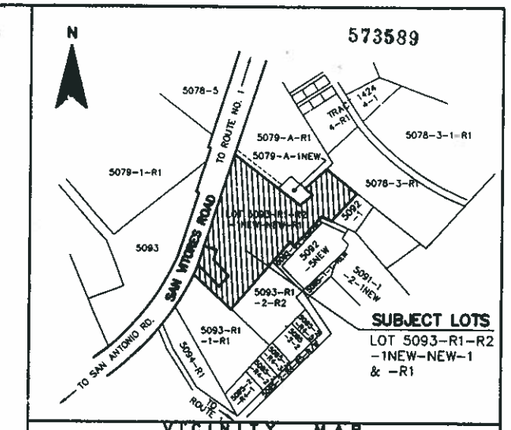
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
A	229.052 (229.052)	6.907 (6.907)	6.907 (6.907)	N 25°41'36" E (N 25°32'25" E)	01°43'40" (01°43'40")
B	229.054 (229.054)	57.802 (57.547)	57.649 (57.397)	N 33°25'17" E (N 33°54'42" E)	14°27'31" (14°23'43")
C	229.054 (229.054)	20.465 (20.464)	20.458 (20.457)	N 43°21'26" E (N 43°35'23" E)	05°07'09" (05°07'08")

SATISFACTORY TO & APPROVED BY :

TOKUYA ASAGA — DATE 8/27/97
EXEC. VICE-PRESIDENT
ITS AUTHORIZED REPRESENTATIVE
AMERICAN SOTETSU CORP.(A GUAM CORP.)
DOC #'s 407392, 428205 & 329310

MARK BROWNE — DATE 8-20-97
EXECUTIVE OFFICER
ITS AUTHORIZED REPRESENTATIVE
BLUEBELL GUAM / LOUIS VUITTON
DOC.# 520372

573589



VICINITY MAP
NOT TO SCALE

LEGEND:

- GGN MONUMENT AS NOTED
- TRAVERSE STATION
- CORNER INVESTIGATED NOT FOUND
- #4 REBAR W/ YELLOW PLASTIC CAP SET, MARKED RLS # 62
- #4 REBAR W/WASHER FOUND, MARKED RLS#24
- #4 REBAR FOUND, MARKED RLS#65 DOC.#484072
- #4 REBAR FOUND, NO IDENTIFICATION
- PIPE W/ WASHER FOUND, RLS#24, DOC.#319916
- 4X4 CONCRETE MONUMENT FOUND, MARKED RLS#23 DOC.#319916
- WOODEN POWER POLE
- CONCRETE POWER POLE
- 4X4 CONCRETE MONUMENT FOUND, MARKED RLS#61
- #4 REBAR W/CAP FOUND, MARKED RLS#62
- 4X4 CONCRETE MONUMENT FOUND, MARKED RLS#65
- #4 REBAR W/CAP FOUND, UNREADABLE TAG
- CONSOLIDATION SYMBOL
- SEWER MANHOLE
- 4X4 CONCRETE MONUMENT FOUND, MARKED RLS#60

NOTES:

1. ALL DISTANCES AND DIMENSIONS ARE IN METERS & DECIMALS, UNLESS OTHERWISE NOTED
2. SURVEY WAS BASED ON FOUND PROPERTY CORNERS AS SHOWN.
3. BEARINGS & DISTANCES IN PARENTHESIS ARE RECORD DATA, ALL OTHERS ARE 1993 GRID.
4. SUBJECT LOT(S) IS/ARE ZONE "H", HOTEL-RESORT, AS OF APPROVAL OF THIS MAP.

REFERENCES:

1. DRAWING# PRB93-173, L.M.#046-FY94, RE-SUBDIVISION SURVEY OF LOT 5093-R1-R2-1NEW-NEW, AS PREPARED BY R.L.S #62. DOC # 518615.
2. DRAWING# 8047, L.M.# 161-FY83, RETRACEMENT & SEVERANCE MAP OF LOT 5094, AS PREPARED BY R.L.S. #60, DOC.# 340532.
3. DRAWING# 05-0181, L.M.# 107-FY81, RETRACEMENT & PARCELLING MAP OF LOT 5093-R1-1, AS PREPARED BY RLS#23, DOC.# 319916.
4. DRAWING#05-S-92-01, L.M.#94-FY92, SEVERANCE & PARCELLING SURVEY OF LOT 5093-R1-2, AS PREPARED BY RLS#65, DOC.# 484072

CERTIFICATION

APPROVAL PURSUANT TO TITLE 21, GUAM CODE ANNOTATED, DIV. 2, CHAPTER 62, SUBDIVISION LAW.

GUAM CHIEF PLANNER — DATE 10/15/97

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH TITLE 21, GUAM CODE ANNOTATED, CHAPTER 60, ARTICLE 5, UNIFORM SUBDIVISION REGULATION SYSTEM AND REGULATIONS THEREUNDER THIS 10 DAY OF NOV 19 97

GUAM CHIEF SURVEYOR / CHIEF OF CADASTRE

I, PRUDENCIO R. BALAGTAS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED UPON A FIELD SURVEY MADE IN MAY 28, 1997 IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED IN THE MAP.

PRUDENCIO R. BALAGTAS, RLS # 62 — DATE 8-28-97

CHECKED BY:

CARLOS R. UNTALAN, PLANNER, DLM — DATE 10/15/97

EDGARDO R. TAGUIAM, ENGINEERING TECHNICIAN, DLM — DATE 10-28-97

BLAS C. ATALIG, PLANNER, DLM — DATE 10-14-97

REV.	DATE	DESCRIPTION	BY	APPRVD.

SURVEY DATA		
FIELD	PRB CREW	5/28/97
BOOK NO. 93-173		MAY, 1997
COMPUTED	DSB	MAY, 1997
DRAWN	DSB	MAY, 1997
RESEARCHED	LLR	MAY, 1997
CHECKED	PRB	MAY, 1997

SATISFACTORY TO & APPROVED BY:

DATE_____

SEE PLAN

LAND MANAGEMENT DATA
421-FY97

PRUDENCIO R. BALAGTAS AND ASSOCIATES, LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION NO. 143
P.O. BOX 6216 TAMUNING, GUAM 96931, TEL 637-2042

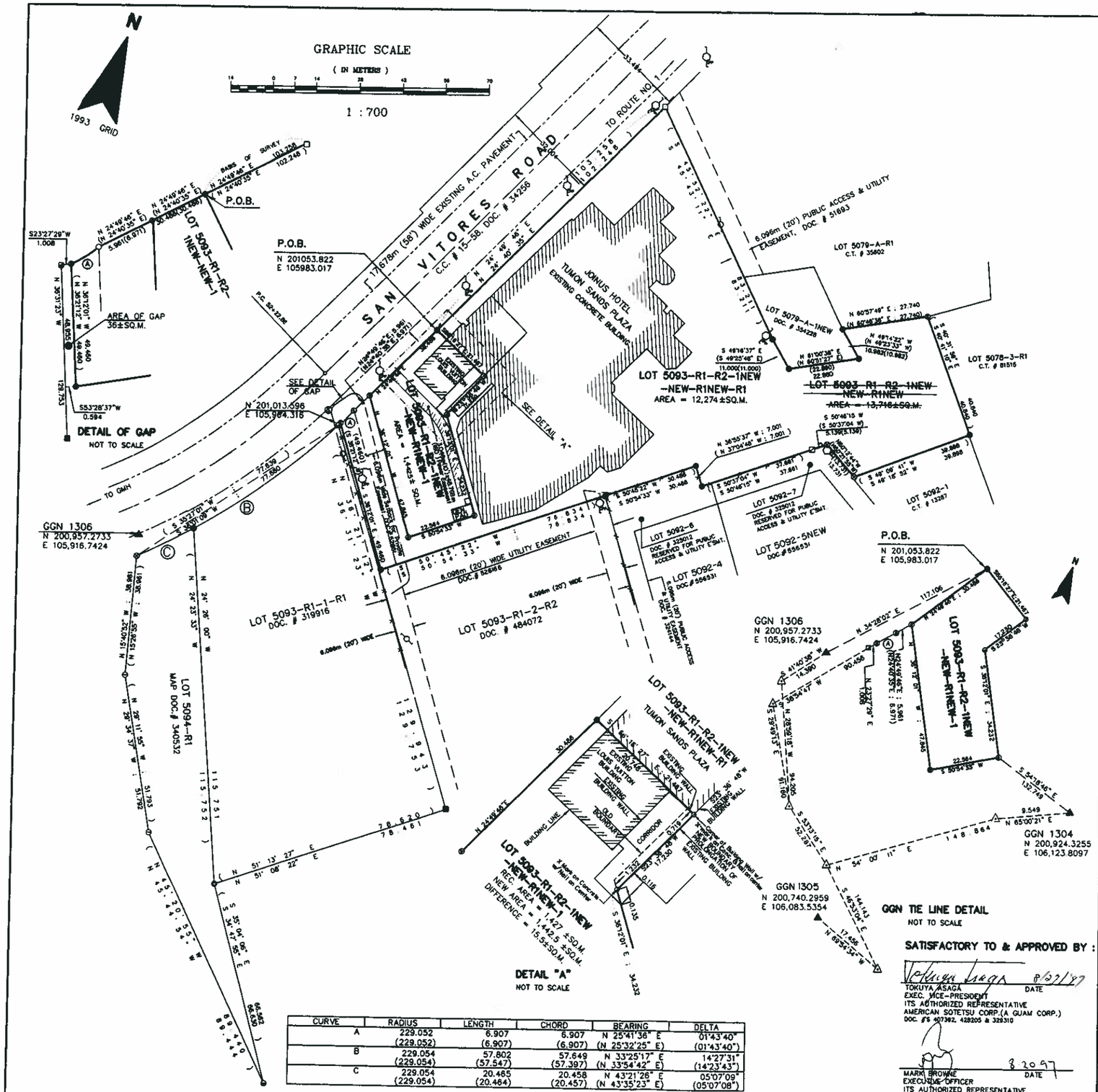
CONSOLIDATION SURVEY MAP
OF
LOT 5093-R1-R2-1NEW-NEW-1 & -R1
INTO LOT 5093-R1-R2-1NEW-NEW-R1NEW

TUMON, MUNICIPALITY OF TAMUNING
(FORMERLY, MUNICIPALITY OF DEDEDO)
LAND SQUARE 16 — SECTION 2

LOT 5093-R1-R2-1NEW-NEW
CERT. OF TITLE NO. 94542
REG. ON JULY 9, 1993
IN NAME OF
AMERICAN SOTETSU CORP.

SHEET 1 OF 2 — DRAWING NUMBER PRB93-173B
SCALE: 1:700

PRUDENCIO R. BALAGTAS — CERTIFICATE NO. 62 — REGISTERED LAND SURVEYOR — GUAM — EXPIRES 9/30/97

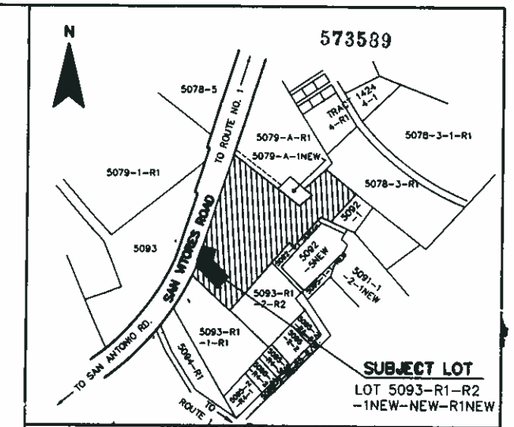


CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
A	229.052 (229.052)	6.907 (6.907)	6.907 (6.907)	N 25°41'36" E (N 25°32'25" E)	01°43'40" (01°43'40")
B	229.054 (229.054)	57.802 (57.547)	57.649 (57.397)	N 33°25'17" E (N 33°54'42" E)	14°27'31" (14°23'43")
C	229.054 (229.054)	20.465 (20.464)	20.458 (20.457)	N 43°21'26" E (N 43°35'23" E)	05°07'09" (05°07'08")

SATISFACTORY TO & APPROVED BY :

TOKUYA ASAGA — DATE 8/27/97
EXEC. VICE-PRESIDENT
ITS AUTHORIZED REPRESENTATIVE
AMERICAN SOTETSU CORP.(A GUAM CORP.)
DOC. #'S 407382, 428205 & 329310

MARK BROWNE — DATE 8 20 97
EXECUTIVE OFFICER
ITS AUTHORIZED REPRESENTATIVE
BLUEBELL GUAM / LOUIS VUITTON
DOC.# 520372



VICINITY MAP
NOT TO SCALE

LEGEND:

- GGN MONUMENT AS NOTED
- TRAVERSE STATION
- CORNER INVESTIGATED NOT FOUND
- #4 REBAR W/ YELLOW PLASTIC CAP SET, MARKED RLS # 82
- #4 REBAR W/WASHER FOUND, MARKED RLS#64
- #4 REBAR FOUND, MARKED RLS#65 DOC.#484072
- #4 REBAR W/CAP FOUND, UNREADABLE TAG
- CORNER OF BUILDING WALL W/ X-MARK ON CONCRETE & NAIL ON CENTER
- #4 REBAR FOUND, NO IDENTIFICATION
- PIPE W/ WASHER FOUND, RLS#64, DOC.#319916
- 4X4 CONCRETE MONUMENT FOUND, MARKED RLS#23 DOC.#319916
- WOODEN POWER POLE
- CONCRETE POWER POLE
- 4X4 CONCRETE MONUMENT FOUND, MARKED RLS#61
- #4 REBAR W/CAP FOUND, MARKED RLS#82 DOC.# 518616
- 4X4 CONCRETE MONUMENT FOUND, MARKED RLS#65 DOC.# 484072
- SEWER MANHOLE
- 4X4 CONCRETE MONUMENT FOUND, MARKED RLS#60
- X-MARK ON CONCRETE WITH NAIL ON CENTER

NOTES:

1. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN METERS & DECIMALS, UNLESS OTHERWISE NOTED.
2. SURVEY WAS BASED ON FOUND PROPERTY CORNERS AS SHOWN.
3. BEARINGS & DISTANCES IN PARENTHESIS ARE RECORD DATA. ALL OTHERS ARE 1993 GRID.
4. SUBJECT LOT(S) IS/ARE ZONE "H", HOTEL-RESORT, AS OF APPROVAL OF THIS MAP.

REFERENCES:

1. DRAWING# PRB93-173, L.M.#048-FY94, RE-SUBDIVISION SURVEY OF LOT 5093-R1-R2-1NEW-NEW, AS PREPARED BY R.L.S. #52, DOC.# 518615.
2. DRAWING# 8047, L.M.# 161-FY93, RETRACEMENT & SEVERANCE MAP OF LOT 5094, AS PREPARED BY R.L.S. #60, DOC.# 340532.
3. DRAWING# 05-0181, L.M.# 107-FY81, RETRACEMENT & PARCELLING MAP OF LOT 5093-R1-1, AS PREPARED BY RLS#23, DOC.# 319916.
4. DRAWING#DSI-S-92-01, L.M.#194-FY92, SEVERANCE & PARCELLING SURVEY OF LOT 5093-R1-2, AS PREPARED BY RLS#65, DOC.# 484072.

CERTIFICATION

APPROVAL PURSUANT TO TITLE 21, GUAM CODE ANNOTATED, DIV. 2, CHAPTER 62, SUBDIVISION LAW.

GUAM CHIEF PLANNER — DATE 10/15/97

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH TITLE 21, GUAM CODE ANNOTATED, CHAPTER 60, ARTICLE 3, AMPTOTIC TRIANGULATION SYSTEM AND REGULATIONS THEREUNDER ON THIS 26th DAY OF Aug, 19 97.

GUAM CHIEF SURVEYOR / CHIEF OF CADASTRE

PRUDENCIO R. BALAGTAS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED UPON A FIELD SURVEY MADE IN MAY 28, 1997 IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED IN THE MAP.

PRUDENCIO R. BALAGTAS, RLS # 62 — DATE 8.28.97

CHECKED BY:

CARLOS R. UNTALAN, PLANNER, DLM — DATE 10/15/97

EDGARDO R. TAGHIAM, ENGINEERING TECHNICIAN, DLM — DATE 10-28-97

BLAS C. ATALIG, PLANNER, DLM — DATE 10-14-97

REV.	DATE	DESCRIPTION	BY	APPRVD.

SURVEY DATA		
FIELD	PRB CREW	5/28/97
BOOK NO. 93-173		MAY, 1997
COMPUTED	DSB	MAY, 1997
DRAWN	DSB	MAY, 1997
RESEARCHED	LLR	MAY, 1997
CHECKED	PRB	MAY, 1997

SATISFACTORY TO & APPROVED BY:

DATE____

SEE PLAN

LAND MANAGEMENT DATA
421-FY97

PRUDENCIO R. BALAGTAS AND ASSOCIATES, LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION NO. 143
P.O. BOX 6216 TAMUNING, GUAM 96931, TEL 637-2042

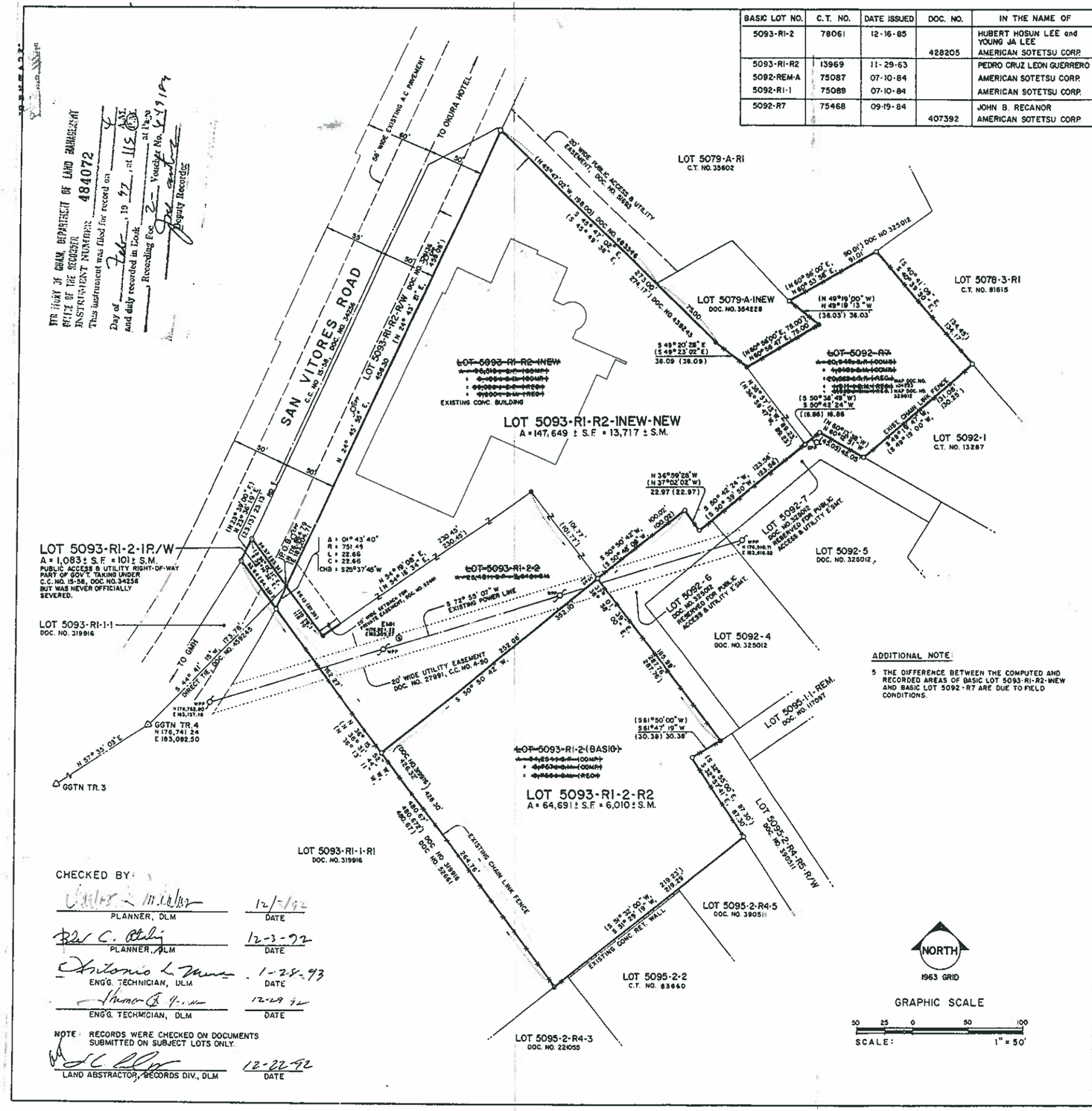
RE-SUBDIVISION SURVEY MAP OF
LOT 5093-R1-R2-1NEW-NEW-R1NEW INTO
LOT 5093-R1-R2-1NEW-NEW-R1NEW-1 &
LOT 5093-R1-R2-1NEW-NEW-R1NEW-R1
TUMON, MUNICIPALITY OF TAMUNING
LAND SQUARE 14 (FORMERLY, MUNICIPALITY OF DEDEDO) SECTION 2

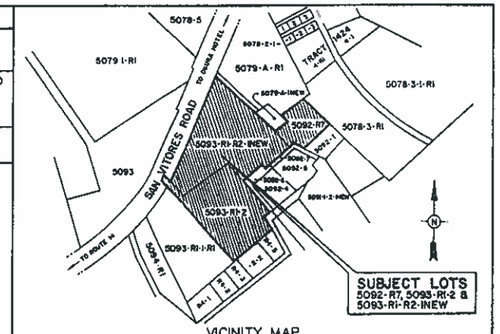
LOT 5093-R1-R2-1NEW-NEW
CERT. OF TITLE NO. 94542
REG. ON : JULY 9, 1993
IN NAME OF:
AMERICAN SOTETSU CORP.

SHEET 2 OF 2 | DRAWING NUMBER PRB93-173C
SCALE: 1:700

PRUDENCIO R. BALAGTAS CERTIFICATE NO. 143 REGISTERED LAND SURVEYOR GUAM
EXPIRATION DATE 12/31/97

BASIC LOT NO.	C.T. NO.	DATE ISSUED	DOC. NO.	IN THE NAME OF
5093-R1-2	78061	12-16-85	428205	HUBERT HOSUN LEE and YOUNG JA LEE AMERICAN SOTETSU CORP.
5093-R1-R2	13969	11-29-63		PEDRO CRUZ LEON GUERRERO
5092-REM-A	75087	07-10-84		AMERICAN SOTETSU CORP.
5092-R1-1	75089	07-10-84		AMERICAN SOTETSU CORP.
5092-R7	75468	09-19-84	407392	JOHN B. REGANOR AMERICAN SOTETSU CORP.





VICINITY MAP
NOT TO SCALE

REFERENCES:

1. CONSOLIDATION SURVEY MAP LOTS 5093-R1-R2-1 & 5092-R1-INEW INTO LOT 5093-R1-R2-INEW BY RLS NO. 62, L.M. NO. 180-FY91, DOC. NO. 458245.
2. RETRACEMENT SURVEY MAP OF LOT 5092-R7 BY RLS NO. 42, L.M. NO. 313-FY88, DOC. NO. 404223
3. RETRACEMENT SURVEY MAP OF LOT 5079-A-R1 BY RLS NO. 65, L.M. NO. 109-FY88, DOC. NO. 483546
4. RETRACEMENT & PARCELLING MAP OF LOT 5093-R1-1 BY RLS NO. 23, L.M. NO. 107-FY81, DOC NO. 319916
5. PLAT OF LOT 5093 BY RLS NO. 6, DWG. NO. 529T-830, DOC. NO. 52661.

NOTES:

1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
2. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD DATA, ALL OTHERS ARE 1963 GRID VALUES AND FIELD CONDITIONS.
4. RECORD BOUNDARY AS PER MAP DOC. NO. 325012 DOES NOT MATHEMATICALLY CLOSE. RECORD BOUNDARY AS PER MAP DOC. NO. 404223 WAS CLOSED AND USED IN THIS SURVEY.

SYMBOLS:

- △ GGTN STATION
- ⊕ CONSOLIDATION SYMBOL
- ⊙ CORNER NOT RETRACED
- ● F.I.D. NO. 4 REBAR - NO. IDENT.
- ⊗ P.K. NAIL SET ON BASE OF STEEL FENCE POST
- ○ NO. 4 REBAR SET, WITH PLASTIC CAP MARKED RLS NO. 65.
- □ 4"x 4" CONC. MON. WITH PLASTIC MARKED RLS NO. 65, SET.

ADDITIONAL NOTE:

5 THE DIFFERENCE BETWEEN THE COMPUTED AND RECORDED AREAS OF BASIC LOT 5093-R1-R2-INEW AND BASIC LOT 5092-R7 ARE DUE TO FIELD CONDITIONS.

CERTIFICATE OF TERRITORIAL SURVEYOR

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 9, TITLE 14, GOV'T. CODE OF GUAM AND REGULATIONS THEREUNDER ON THIS 4TH DAY OF FEB., 1993.

TERRITORIAL SURVEYOR

CERTIFICATE OF TERRITORIAL PLANNER

APPROVAL PURSUANT TO PUBLIC LAW 8-134, GOV'T. CODE OF GUAM.

TERRITORIAL PLANNER, ACTING — DATE 12/10/92

CERTIFICATE OF SURVEYOR

I, NESTORIO C. IGNACIO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS BASED ON A FIELD SURVEY MADE IN DEC. 1991 IN CONFORMANCE WITH APPLICABLE LAWS AND REGULATIONS.

NESTORIO C. IGNACIO, RLS 65 — DATE 10/6/92

NESTORIO C. IGNACIO CERTIFICATE NO. 65 TERRITORY OF GUAM REGISTERED LAND SURVEYOR

DUEÑAS & SUAVELY, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION MANAGEMENT
WING A, HARMON PLAZA P. O. BOX 8900 TAMUNING, GUAM 96911

REV.	BY	DESCRIPTION	APPRVD.	DATE

SEVERANCE AND PARCELLING SURVEY OF LOT 5093-R1-2, THEN CONSOLIDATION OF LOTS 5093-R1-R2-INEW, 5092-R7 and 5093-R1-2-2 INTO LOT 5093-R1-R2-INEW-NEW

(FOR LEASE PURPOSES ONLY)
TUMON, MUNICIPALITY OF DEDEDO

L. S. 14 — SEC. 2

SURVEY DATA		DATE	BASIC LOT DATA	
FIELD	DSI CREW	DEC. 1991	BASIC LOT NO.	SEE PLAN
BOOK NO.	9118		CERT. OF TITLE NO.	" "
COMPUTED	NCI/MCZ	DEC. 1991	REGISTERED ON	" "
DRAWN	MSV	JAN. 1992	IN THE NAME OF	" "
RESEARCHED	NCI	DEC. 1991		
CHECKED	NCI	JAN. 1992		

SATISFACTORY TO & APPROVED BY:
NOBUKI FUKAZAWA, Exec. Vice President, Its Authorized Representative
AMERICAN SOTETSU CORP. (A GUAM CORP.) Doc. No. 407392, Doc. No. 428205, Doc. No. 329310 — DATE 11-21-92

DWG. NO. DSI-S-92-01 | SCALE: 1" = 50' | L.M. CHECKED NO. 194 FY92

CHECKED BY:

PLANNER, DLM — DATE 12/7/92
PLANNER, DLM — DATE 12-3-92
ENG'G. TECHNICIAN, DLM — DATE 1-28-93
ENG'G. TECHNICIAN, DLM — DATE 12-29-92

NOTE: RECORDS WERE CHECKED ON DOCUMENTS SUBMITTED ON SUBJECT LOTS ONLY.

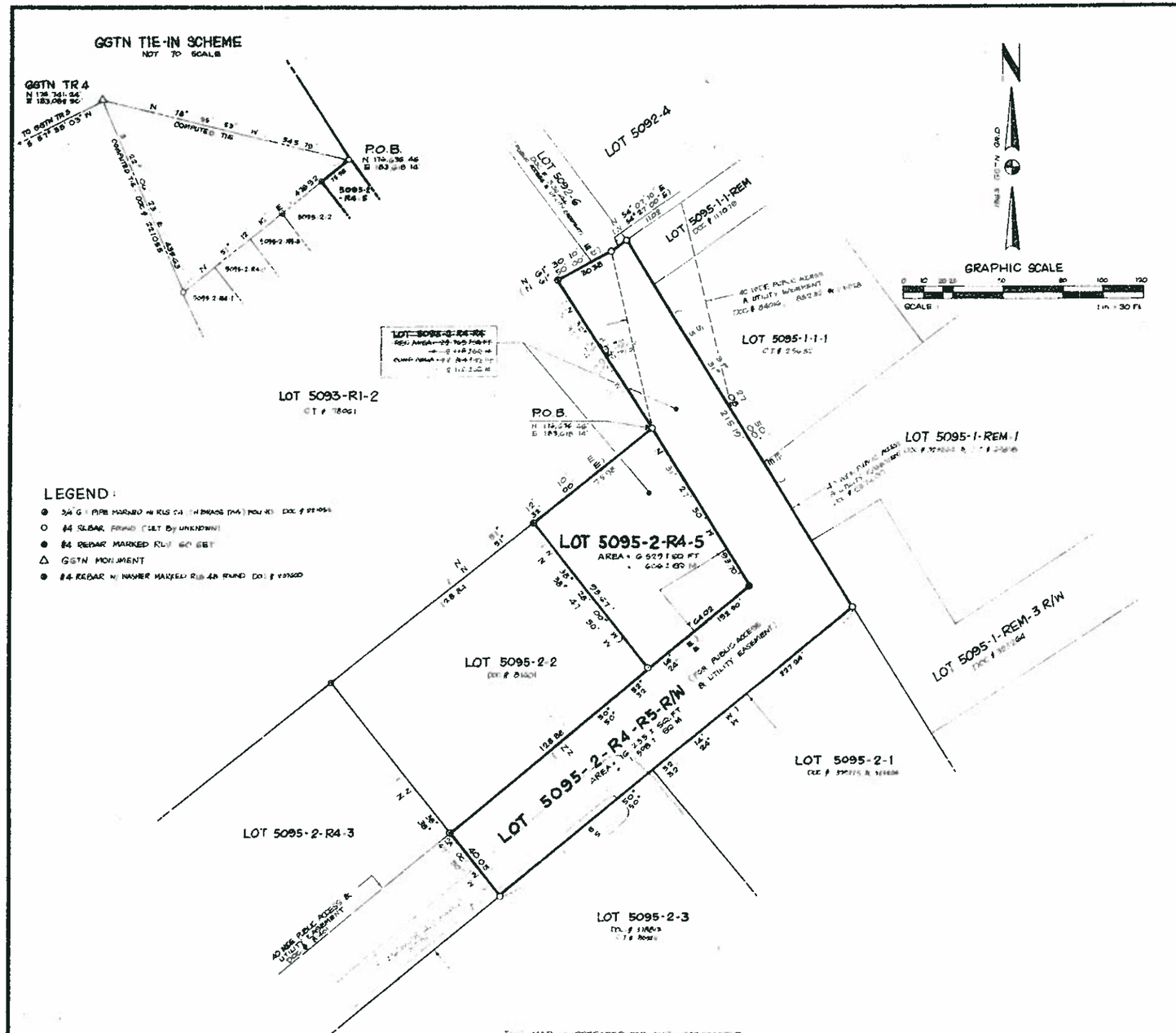
LAND ABSTRACTOR, RECORDS DIV., DLM — DATE 12-22-92

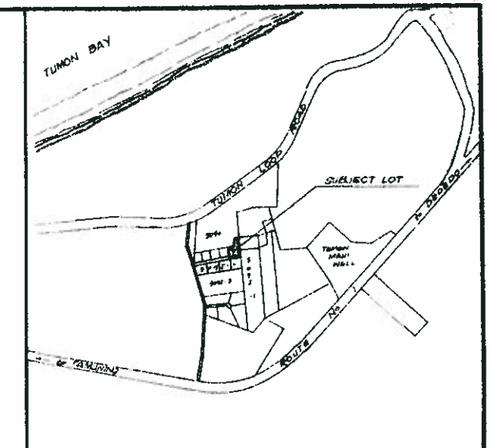
THE GOVT OF GUAM, DEPARTMENT OF LAND MANAGEMENT
OFFICE OF THE RECORDER
INSTRUMENT NUMBER 484072
This instrument was filed for record on Day of Feb, 19 93, at 11:15 AM and duly recorded in Book 2, Voucher No. 4219
Recording Fee
Deputy Recorder

9219
9219

484072

5807





VICINITY INDEX MAP
NOT TO SCALE

REFERENCES:

1 RETRACEMENT SURVEY MAP OF LOT 5095-2-R4-R4 BY CANIDO
1 CASTRO RLS No 48 L M No 742 FY 74 DOC No 231600
2 DWG No L-124 BY R A BEAM L M No 821 FY 78 DOC No 221055

NOTES:

1 SURVEY WAS BASED ON FOUND CORNERS AS SHOWN
2 BEARINGS IN PARENTHESIS ARE RECORD WHILE ALL OTHERS ARE BASED ON 1963 GGTN GRID
3 ALL DISTANCES ARE IN FEET U.O.N

CERTIFICATE OF SURVEYOR

I, EFREN B. SANTOS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED UPON A FIELD SURVEY MADE Aug 87 IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

EFREN B. SANTOS/R.L.S. # 60 — Sept 15, 1987 DATE
TERRITORY OF GUAM.

CERTIFICATE OF TERRITORIAL SURVEYOR

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH REQUIREMENTS OF CHAPTER 9 TITLE XIV GOVERNMENT CODE OF GUAM AND REGULATIONS THEREUNDER ON THIS 5 DAY OF OCT. 1987.

TERRITORIAL SURVEYOR

REV	DATE	BRIEF DESCRIPTION	BY	APP'D

SURVEY DATA	DATE
FIELD ES	8-87
BOOK NO. 5818	do
COMPUTED RS	do
DRAWN ZH	do
TRACED ZH	do
CHECKED RS	do
APPROVED DATE	

SEE MAP
OWNER
LAND MANAGEMENT DATA
CHECKED
372 FY 87
DATE 8 Oct 87

SANTOS SURVEYING SERVICES
POLYCLINIC BLDG. IPAO RD., TAM. GUAM TEL. 646-1072

PARCELLING SURVEY MAP
LOT 5095-2-R4-R4
TUMON MUNICIPALITY OF DEDEDO
L.S. 14 SEC 2

BASIC LOT NO. 5095-2-R4-R4
REGISTERED ON 6-18-78
CERTIFICATE NO. 5183
IN NAME OF: BERNARDO L. LASTIMOZA & DOLORES T. LASTIMOZA
SHEET 1 OF 1 — DRAWING NO. 8725
SCALE: 1" = 30'

APPROVAL PURSUANT TO THE TERRITORIAL PLANNING COMMISSION'S DECISION OF _____
EXECUTIVE SECRETARY — DATE
TERRITORIAL PLANNING COMMISSION

CERTIFICATE OF TERRITORIAL PLANNER
APPROVAL PURSUANT TO PUBLIC LAW 6-134
CHIEF OF LAND PLANNING — 10/2/87 DATE

THIS MAP IS PREPARED FOR AND SATISFACTORY TO
BERNARDO L. LASTIMOZA — DATE
DOLORES T. LASTIMOZA — DATE

5807

5807

SEPARATION OF GUAM DEPARTMENT OF LAND MANAGEMENT
Date 8-4-87
Recording Fee
Voucher No. 390511
Recording Officer

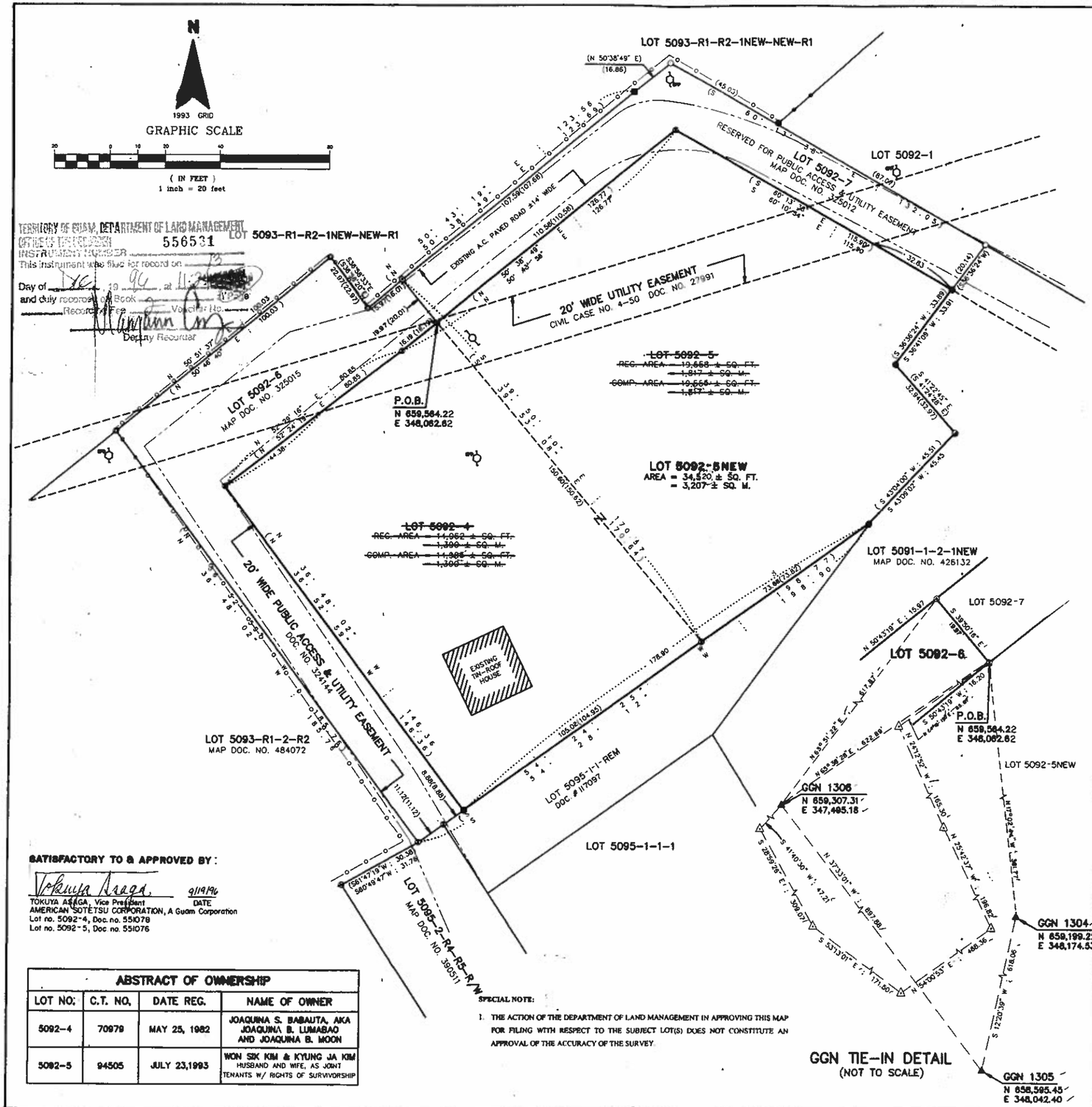
DRAWING N

DRAWING NUMBER 10772

DRAWING NUMBER 10772

DRAWING NUMBER 10772

NUMBER



TERRITORY OF GUAM, DEPARTMENT OF LAND MANAGEMENT
OFFICE OF THE RECORDER
INSTRUMENT NUMBER 556531
This instrument was filed for record on
Day of 19 at
and duly recorded in Book
Records of Fee Voucher No.
Deputy Recorder

SATISFACTORY TO & APPROVED BY:

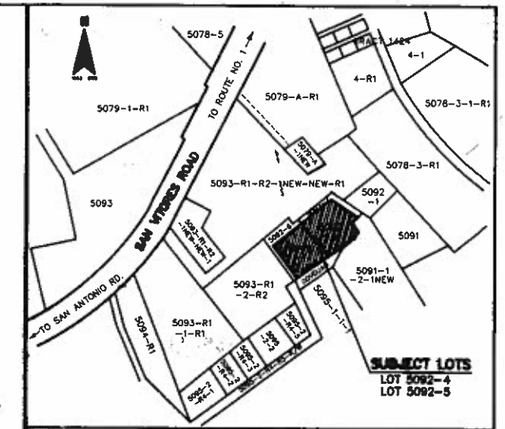
Tokuya Araga 9/19/96
TOKUYA ARAGA, Vice President — DATE
AMERICAN SOTETSU CORPORATION, A Guam Corporation
Lot no. 5092-4, Doc. no. 551078
Lot no. 5092-5, Doc no. 551076

ABSTRACT OF OWNERSHIP

LOT NO.	C.T. NO.	DATE REG.	NAME OF OWNER
5092-4	70979	MAY 25, 1982	JOAQUINA S. BABAUTA, AKA JOAQUINA B. LUMABAO AND JOAQUINA B. MOON
5092-5	94505	JULY 23,1993	WON SIK KIM & KYUNG JA KIM HUSBAND AND WIFE, AS JOINT TENANTS W/ RIGHTS OF SURVIVORSHIP

SPECIAL NOTE:

1. THE ACTION OF THE DEPARTMENT OF LAND MANAGEMENT IN APPROVING THIS MAP FOR FILING WITH RESPECT TO THE SUBJECT LOT(S) DOES NOT CONSTITUTE AN APPROVAL OF THE ACCURACY OF THE SURVEY.



VICINITY MAP
NOT TO SCALE

LEGEND:

- GCN MONUMENT
- TRAVERSE STATION
- CORNER NOT RETRACED
- NO. 4 REBAR FOUND, NO IDENTIFICATION
- NO. 4 REBAR W/ WASHER FOUND, SET BY RLS NO. 23
- NAIL FOUND, SET BY RLS NO. 6
- 4X4 CONCRETE MONUMENT FOUND, MARKED RLS NO. 60
- NO. 4 REBAR W/ PLASTIC CAP FOUND, MARKED RLS NO. 65
- NO. 4 REBAR W/ PLASTIC CAP FOUND, MARKED RLS NO. 62
- NO. 4 REBAR W/ PLASTIC CAP SET, MARKED RLS NO. 62
- CONCRETE POWER POLE
- WOODEN POWER POLE
- CHAIN LINK FENCE
- CONSOLIDATION SYMBOL
- EDGE OF A.C. PAVED ROAD

NOTES:

1. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. SURVEY WAS BASED ON FOUND PROPERTY CORNERS AS SHOWN.
3. BEARINGS & DISTANCES IN PARENTHESIS ARE RECORD DATA, ALL OTHERS ARE 1993 GRID AND ACTUAL FIELD CONDITIONS.
4. SUBJECT LOT(S) IS/ARE ZONE "H", HOTEL-RESORT, AS OF APPROVAL OF THIS MAP.

REFERENCE:

1. DWG. NO. SDCO 28-0861, L.M. NO. 322-FY81, PREPARED BY RLS NO. 23, DOC. NO. 325012
2. DWG. NO. PRB 93-173, L.M. NO. 046-FY94, PREPARED BY RLS NO. 62, DOC. NO. 518616.

CERTIFICATION

APPROVAL PURSUANT TO TITLE 21, GUAM CODE ANNOTATED, DIV. 2, CHAPTER 82, SUBDIVISION LAW.

John T. Anderson 10/2/96
TERRITORIAL PLANNER — DATE

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH TITLE 21, GUAM CODE ANNOTATED, CHAPTER 60, ARTICLE 5, UNIFORM TRANSLATION SYSTEM AND REGULATIONS THEREUNDER ON THIS DAY OF , 1996.

TERRITORIAL SURVEYOR — DATE

I, PRUDENCIO R. BALAGTAS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED UPON A FIELD SURVEY MADE IN AUGUST 1, 1996 IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED IN THE MAP.

PRUDENCIO R. BALAGTAS, RLS # 62 — 9-19-96 DATE

CHECKED BY:

ENGINEERING TECHNICIAN, DLM — DATE 11-29-96

CARLOS R. UNTALAN — PLANNER, DLM — 9/30/96 DATE

BLAS C. ATALIG — PLANNER, DLM — 9-30-96 DATE

REV.	DATE	DESCRIPTION	BY	APPRVD

SURVEY DATA		
FIELD	PRB CREW	8-01-96
BOOK NO. 96-088		AUG., 1996
COMPUTED	BMD	AUG., 1996
DRAWN	BMD	AUG., 1996
RESEARCHED	LTR	AUG., 1996
CHECKED	PRB	AUG., 1996

SATISFACTORY TO & APPROVED BY:
DATE
SEE PLAN OWNER

LAND MANAGEMENT DATA
555-FY96

PRUDENCIO R. BALAGTAS AND ASSOCIATES, LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION NO. 143
P.O. BOX 6216 TAMUNING, GUAM 96931, TEL. 646-7601

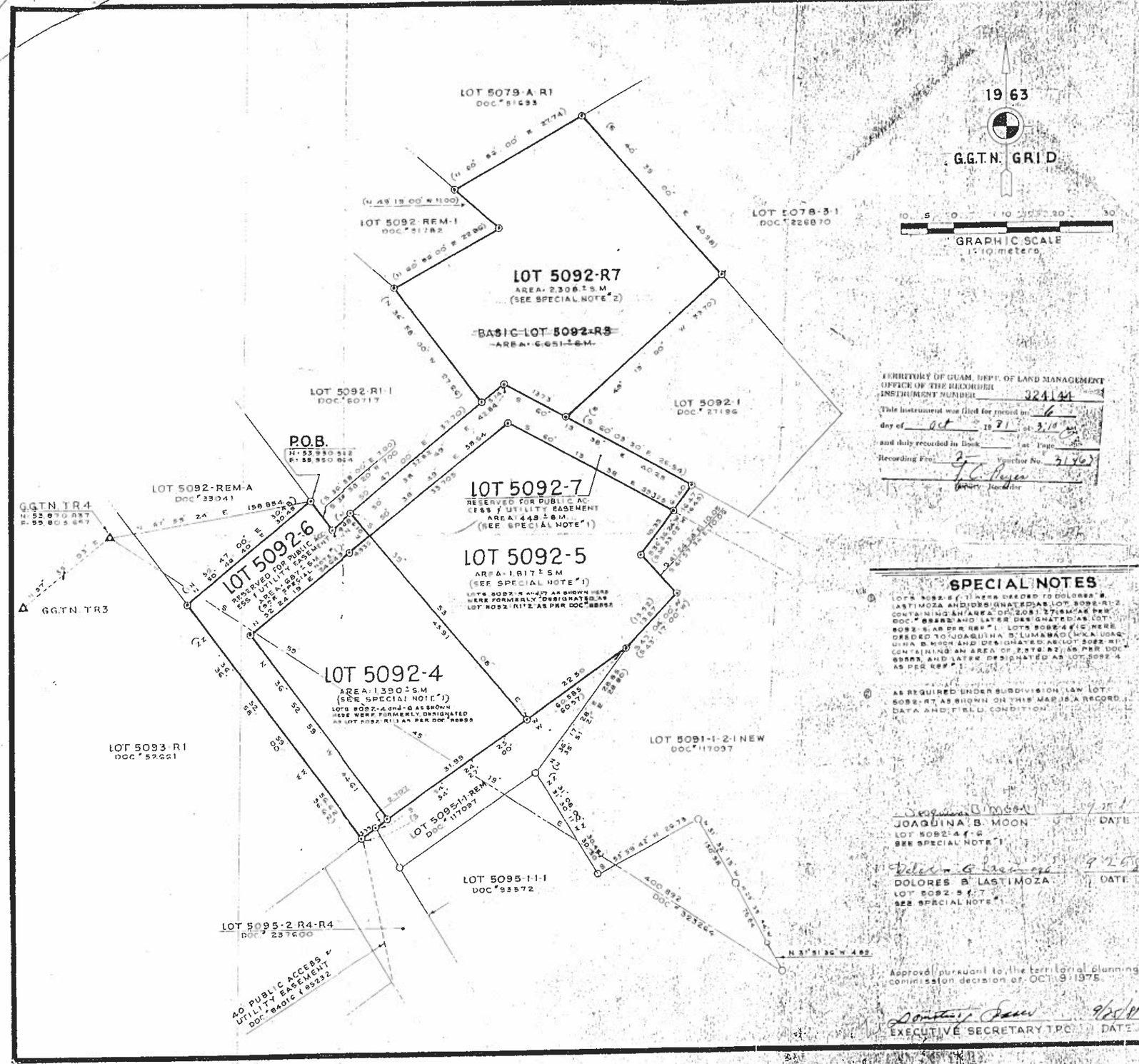
CONSOLIDATION SURVEY MAP OF LOT 5092-4 AND LOT 5092-5 INTO LOT 5092-5NEW

TUMON, MUNICIPALITY OF TAMUNING
(FORMERLY MUNICIPALITY OF DEDEDO)
LAND SQUARE 14 — SECTION 2

LOT	SEE PLAN
CERT. OF TITLE NO.	SEE PLAN
REG. ON :	SEE PLAN
IN NAME OF:	SEE PLAN
SHEET 1 OF 1	DRAWING NUMBER [illegible]
SCALE: 1"=20'	

PRUDENCIO R. BALAGTAS CERTIFICATE NO. 62 TERRITORY OF GUAM REGISTERED LAND SURVEYOR

S-10772



TERRITORY OF GUAM, DEPT. OF LAND MANAGEMENT
OFFICE OF THE RECORDER
INSTRUMENT NUMBER 324144
This instrument was filed for record on 6
day of Oct 1981 at 3:10 PM
and duly recorded in Book ___ at Page ___
Recording Fee: 25 Voucher No. 31967
Recorder

SPECIAL NOTES

LOTS 5092-5 (-1) WERE DEEDED TO DOLORES B. LASTIMOZA AND DESIGNATED AS LOT 5092-R1-2, CONTAINING AN AREA OF 2,051 ± 27 S.M. AS PER DOC "85882 AND LATER DESIGNATED AS LOT 5092-5, AS PER REF "1. LOTS 5092-4 (-G) WERE DEEDED TO JOAQUINA B. LUMABAO (AKA JOAQUINA B. MOON AND DESIGNATED AS LOT 5092-R1-1 CONTAINING AN AREA OF 2,578 ± 82, AS PER DOC 85883, AND LATER DESIGNATED AS LOT 5092-4 AS PER REF "1.

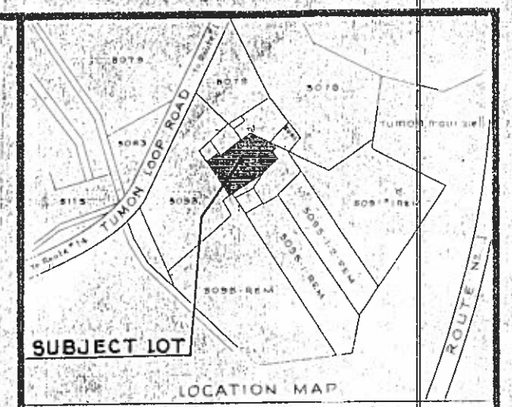
AS REQUIRED UNDER SUBDIVISION LAW LOT 5092-R7, AS SHOWN ON THIS MAP IS A RECORD DATA AND FIELD CONDITION.

JOAQUINA B. MOON — DATE
LOT 5092-4 (-G)
SEE SPECIAL NOTE "1

DOLORES B. LASTIMOZA — DATE
LOT 5092-5 (-7)
SEE SPECIAL NOTE "1

Approval pursuant to the territorial planning commission decision of OCT. 9, 1975.

EXECUTIVE SECRETARY T.P.C. — DATE



SYMBOLS:

- REBAR W/WASHER MARKED RLS "23" SET
- REBAR FOUND, SET BY UNKNOWN
- REBAR FOUND, SET BY RLS "5, SEE REF "3
- NAIL FOUND, SET BY RLS "9, SEE REF "5
- REBAR W/CAP MARKED RLS "45, SEE REF "1
- CORNERS NOT RETRACED
- CONC MON FOUND SET BY UNKNOWN
- G.G.T.N. TRAVERSE STATIONS

NOTES:

1. SURVEY IS BASED ON CORNERS FOUND AS SHOWN ON PLAT.
2. BEARINGS & DISTANCES WITHIN PARENTHESES ARE RECORD DATA. ALL OTHERS ARE 1963 VALUES.
3. ALL DISTANCES ARE IN METERS, U.O.N.

REFERENCES:

1. DWG "344", BY RLS "45, LM "820 PY 78, UNDOCUMENTED
2. DWG "HRC 5-80 T05, BY HG CAROLINA, DOC "60717
3. DWG "US-52-47, T28, BY RLS "5, DOC "117097 (A)
4. DWG "ABC 028, 078 I, BY RLS "23, DOC "325264
5. DWG "ABC 028, 078 II, BY RLS "23, DOC "325264

This map has been examined for conformance with requirements of Chapter 3, Title 14 Government Code of Guam and regulation thereunder on this the 25th day of Sept, 1981.

TERRITORIAL SURVEYOR — DATE 9/25/81

Approval pursuant to public law 2-154

TERRITORIAL PLANNER — DATE 9/25/81

CERTIFICATION

I, Vicente C. Sian Jr. hereby certify that this map was prepared by me or under my direct supervision that it is based upon a field survey made on Aug. 1981 in conformance with all applicable laws and regulations.

VICENTE C. SIAN JR. RLS #23 — DATE 25 SEPT 81

REVISION	DESCRIPTION	BY	APPROVED DATE

PARCELLING SURVEY MAP OF BASIC

LOT 5092-R3

TUMON MUNICIPALITY, GUAM

SURVEY DATA		DATE
FIELD BY		AUG 1981
HOOKING		
RESEARCHED BY	VCS	
COMPUTED BY		
DRAWN BY	VC	
CHECKED BY	VCS	

BASIC LOT DATA	
BASIC LOT NO.	5092 REM.
CERTIFICATE NO.	7522
REGISTRATION	JUNE 14 1954
IN THE NAME OF	PORTUNATO J. BABAUTA (SEE SPECIAL NOTE "1)

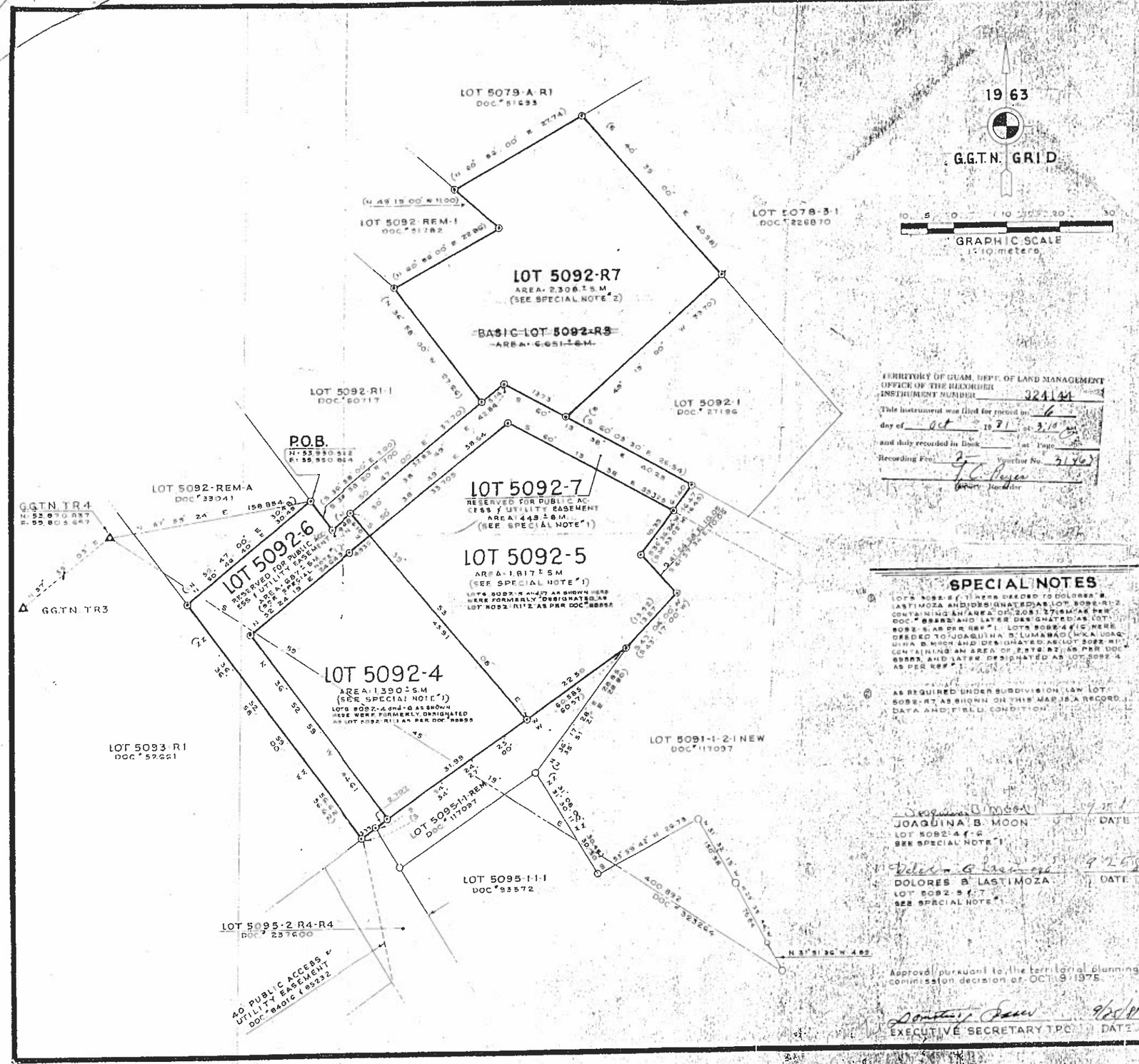
SEE PLAT

SCALE: AS SHOWN
SHEET 1 of 1
DWG NO. SEC 2B-0881 LM 322 FY 81

SIAN, DeCASTRO & CO., INC.
SURVEYING & DEVELOPMENT
P.O. BOX No. 1931, AGANA, GUAM 96910, TEL. 477-8008

324144

DRAWING NUMBER 35342



TERRITORY OF GUAM, DEPT. OF LAND MANAGEMENT
OFFICE OF THE RECORDER
INSTRUMENT NUMBER 324144
This instrument was filed for record on 6
day of Oct 1981 at 3:10 PM
and duly recorded in Book ___ at Page ___
Recording Fee: 25 Voucher No. 31967
Recorder

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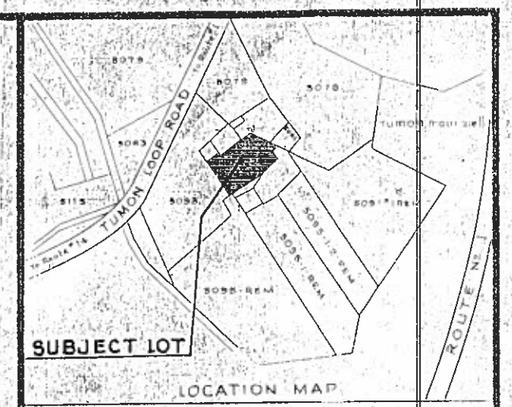
AS REQUIRED UNDER SUBDIVISION LAW LOT 5092-R7, AS SHOWN ON THIS MAP IS A RECORD DATA AND FIELD CONDITION.

JOAQUINA B. MOON — DATE
LOT 5092-4 (-G)
SEE SPECIAL NOTE "1

DOLORES B. LASTIMOZA — DATE
LOT 5092-5 (-7)
SEE SPECIAL NOTE "1

Approval pursuant to the territorial planning commission decision of OCT. 9, 1975.

EXECUTIVE SECRETARY T.P.C. — DATE



SYMBOLS:

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- NAIL FOUND, SET BY RLS "9, SEE REF "5
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- CORNERS NOT RETRACED
- CONC MON FOUND SET BY UNKNOWN
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2. DWG "HRC 5-80 T05, BY HG CAROLINA, DOC "60717
3. DWG "US-52-47, T28, BY RLS "5, DOC "117097 (A)
4. DWG "ABC 028, 078 I, BY RLS "23, DOC "325264
5. DWG "ABC 028, 078 II, BY RLS "23, DOC "325264

This map has been examined for conformance with requirements of Chapter 3, Title 14 Government Code of Guam and regulation thereunder on this the 25th day of Sept, 1981.

TERRITORIAL SURVEYOR — DATE 9/25/81

Approval pursuant to public law 2-154

TERRITORIAL PLANNER — DATE 9/25/81

CERTIFICATION

I, Vicente C. Sian Jr. hereby certify that this map was prepared by me or under my direct supervision that it is based upon a field survey made on Aug. 1981 in conformance with all applicable laws and regulations.

VICENTE C. SIAN JR. RLS #23 — DATE 25 SEPT 81

REVISION	DESCRIPTION	BY	APPROVED DATE

PARCELLING SURVEY MAP OF BASIC

LOT 5092-R3

TUMON MUNICIPALITY, GUAM

SURVEY DATA		DATE
FIELD BY		AUG 1981
HOOKING		
RESEARCHED BY	VCS	
COMPUTED BY		
DRAWN BY	VC	
CHECKED BY	VCS	

BASIC LOT DATA	
BASIC LOT NO.	5092 REM.
CERTIFICATE NO.	7522
REGISTRATION	JUNE 14 1954
IN THE NAME OF	PORTUNATO J. BABAUTA (SEE SPECIAL NOTE "1)

SEE PLAT

SCALE: AS SHOWN
SHEET 1 of 1
DWG NO. SEC 2B-0881 LM 322 FY 81

SIAN, DeCASTRO & CO., INC.
SURVEYING & DEVELOPMENT
P.O. BOX No. 1931, AGANA, GUAM 96910, TEL. 477-8008

324144

DRAWING NUMBER 35342

844066

GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT

OFFICE OF THE RECORDER

RECORDING DATE:		NO. PAGE:
NOVEMBER 09 2012	844066	

FILE TIME		FILING FEES	RECEIPT NO:
A.M.	P.M. 6:30	75,687.00	35060

Appointed Deputy Recorders for Ex-Officio Recorder	Signature of Recorder
Lisa Q. Manggar ; Lisa P. Cruz , Jane T. Yamasaki; Victoria C. Torres; Amy T. Bautista; Joel Antenorcruz;	Lisa Q. Manggar

MARK (X) TYPE OF INSTRUMENT RECORDED

/	DEED		AFFIDAVIT
	MORTGAGE		RELEASE
	ASSIGNMENT		AMENDMENT
	ADDENDUM		ASSUMPTION
	DECREE		MAP
	ORDERS		JUDGEMENT
	POWER OF ATTORNEY		REVOCATION
	AGREEMENT		TERMINATION

MARK (X) TYPE OF INSTRUMENT RECORDED

	LEASE		CLAIMS	
	CONTRACT		CANCELLATION	
	CERTIFICATE		NOTICE	
	DECLARATION		BILL OF SALE	
	EASEMENT		WITHDRAWAL	
	OTHERS:			

ABSTRACT OF TITLE SUMMARY

ABSTRACT BY:	DATE	NEW CERTIFICATE OF TITLE NO.	CANCELLED CERTIFICATE OF TILE NO.

COMMENTS

DATA ENTRY INFORMATION SECTION

PROPERTY LISTING NO.			
MUNICIPALITY:			
LOT NUMBER		UNIT OF MEASUREMENT	
BLOCK NUMBER		SQUARE METERS	
TRACT NUMBER		SQUARE FEET	
ESTATE NO.			
L.M. NO.			
SEPIA NO.			
DATA ENTRY BY:			
SCANNED BY:			

Revised: 06/20/08

844066

Island of Guam, Government of Guam
Department of Land Management

Registration under the Guam Land Title Registration Act. After registration deliver copies to Grantee. The real property affected by this instrument is registered land with the last Certificates of Title Numbers being 94542, 94537, 83182, 70979, 94505, 70980 and the last Guaranteed Claim Number being 3121.

File for record is Instrument No. 844066

For the Year 12, Month 11, Day 9, Time 4:30

Recording Fee 75,687.00 Receipt No 35060

Deputy Recorder Dora Managgur

(Space Above for Recorder's Use)

Security Title.

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS LIMITED WARRANTY DEED (the "**Deed**") is entered into as of NOVEMBER 8, 2012, by and between **TUMON SANDS DELAWARE, LLC**, a Delaware limited liability company, having a principal place of business and post office address at 1100 Alakea Street, Suite 2200, Honolulu, Hawaii 96813 ("**Grantor**"), and **S1082 SPE LLC**, a Delaware limited liability company, having a post office address at P. O. Box 3196 (ASF), Honolulu, Hawaii 96813 ("**Grantee**").

WITNESSETH:

IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other valuable consideration to it paid by Grantor, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee and its successors and assigns, all of Grantor's estate, right, title and interest in and to the following:

> Those certain parcels of fee simple land more particularly described in **Exhibit A** attached hereto, together with the easement rights described in said **Exhibit A** (the "**Real Property**"), together with all improvements on the Real Property (collectively, the "**Property**");
>
> AND the reversions, remainders, rents, issues and profits thereof, together with all rights, easements, privileges and appurtenances to the same belonging or appertaining or held and enjoyed therewith;

SUBJECT, HOWEVER, to all encumbrances described in said **Exhibit A.**

TO HAVE AND TO HOLD the same unto Grantee and its successors and assigns, forever.

AND for the consideration aforesaid, Grantor for itself and its successors, hereby covenants with Grantee and its successors and assigns, that the same is free and clear of and from all encumbrances created or suffered by Grantor except as described in said **Exhibit A** and for the lien of real property taxes not yet required by law to be paid; and that Grantor has good right to grant and convey the same unto Grantee, except as aforesaid;

AND, in consideration of the premises, Grantee, for itself and its successors and assigns, hereby acknowledges that, Grantee is aware, understands and agrees that the Property hereinabove described is being conveyed by Grantor, to the Grantee "AS-IS" and "WHERE IS" without any warranty or representation whatsoever (except for the limited warranties of title expressly set forth herein or expressly made in writing as such by Grantor to Grantee), express or implied, and no patent or latent condition affecting the Property shall in any way give rise to liability by Grantor to Grantee.

The term "Grantee", or any pronoun used in place thereof, shall include the singular or plural and the masculine or feminine or neuter gender, as the case may be, and shall mean and include Grantee and Grantee's heirs, devisees, personal representatives, successors, successors in trust and assigns, as applicable. Each covenant of Grantee, should there be more than one person or entity covered by such term, shall be binding jointly and severally on each of said persons or entities. The term "Grantor", or any pronoun used in place thereof, shall mean and include Grantor, and its successors and assigns.

This Deed may be executed in counterparts, each of which shall be deemed an original, and all counterparts together shall constitute one and the same instrument, binding upon Grantor and Grantee, notwithstanding that Grantor and Grantee are not a signatory to the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this Deed, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

[signatures on the next page]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Deed effective as of the date first above written.

GRANTOR:

TUMON SANDS DELAWARE, LLC,
a Delaware limited liability company

By_____
Bill Mills
Its President

GRANTEE:

S1082 SPE LLC,
a Delaware limited liability company

By_____
Katsuhiro Kinoshita
Its Chairman

IN WITNESS WHEREOF, Grantor and Grantee have executed this Deed effective as of the date first above written.

GRANTOR:

TUMON SANDS DELAWARE, LLC,
a Delaware limited liability company

By_____
Bill Mills
Its President

GRANTEE:

S1082 SPE LLC,
a Delaware limited liability company

By_____
Katsuhiro Kinoshita
Its Chairman

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On October 24, 2012, before me personally appeared BILL MILLS, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.

Further, I certify, as of this date, as follows:

☐ Date of Document: _____ ☑ undated at time of notarization
Number of Pages: 11 (if counterpart signature pages are subsequently attached, the document may have a different number of pages)
Document Description: Limited Warranty Deed
Jurisdiction/Judicial Circuit Where Signed: First Circuit, State of Hawaii

Shirley S. Higashida
Type or print name: Shirley S. Higashida
Date: October 24, 2012
Notary Public, State of Hawaii
My commission expires: 12-27-2014

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On October 24, 2012, before me personally appeared KATSUHIRO KINOSHITA, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.

Further, I certify, as of this date, as follows:

Date of Document: undated
Number of Pages: 9 (if counterpart signature pages are subsequently attached, the document may have a different number of pages)
Document Description: Limited Warranty Deed
Jurisdiction/Judicial Circuit Where Signed: First Circuit, State of Hawaii

IRIS S. KIA
Type or print name: IRIS S. KIA
Date: October 24, 2012
Notary Public, State of Hawaii
My Commission expires: May 01, 2013.

IRIS S. KIA
NOTARY PUBLIC
No. 05-258
STATE OF HAWAII

Exhibit A

PARCEL ONE

Lot Number 5093-R1-R2-1NEW-NEW-R1NEW-R1, Tamuning (formerly of Dededo), Guam, Suburban, as said Lot is described in that Resubdivision Survey Map of Lot 5093-R1-R2-1NEW-NEW-R1NEW into Lot 5093-R1-R2-1NEW-NEW-R1NEW-1 and Lot 5093-R1-R2-1NEW-NEW-R1NEW-R1, as shown on Drawing Number PRB93-173C, as L.M. Check Number 421 FY 97, dated 19 November 97 and recorded on 19 November 97 under Instrument No. 573589 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 12,274± square meters.

Last Certificate of Title Number: 94542 - American Sotetsu Corporation (as to Basic Lot 5093-R1-R2-1NEW-NEW; Estate Number 68027)

PARCEL TWO

Lot Number 5093-R1-2-R2, Tamuning (formerly of Dededo), Guam, as said lot is described in that Severance and Parcelling Survey of Lot 5093-R1-2, then Consolidation of Lots 5093-R1-R2-1NEW, 5092-R7 and 5093-R1-2-2 into Lot 5093-R1-R2-1NEW-NEW, as shown on Drawing Number DSI-S-92-01, as L.M. Check Number 194 FY 92, dated 04 February 93 and recorded on 04 February 93 under Instrument Number 484072 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 6,010± square meters or 64,691± square feet.

Last Certificate of Title Number: 94537 - American Sotetsu Corporation, a Guam corporation (as to Basic Lot 5093-R1-2; Estate Number 11953)

PARCEL THREE

Lot Number 5095-2-R4-5, Tamuning (formerly of Dededo), Guam, Suburban, Estate Number 64184, as said lot is described in that Parcelling Survey Map of Lot 5095-2-R4-R4, as shown on Drawing Number 8725, as L.M. Check Number 372 FY 87, dated 05 October 87 and recorded on 13 October 87 under Instrument Number 390511 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 606± square meters or 6,529± square feet.

Last Certificate of Title Number: 83182 - Hubert H.S. Lee.

PARCEL FOUR

Lot Number 5092-5NEW, Tamuning (formerly of Dededo), Guam, Suburban, as said Lot is described in that Consolidation Survey Map of Lot 5092-4 and 5092-5 into Lot 5092-5NEW, as shown on Drawing Number PRB96-068B, as L.M. Check Number 555 FY 96, dated 12 October 95 and recorded on 13 December 96 under Instrument No. 556531 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 3,207± square meters or 34,520± square feet.

Last Certificate of Title Numbers:

70979 - Joaquina S. Babauta aka Joaquina B. Lumabao and Joaquina B. Moon (as to Basic Lot 5092-4; Estate Number 59073)

94505 - Won Sik Kim and Kyung Ja Kim, husband and wife, as joint tenants with rights of survivorship.

PARCEL FIVE

Lot Number 5092-6, Tamuning (formerly of Dededo), Guam, Estate Number 59075, Suburban, as said Lot is described in that Parcelling Survey Map of Basic Lot 5092-R3, as shown on Drawing Number SDCO 28-0881, as L.M. Check Number 322 FY 81, dated 25 September 81 and recorded on 18 November 81 under Instrument No. 325012 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 687± square meters.

Last Certificate of Title Number: 70980 - Joaquina S. Babauta aka Joaquina B. Lumabao and Joaquina B. Moon.

PARCEL SIX

Lot Number 5092-7, Tamuning (formerly of Dededo), Guam, as said lot is described in that Parcelling Survey Map of Basic Lot 5092-R3, as shown on Drawing Number SDCO28-0881, as L.M. Check Number 322 FY 81, dated 25 September 81 and recorded on 06 October 81 under Instrument Number 324144 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 449± square meters.

Last Guaranteed Claim Number: 3121 - Portunato J. Babauta (as to Basic Lot 5092; Estate Number 2730)

SUBJECT, HOWEVER, TO THE FOLLOWING:

AFFECTING PARCEL ONE

1. The effect, if any, of Declaration of Taking No. 1 under Civil Case No. 15-58, styled by the United States of America, Plaintiff, vs. 18,439.09 square meters of land, more or less, situated in the municipalities of Dededo and Machanao, Marianas Islands, and Aurora Jose, et al, Defendants, recorded on 11 March 58 under Instrument No. 34256 at Land Management.
2. Grant of Easement, for any and all public utility lines together with all rights of ingress and egress, granted to the Government of Guam for Lot 5092-REM, dated 23 May 60 and recorded on 23 May 60 under Instrument No. 38835 at Land Management.

3. Grant of Easement granted to the Government of Guam, dated 07 December 60 and recorded on 08 December 60 under Instrument No. 39987 at Land Management.

4. Grant of Easement for the Erection and Maintenance of Power and Communication Lines, Poles and Towers, for a 10' strip of land extending across lot 5093-R1-R2, granted to the Guam Power Authority, dated 09 November 72 and recorded on 21 March 74 under Instrument No. 234311 at Land Management.

5. Grant of Right of Way for the Erection and Maintenance of Power Lines, Poles, Wires, Cables and Underground Conduits, for a 10' x 105' strip of land extending partially across Lot 5093-R1-R2, granted to the Guam Power Authority, dated 10 September 91 and recorded on 01 October 91 under Instrument No. 460919 at Land Management.

6. Mutual Access Agreement, made by American Sotetsu Corporation, and Louis Vuitton Guam, Inc., dated 02 December 94 and recorded on 07 December 94 under Instrument No. 520371 at Land Management.

7. 6.09 Meter Wide Setback For Private Easement Doc. #52661, as disclosed by that Resubdivision Survey Map of Lot 5093-R1-R2-1NEW-NEW-R1NEW into Lot 5093-R1-R2-1NEW-NEW-R1NEW-1 and Lot 5093-R1-R2-1NEW-NEW-R1NEW-R1, as shown on Drawing Number PRB93-173C, as L.M. Check Number 421 FY 97, dated 19 November 97 and recorded on 19 November 97 under Instrument No. 573589 at Land Management.

AFFECTING PARCEL TWO

8. Existing chain link fence along the eastern and western boundaries of the property and existing concrete retaining wall along the southern boundary of the property, as disclosed in that Severance and Parcelling Survey of Lot 5093-R1-2, then Consolidation of Lots 5093-R1-R2-1NEW, 5092-R7 and 5093-R1-2-2 into Lot 5093-R1-R2-1NEW-NEW, as shown on Drawing Number DSI-S-92-01, as L.M. Check Number 194 FY 92, dated 04 February 93 and recorded on 04 February 93 under Instrument No. 484072 at Land Management.

AFFECTING PARCEL THREE

9. Grant of Easement, granted to the Government of Guam, dated 11 May 61 and recorded under Instrument No. 41416 at Land Management.

AFFECTING PARCELS ONE and TWO:

10. Grant and Relinquishment of Easements, granted to the United States of America, dated 15 March 95 and recorded on 29 March 95 under Instrument No. 526166 at Land Management.

11. Grant of Private Underground Utility Lines Easement, granted to Louis Vuitton Guam, Inc., dated 04 January 2005 and recorded on 11 April 2005 under Instrument No. 706722 at Land Management.

12. Grant of Right-of-Way for the Erection and Maintenance of Power Lines, Poles, Wires, Cables and Underground Conduits, granted to Guam Power Authority, for a 10' x 176.8' ± strip of land extending across Owner's Lot No. 5093-R1-R2-1NEW-NEW-R1NEW-R1, Tamuning, and the continuing as a 10' x 171.9' ± strip of land across Owner's adjacent Lot No. 5093-R1-2-R2, Tamuning, dated 04 January 2005 and recorded on 19 April 2005 under Instrument No. 707100 at Land Management.

AFFECTING PARCELS ONE, TWO, FOUR, FIVE and SIX.

13. 20' wide utility easement as disclosed by that Motion to Amend Nunc Pro Tunc, in Civil Case No. 4-50, dated 05 October 54 and recorded on 25 October 54 under Instrument No. 27991, as shown on that Consolidation Survey Map of Lot 5092-4 and 5092-5 into Lot 5092-5NEW, as shown on Drawing Number PRB96-068B, as L.M. Check Number 555 FY 96, dated 12 October 95 and recorded on 13 December 96 under Instrument No. 556531 at Land Management.

14. Grant of Interim Utility Easement for Underground Transmission Line, granted to Guam Power Authority, dated 03 September 2008 and recorded on 13 October 2008 under Instrument No. 780640 at Land Management.

AFFECTING PARCELS FIVE and SIX:

15. The premises in question is reserved for public access and utility easements, as disclosed in that Parcelling Survey Map of Basic Lot 5092-R3, as shown on Drawing Number SDCO 28-0881, as L.M. Check Number 322 FY 81, dated 25 September 81 and recorded on 18 November 81 under Instrument No. 325012 at Land Management.

AFFECTING ALL PARCELS:

16. The encroachments, if any, shown on that certain ALTA/ACSM Survey Map of Lot 5093-R1-R2-1NEW-NEW-R1NEW-R1, Lot 5902-5NEW, Lot 5092-6, Lot 5092-7, Lot 5093-R1-2-R2 and Lot 5092-R4-5 prepared by Prudencio R. Balagtas, Drawing Number PRB 2004-182 dated December, 2004.

17. Mortgage dated 31 January 2005 and recorded on 01 February 2005 under Instrument No. 703500, executed by Tumon Sands Delaware, LLC, Mortgagor, to Greenwich Capital Financial Products, Inc., Mortgagee, which states that it secures a debt in the principal sum of $20,000,000.00, as assigned to

    LaSalle Bank, N.A., as Custodian for Wells Fargo Bank, N.A., The Trustee for the Registered Holders of GS Mortgage Securities Corporation II, Commercial Mortgage Pass-Through Certificates, Series 2005-GG4, by that Assignment of Mortgage, Assignment of Leases and Rents and Security Agreement, dated 14 October 2005 and recorded on 31 October 2005 under Instrument No. 716086 at Land Management.

    As the lender's name changed to Bank of America, National Association, by merger notice of which was given by the Certification of National Bank Merger, dated 27 February 2012 and recorded on 20 April 2012 under Instrument No. 835983 at Land Management.

18. Assignment of Leases and Rents, executed by Tumon Sands Delaware, LLC, Assignor, to Greenwich Capital Financial Products, Inc., Assignee, dated 31 January 2005 and recorded on 01 February 2005 under Instrument No. 703501 at Land Management, as assigned to

    LaSalle Bank, N.A., as Custodian for Wells Fargo Bank, N.A., The Trustee for the Registered Holders of GS Mortgage Securities Corporation II, Commercial Mortgage Pass-Through Certificates, Series 2005-GG4, by that Assignment of Assignment of Leases and Rents, dated 23 June 2005 and recorded on 30 September 2005 under Instrument No. 714594 at Land Management.

    As the lender's name changed to Bank of America, National Association, by merger notice of which was given by the Certification of National Bank Merger, dated 27 February 2012 and recorded on 20 April 2012 under Instrument No. 835983 at Land Management.

19. The matters disclosed in that certain Perimeter Survey Map of Lot 5093-R1-R2-1NEW-NEW-R1NEW-R1, Lot 5092-6, Lot 5092-7, 5092-5NEW, 5095-2-R4-5 and Lot 5093-R1-2-R2, prepared by Prudencio R. Balagtas, dated October 27, 2012.

STATEMENT OF AVAILABILITY OF WATER AND POWER

S1082 SPE LLC, a Delaware limited liability company, Transferee under the foregoing Deed to which this Statement is attached, acknowledges that:

WATER AND POWER ARE IMMEDIATELY AVAILABLE ON THE PROPERTY OR WITHIN 100 FEET OF THE PROPERTY.

Dated: as of NOVEMBER 8, 2012

TRANSFEREE:

S1082 SPE LLC,
a Delaware limited liability company

By _____
Katsuhiro Kinoshita
Its Chairman

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On October 24, 2012, before me personally appeared KATSUHIRO KINOSHITA, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.

Further, I certify, as of this date, as follows:

Date of Document: Undated
Number of Pages: 1 (if counterpart signature pages are subsequently attached, the document may have a different number of pages)
Document Description: Statement of Availability of Water and Power
Jurisdiction/Judicial Circuit Where Signed: First Circuit, State of Hawaii

IRIS S. KIA
NOTARY PUBLIC
No. 06-258
STATE OF HAWAII

_____
Type or print name: IRIS S. KIA
Date: October 24, 2012
Notary Public, State of Hawaii
My Commission expires: May 01, 2013

162\006\95733

RESOLUTION
S1082 SPE LLC

WHEREAS, S1082 SPE LLC is the owner of the property known as the Tumon Sands Plaza; and

WHEREAS, S1082 SPE LLC, owner of the Tumon Sands Plaza, desires to improve and redevelop the property; now therefore:

IT IS HEREBY RESOLVED, that S1082 SPE LLC hereby approves the tentative plan application process before the Guam Land use Commission to redevelop the Tumon Sands Plaza property; and further

RESOLVED that S1082 SPE LLC hereby appoints Monte Mesa to represent it in the tentative plan application process and authorizes Mr. Mesa or his designate, contractor or agent to appear before the GLUC and other parties involved with the tentative plan application process on behalf of S1082 SPE LLC.

SO RESOLVED this 9th day of March, 2018.

SANNO GUAM, INC.,
S1082 SPE LLC Manager

By: _____
KATSUHIRO KINOSHITA, Chairman

CERTIFICATION OF CORPORATE SECRETARY

I, Masataka Kinoshita, Secretary of the above-named Corporation, duly organized and existing under the laws of Guam, do hereby certify that the foregoing is a full, true and correct copy of the resolution of the Board of Directors of said Corporation, duly and regularly passed and adopted by Consent of the Board of Directors of said Corporation dated 9th day of March, 2018, which Consent was executed by all of the Directors of said Corporation.

I FURTHER CERTIFY that said resolution is still in full force and effect and has not been amended or revoked.

IN WITNESS WHEREOF, I have hereunto set my hand as such Secretary of said Corporation this 9th day of March, 2018.

MASATAKA KINOSHITA

WAIVER OF NOTICE AND UNANIMOUS CONSENT OF THE BOARD OF DIRECTORS FOR SANNO GUAM, INC. IN LIEU OF MEETING

THE UNDERSIGNED, being Directors of Sanno Guam, Inc. (the "Corporation"), a Guam corporation, duly elected by the stockholders, who would be entitled to vote upon the matter hereafter set forth if the same had been submitted to a formally convened meeting of the Directors, hereby waive formal notice of a meeting and hereby consent to the action taken or to be taken as set forth in the resolutions below, and agree that when all Directors have signed this consent or an exact counterpart hereof, such action shall have the same force and effect as any action unanimously approved at a formally convened and duly called meeting of the Board of Directors.

The following action is, by unanimous consent of the Board of Directors, hereby resolved and adopted:

WHEREAS, the Corporation desires to redevelop the Property owned by S1082 SPE LLC, dba Tumon Sands Plaza;

WHEREAS, the Corporation desires to appoint Monte Mesa to handle all tasks necessary in the redevelopment process;

NOW THEREFORE, IT IS HEREBY RESOLVED that the Corporation shall appoint Monte Mesa to handle all tasks necessary in the redevelopment of the property owned by S1082 SPE LLC, dba Tumon Sands Plaza described below:

PARCEL ONE
Lot Number 5093-R1-R2-1NEW-NEW-R1NEW-R1, Tamuning (formerly of Dededo), Guam, Suburban, as said Lot is described in that Resubdivision Survey Map of Lot 5093-R1-R2-1NEW-NEW-R1NEW into Lot 5093-R1-R2-1NEW-NEW-R1NEW-1 and Lot 5093-R1-R2-1NEW-NEW-R1NEW-R1, as shown on Drawing Number PRB93-173C, as L.M. Check Number 421 FY 97, dated 19 November 97 and recorded on 19 November 97 under Instrument No. 573589 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 12,274± square meters.

Last Certificate of Title Number: 94542 - American Sotetsu Corporation (as to Basic Lot 5093-R1-R2-1NEW-NEW; Estate Number 68027)

PARCEL TWO
Lot Number 5093-R1-2-R2, Tamuning (formerly of Dededo), Guam, as said lot is described in that Severance and Parcelling Survey of Lot 5093-R1-2, then Consolidation of Lots 5093-R1-R2-1NEW, 5092-R7 and 5093-R1-2-2 into Lot 5093-R1-R2-1NEW-NEW, as shown on Drawing Number DSI-S-92-01, as L.M. Check Number 194 FY 92, dated 04 February 93 and recorded on 04 February 93 under Instrument Number 484072 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 6,010± square meters or 64,691± square feet.

Last Certificate of Title Number: 94537 - American Sotetsu Corporation, a Guam corporation (as to Basic Lot 5093-R1-2; Estate Number 11953)

PARCEL THREE
Lot Number 5095-2-R4-5, Tamuning (formerly of Dededo), Guam, Suburban, Estate Number 64184, as said lot is described in that Parcelling Survey Map of Lot 5095-2-R4-R4, as shown on Drawing Number 8725, as L.M. Check Number 372 FY 87, dated 05 October 87 and recorded on 13 October 87 under Instrument Number 390511 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 606± square meters or 6,529± square feet.

Last Certificate of Title Number: 83182 - Hubert H.S. Lee.

PARCEL FOUR
Lot Number 5092-5NEW, Tamuning (formerly of Dededo), Guam, Suburban, as said Lot is described in that Consolidation Survey Map of Lot 5092-4 and 5092-5 into Lot 5092-5NEW, as shown on Drawing Number PRB96-068B, as L.M. Check Number 555 FY 96, dated 12 October

95 and recorded on 13 December 96 under Instrument No. 556531 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 3,207± square meters or 34,520± square feet.

Last Certificate of Title Numbers:

70979 - Joaquina S. Babauta aka Joaquina B. Lumaboa and Joaquina B. Moon (as to Basic Lot 5092-4; Estate Number 59073)

94505 - Won Sik Kim and Kyung Ja Kim, husband and wife, as joint tenants with rights of survivorship.

PARCEL FIVE

Lot Number 5092-6, Tamuning (formerly of Dededo), Guam, Estate Number 59075, Suburban, as said Lot is described in that Parcelling Survey Map of Basic Lot 5092-R3, as shown on Drawing Number SDCO 28-0881, as L.M. Check Number
322 FY 81, dated 25 September 81 and recorded on 18 November 81 under Instrument No. 325012 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 687± square meters.

Last Certificate of Title Number: 70980 - Joaquina S. Babauta aka Joaquina B. Lumabao and Joaquina B. Moon.

PARCEL SIX

Lot Number 5092-7, Tamuning (formerly of Dededo), Guam, as said lot is described in that Parcelling Survey Map of Basic Lot 5092-R3, as shown on Drawing Number SDCO28-0881, as L.M. Check Number 322 FY 81, dated 25 September 81 and recorded on 06 October 81 under Instrument Number 324144 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 449± square meters.

Last Guaranteed Claim Number: 3121 - Portunato J. Babauta (as to Basic Lot 5092; Estate Number 2730)

There was no further business transacted by the Directors through this written consent. This written consent is made by the Directors without a meeting and, though it may be executed by the Directors at different times and locations.

Made effective this 9th day of March, 2018.

DIRECTORS:

KATSUHIRO KINOSHITA

AKINORI FURUI

TAICHI KOMURA

MASATAKA KINOSHITA

CERTIFICATE OF CONSENT TO ACTION WITHOUT MEETING OF THE DIRECTORS

Certificate of written consent to action without meeting of the directors of Sanno Guam, Inc. (the "Corporation") dated this 9th day of March, 2018.

The Secretary of the Corporation certifies that the Corporation is a corporation duly organized and operating under the laws of the Territory of Guam.

IT WAS RESOLVED THAT:

1. The Corporation hereby agrees to redevelop Property, namely the following described real property:

PARCEL ONE
Lot Number 5093-R1-R2-1NEW-NEW-R1NEW-R1, Tamuning (formerly of Dededo), Guam, Suburban, as said Lot is described in that Resubdivision Survey Map of Lot 5093-R1-R2-1NEW-NEW-R1NEW into Lot 5093-R1-R2-1NEW-NEW-R1NEW-1 and Lot 5093-R1-R2-1NEW-NEW-R1NEW-R1, as shown on Drawing Number PRB93-173C, as L.M. Check Number 421 FY 97, dated 19 November 97 and recorded on 19 November 97 under Instrument No. 573589 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 12,274± square meters.

Last Certificate of Title Number: 94542 - American Sotetsu Corporation (as to Basic Lot 5093-R1-R2-1NEW-NEW; Estate Number 68027)

PARCEL TWO
Lot Number 5093-R1-2-R2, Tamuning (formerly of Dededo), Guam, as said lot is described in that Severance and Parcelling Survey of Lot 5093-R1-2, then Consolidation of Lots 5093-R1-R2-1NEW, 5092-R7 and 5093-R1-2-2 into Lot 5093-R1-R2-1NEW-NEW, as shown on Drawing Number DSI-S-92-01, as L.M. Check Number 194 FY 92, dated 04 February 93 and recorded on 04 February 93 under Instrument Number 484072 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 6,010± square meters or 64,691± square feet.

Last Certificate of Title Number: 94537 - American Sotetsu Corporation, a Guam corporation (as to Basic Lot 5093-R1-2; Estate Number 11953)

PARCEL THREE

Lot Number 5095-2-R4-5, Tamuning (formerly of Dededo), Guam, Suburban, Estate Number 64184, as said lot is described in that Parcelling Survey Map of Lot 5095-2-R4-R4, as shown on Drawing Number 8725, as L.M. Check Number 372 FY 87, dated 05 October 87 and recorded on 13 October 87 under Instrument Number 390511 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 606± square meters or 6,529± square feet.

Last Certificate of Title Number: 83182 - Hubert H.S. Lee.

PARCEL FOUR

Lot Number 5092-5NEW, Tamuning (formerly of Dededo), Guam, Suburban, as said Lot is described in that Consolidation Survey Map of Lot 5092-4 and 5092-5 into Lot 5092-5NEW, as shown on Drawing Number PRB96-068B, as L.M. Check Number 555 FY 96, dated 12 October 95 and recorded on 13 December 96 under Instrument No. 556531 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 3,207± square meters or 34,520± square feet.

Last Certificate of Title Numbers:

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94505 - Won Sik Kim and Kyung Ja Kim, husband and wife, as joint tenants with rights of survivorship.

PARCEL FIVE
Lot Number 5092-6, Tamuning (formerly of Dededo), Guam, Estate Number 59075, Suburban, as said Lot is described in that Parcelling Survey Map of Basic Lot 5092-R3, as shown on Drawing Number SDCO 28-0881, as L.M. Check Number
322 FY 81, dated 25 September 81 and recorded on 18 November 81 under Instrument No. 325012 at Land Management.

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Last Certificate of Title Number: 70980 - Joaquina S. Babauta aka Joaquina B. Lumabao and Joaquina B. Moon.

PARCEL SIX
Lot Number 5092-7, Tamuning (formerly of Dededo), Guam, as said lot is described in that Parcelling Survey Map of Basic Lot 5092-R3, as shown on Drawing Number SDCO28-0881, as L.M. Check Number 322 FY 81, dated 25 September 81 and recorded on 06 October 81 under Instrument Number 324144 at Land Management.

For informational purposes only, the above referenced map indicates the property contains an area of 449± square meters.

Last Guaranteed Claim Number: 3121 - Portunato J. Babauta (as to Basic Lot 5092; Estate Number 2730)

and be it further known;

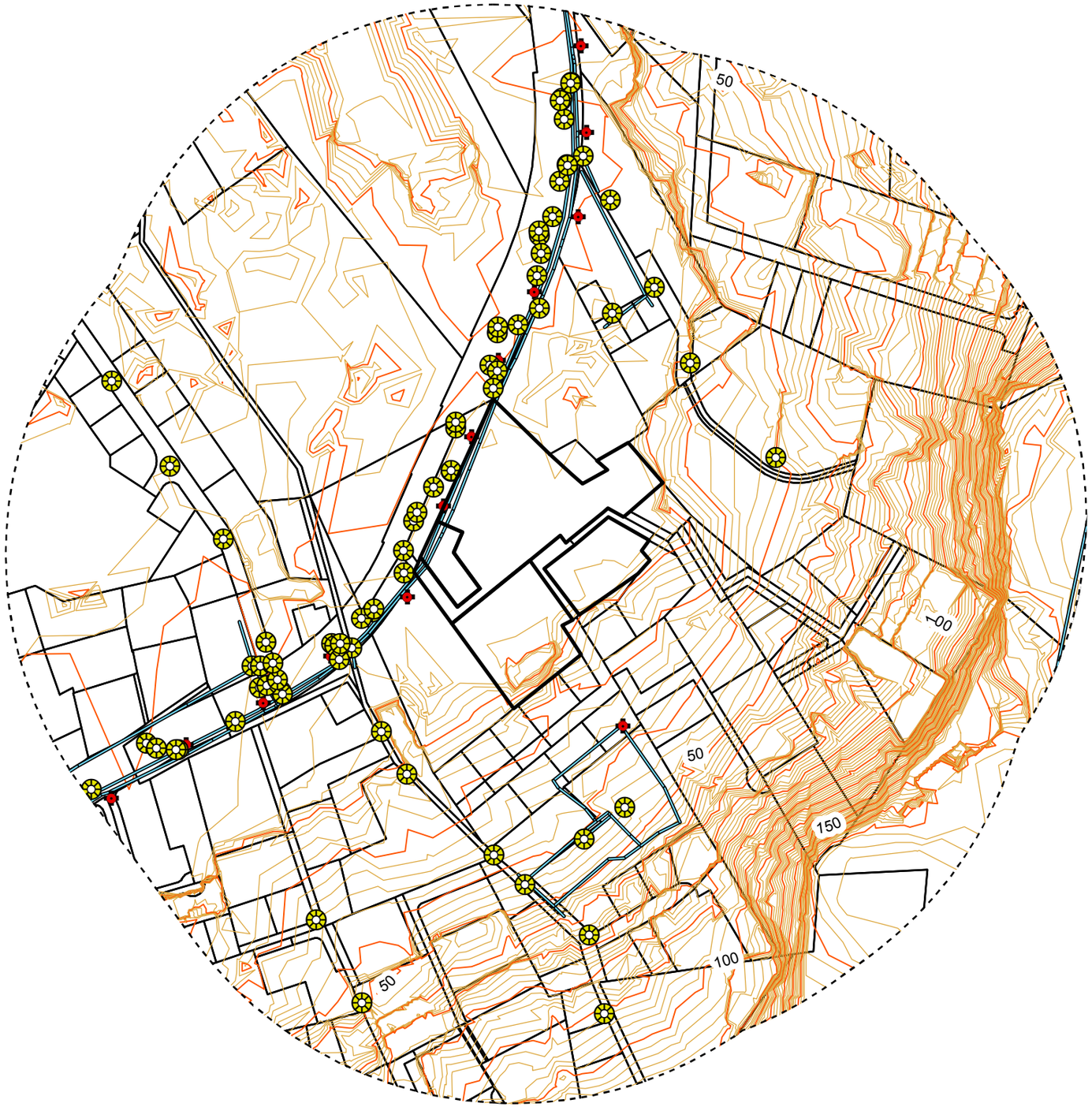
2. The Corporation will apply for approval by the Guam Land Use Commission of a variances, for the purpose of redeveloping the Property and, be it further;

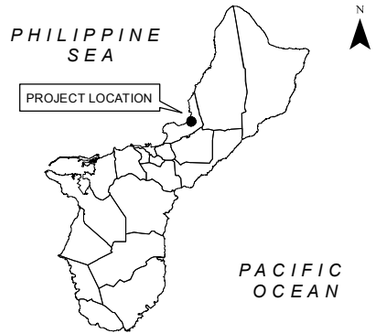
3. Any one director or officer of the Corporation is authorized to sign all documents and perform such acts as may be necessary or desirable to give effect to the above resolution and, be it further;
4. The Secretary of the Corporation is directed to update the minute book of the Corporation, as appropriate.

IN WITNESS WHEREOF, I have duly executed this Certificate of Corporate Resolution this 9th day of March, 2018.

I, Akinori Furui, President of the Corporation, do hereby certify that Masataka Kinoshita is duly elected Secretary of the Corporation. I also certify that any signatures set out above are the correct signatures of those persons. I further certify that I have executed this resolution for the purpose stated above for and on behalf of the Corporation.

AKINORI FURUI





SEWER AND WATER

- MANHOLE
- GRAVITY MAIN
- FORCE MAIN
- PS LIFT STATION

WATER HYDRANT

WATER MAIN

1993 GUAM GEODETIC NETWORK (FEET)

0 175 350 700

1 Inch = 350 Feet

CONTOUR

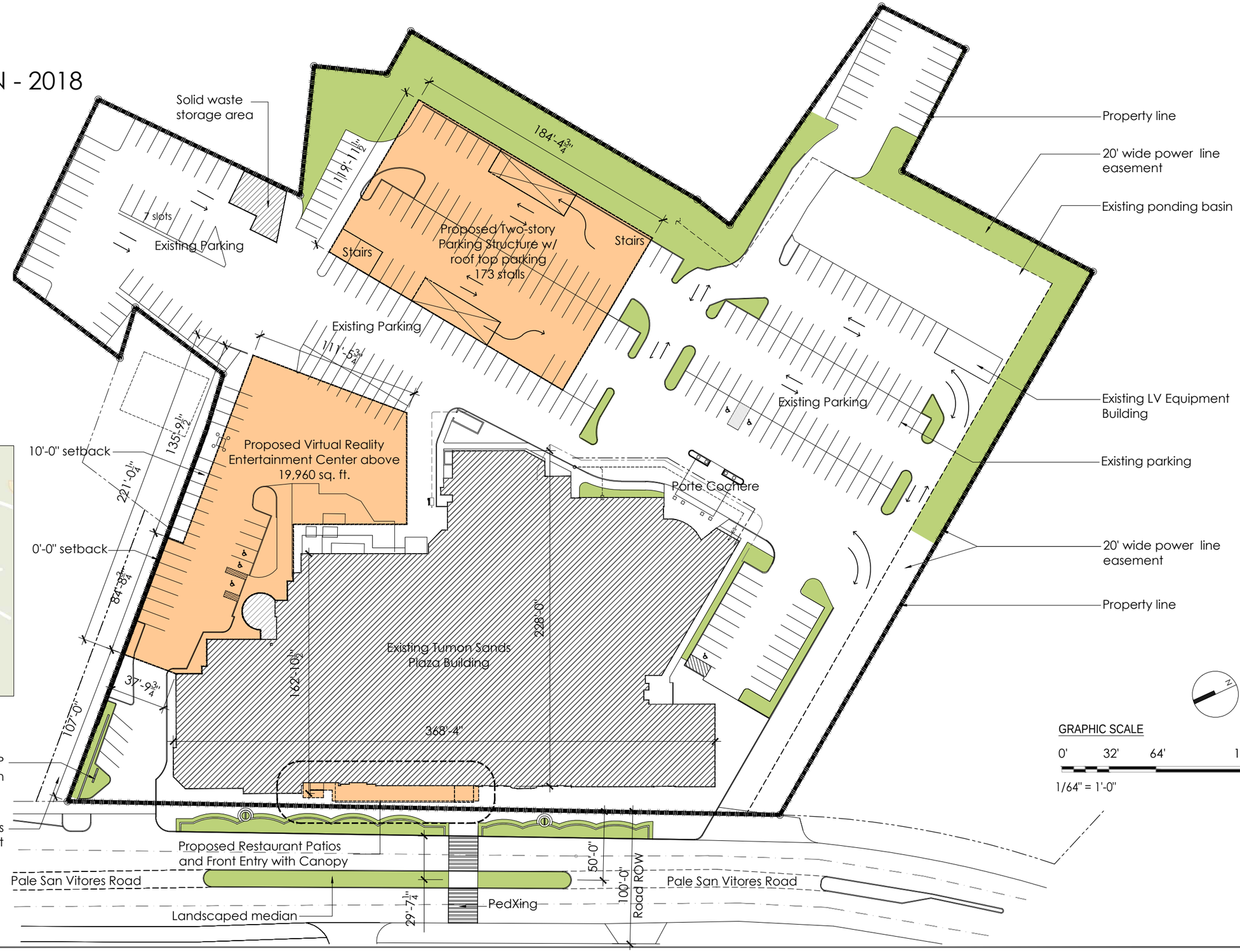
- SUBJECT LOT
- 10 FT INDEX
- 2 FT INTERP

CONTOUR, WASTE WATER AND WATER
WITHIN 1000 FT.
OF SUBJECT
MUNICIPALITY OF TAMUNING
GUAM

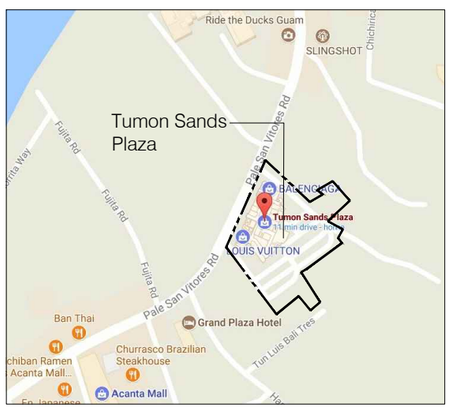
DCA
DUERAS CAMACHO

TUMON SANDS PLAZA
REDEVELOPMENT PLAN - 2018

Master Plan



Vicinity Map



ARi Partners Architecture
ARCHITECTURE ▪ RETAIL ▪ INTERIOR DESIGN

Tumon Bay Business Center,
Suite 201, 919 Pale San Vitores Rd.,
Tumon, Guam, USA 96913

Tel: (671) 646-5145
Tel: (671) 646 5144
www.ariarchitecture.com

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SD_Mar.'18

Tumon Sands Plaza
Redevelopment Plan - 2018

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)

ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)

October 1999

GEPA has developed this EIA form for use by developers proposing projects or land use activities which may pose only insignificant environmental impacts. This form is provided as an alternative to the EIA standard format provided to satisfy the requirements of Executive Order 96-26. If potential environmental impacts and issues are assessed or determined to be significant either by the applicant or GEPA, a more detailed EIA may be required including a thorough presentation and discussion of alternatives as required by the *Guidelines for the Preparation of Environmental Impact Assessments and Statements* (GEPA October 1999).

This EIA format constitutes the minimum necessary assessment and disclosure of potential impacts for a project. This form may also be used as a preliminary scoping guide or checklist in consultation with the Agency.

Case No:_____

Project Title: Tumon Sands Plaza Redevelopment Plan - 2018

1. Name, address and business telephone of applicant: Monte Mesa; S1082 SPE LLC; 1082 Pale San Vitores Road; Tumon, Guam 96913. Work phone: 646-6802.

2. Name, title and telephone number of representative: Daniel D. Swavely; Authorized Representative for Monte Mesa for Tumon Sands Plaza Redevelopment Plan – 2018 Tentative Development Plan Application and Variance Applications. Work phone: 688-8029.

3. Name, title and telephone number of EIA document preparer: Daniel D Swavely; Authorized Representative for Monte Mesa for Tumon Sands Plaza Redevelopment Plan – 2018 Tentative Development Plan Application and Variance Applications. Work phone: 688-8029.

4. Location of the proposed project: (include tract, block, lot, municipality and a location map):
PARCEL ONE – Lot 5093-R1-R2-1NEW-NEW-R1NEW-R1
PARCEL TWO – Lot 5093-R1-2-R2
PARCEL THREE – Lot 5095-2-R4-5
PARCEL FOUR – Lot 5092-5NEW
PARCEL FIVE – Lot 5092-6
PARCEL SIX – Lot 5092-7
See location map accompanying rezoning application.

5. Describe the general nature or type of proposed project: Resort Commercial.

6. Are the following critical environmental factors affected by the proposed project? If yes, describe the impact and state why it would not be significant. If not affected, provide reasons why. If more space is required refer to and attach additional sheets.

a. Groundwater recharge area: Yes, however, all stormwater on this Lot will be collected and diverted to a retention basin and infiltration chambers where recharge will occur in compliance with the GovGuam building permit process and with GEPA regulations and permits.

b. Watersheds: Yes, however, all stormwater on this Lot will be collected and diverted to a retention basin where recharge will occur in compliance with the GovGuam building permit process and with GEPA regulations and permits.

c. Wellhead protection zone: No.

d. Streams, lakes or ponds: No.

e. Marine waters: No.

f. Reef flats: No.

g. Pristine forest: No. The site is already developed.

h. Critical habitat area: No. The site is already developed.

i. Wetlands: No.

j. Flood hazard area: No

k. Archaeological feature(s) or historical sites: No. The site is already developed.

7. Will the project result in any of the following environmental or infrastructure impacts?

a. Production of toxic or hazardous waste: No.

b. Dislocation of existing businesses, residents or public areas: No.

c. Production of air contaminants (temporary or permanent): Yes. Emergency power generator, when needed.

8. Will the project require an increase in the requirements for any of the following public services (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In

addition, if the applicant/developer proposes contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water: Yes. See Water and Wastewater Demand Analysis accompanying Tentative Development Plan application.

b. Sewage disposal (public system): Yes. See Water and Wastewater Demand Analysis accompanying Tentative Development Plan application.

c. Vehicle traffic: Yes. See Traffic Analysis accompanying Tentative Development Plan application.

9. Will clearing and/or grading be required (include the number of acres and a general description of site soil and slope conditions): No.

10. Will the project utilize an individual wastewater disposal system such as septic tank/leaching field system, secondary package treatment system, etc.? No.

11. Will the project include the use of above or below ground storage tanks for fuel or water? Yes. Existing, permitted, 3,000 gallon, double-walled, above ground fuel tank for emergency power generator.

12. Does the project require permitting, land resources, financial aid or other assistance from the federal government (please provide type of permit, issuing agency, application dates, and contact person): No.

13. Does the project include any special or unique features that are not covered above? No.

If preliminary construction drawing, site plans, or related documents are available please provide such as attachments. For more information and assistance you may call GEPA Environmental Planning & Review Division at 475-1662/3

DECLARATION BY APPLICANT

Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environmental impacts. I/we hereby declare a "finding of no significant impact".

4/27/18

Applicant (signature) Date

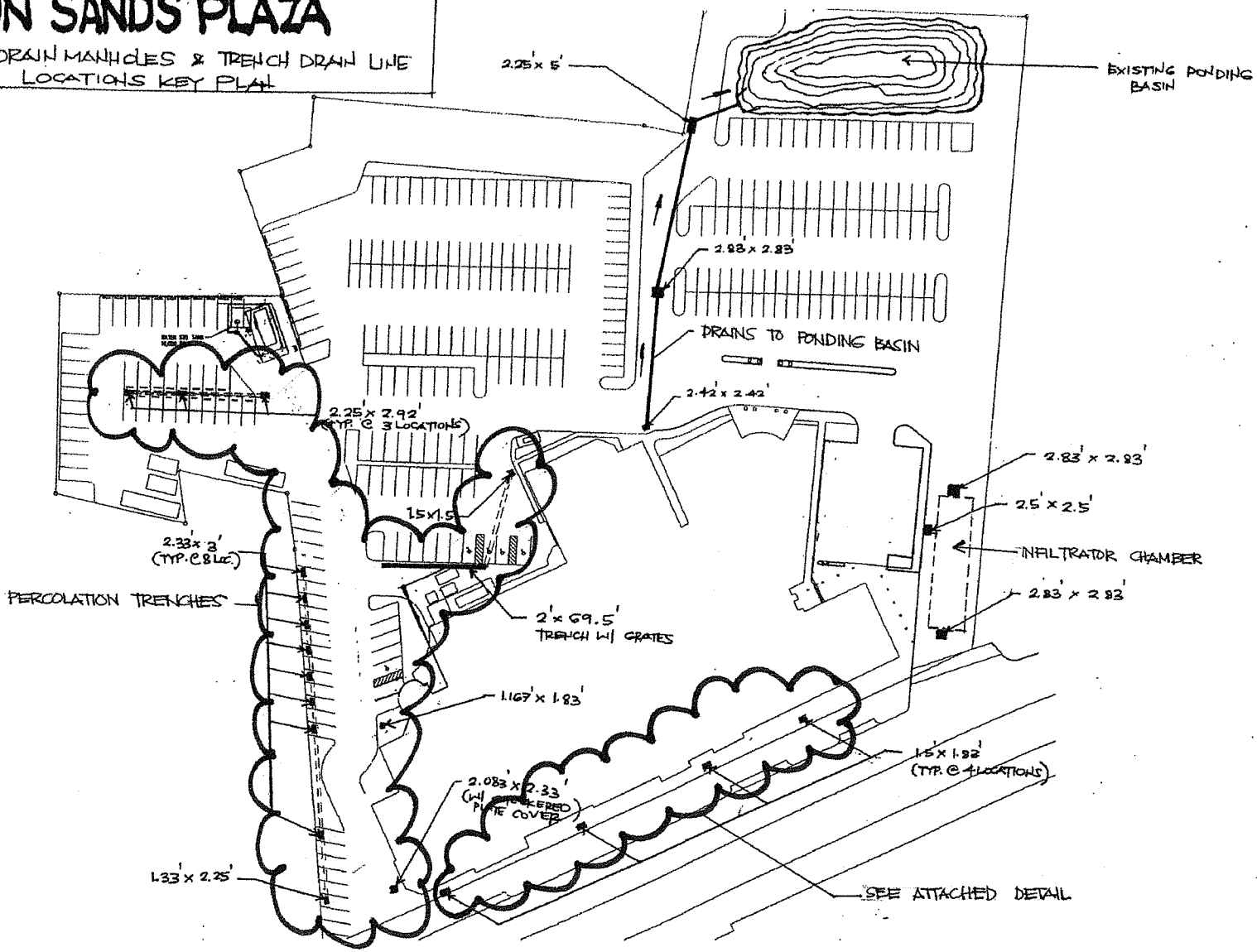
Monte Mesa

Providing false or misleading information in this assessment may constitute grounds for permit and EIA suspension or disapproval until such time as the applicant or document preparer makes all appropriate

amendments or corrections as required by Guam EPA. Statements made in this form are binding for the purpose of environmental protection and the preparer and/or applicant is responsible for the timely implementation of protection and mitigation measures identified. Failure to fulfill stated avoidance, minimization or mitigation measures may also constitute grounds for Agency enforcement actions to the full extent of all applicable environmental regulations and statutes.

TUMON SANDS PLAZA

STORM DRAIN MANHOLES & TRENCH DRAIN LINE LOCATIONS KEY PLAN

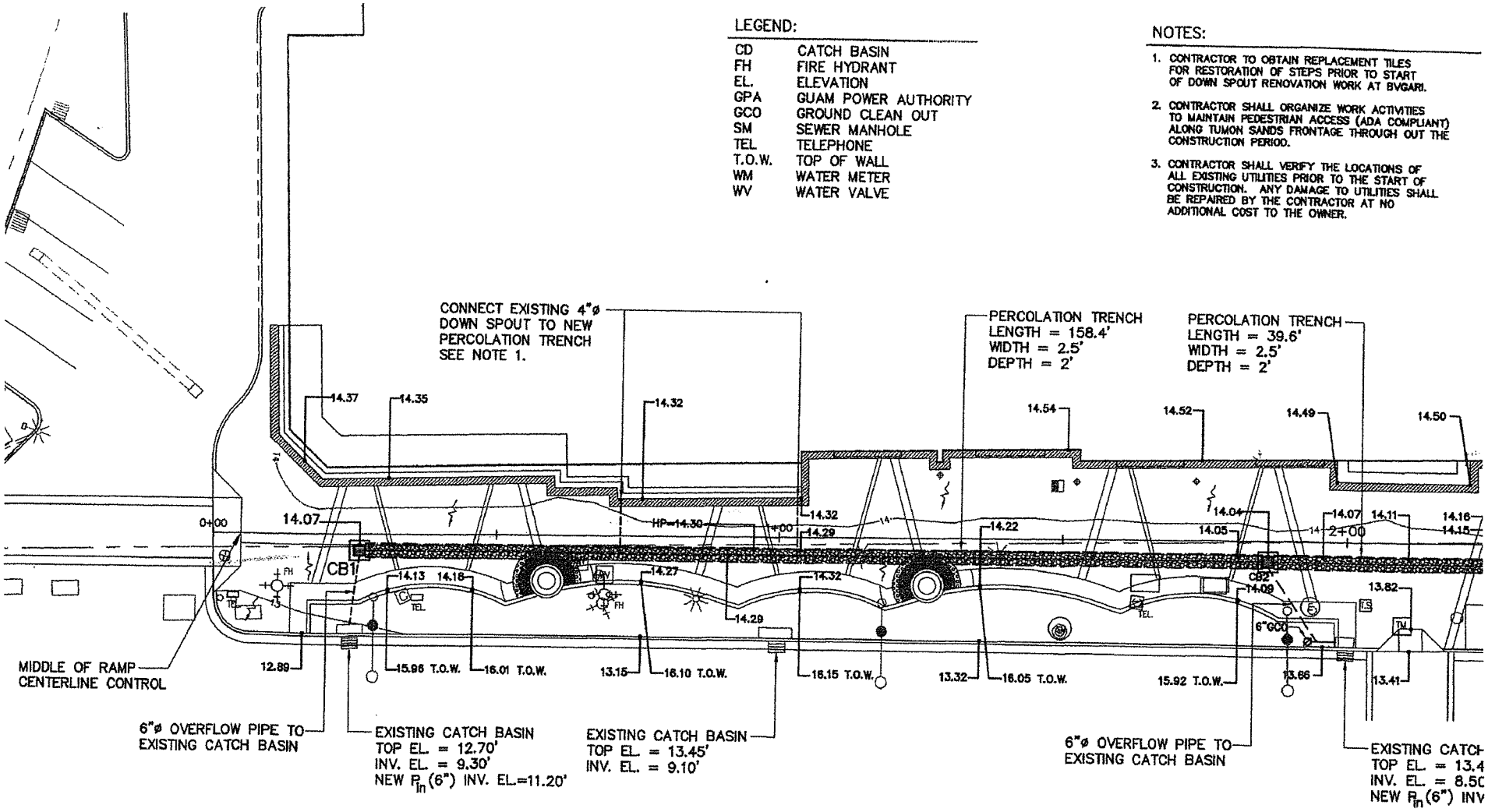


LEGEND:

CD	CATCH BASIN
FH	FIRE HYDRANT
EL.	ELEVATION
GPA	GUAM POWER AUTHORITY
GCO	GROUND CLEAN OUT
SM	SEWER MANHOLE
TEL	TELEPHONE
T.O.W.	TOP OF WALL
WM	WATER METER
WV	WATER VALVE

NOTES:

1. CONTRACTOR TO OBTAIN REPLACEMENT TILES FOR RESTORATION OF STEPS PRIOR TO START OF DOWN SPOUT RENOVATION WORK AT BVGARI.
2. CONTRACTOR SHALL ORGANIZE WORK ACTIVITIES TO MAINTAIN PEDESTRIAN ACCESS (ADA COMPLIANT) ALONG TUMON SANDS FRONTAGE THROUGH OUT THE CONSTRUCTION PERIOD.
3. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



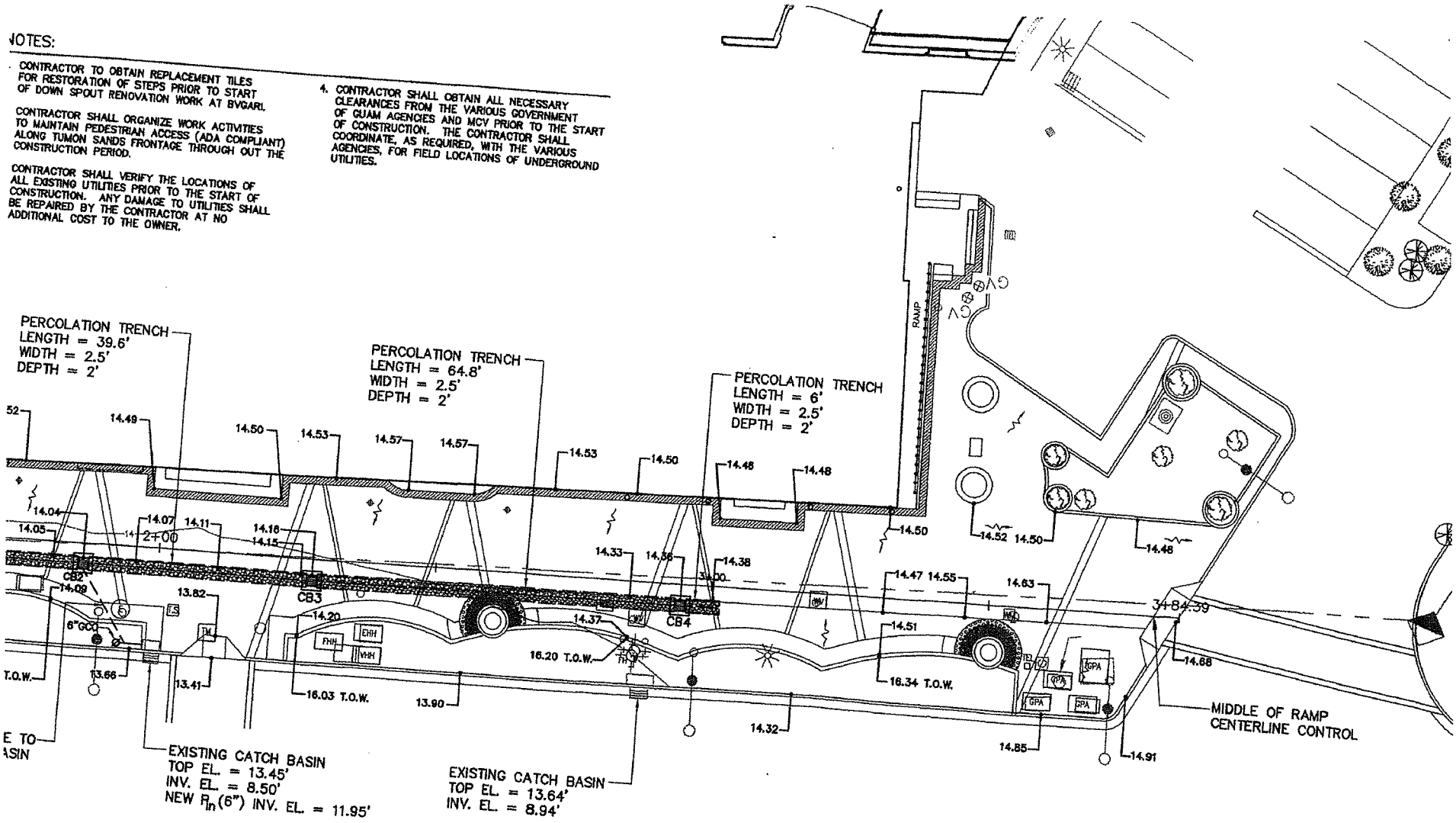
NOTES:

. CONTRACTOR TO OBTAIN REPLACEMENT TILES FOR RESTORATION OF STEPS PRIOR TO START OF DOWN SPOUT RENOVATION WORK AT BVGARL

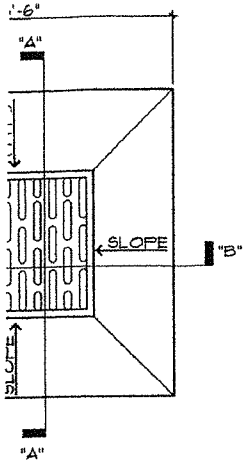
CONTRACTOR SHALL ORGANIZE WORK ACTIVITIES TO MAINTAIN PEDESTRIAN ACCESS (ADA COMPLIANT) ALONG TUMON SANDS FRONTAGE THROUGH OUT THE CONSTRUCTION PERIOD.

CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

4. CONTRACTOR SHALL OBTAIN ALL NECESSARY CLEARANCES FROM THE VARIOUS GOVERNMENT OF GUAM AGENCIES AND MCV PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE, AS REQUIRED, WITH THE VARIOUS AGENCIES, FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.



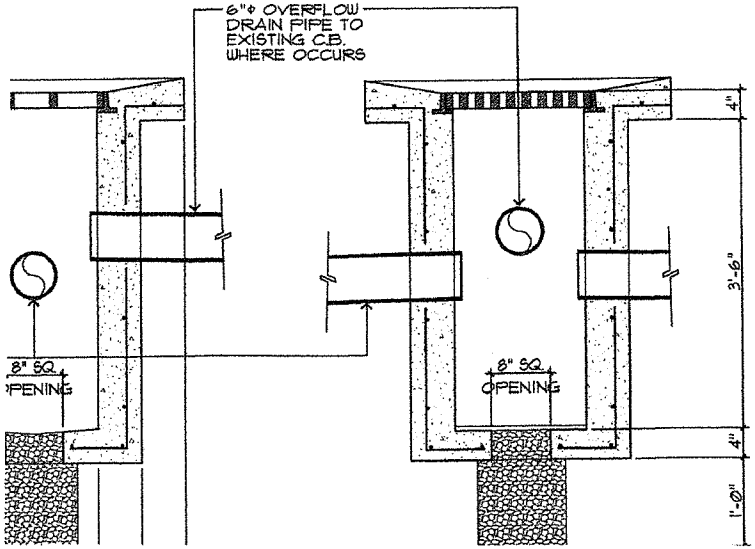
1 SITE DRAINAGE PLAN

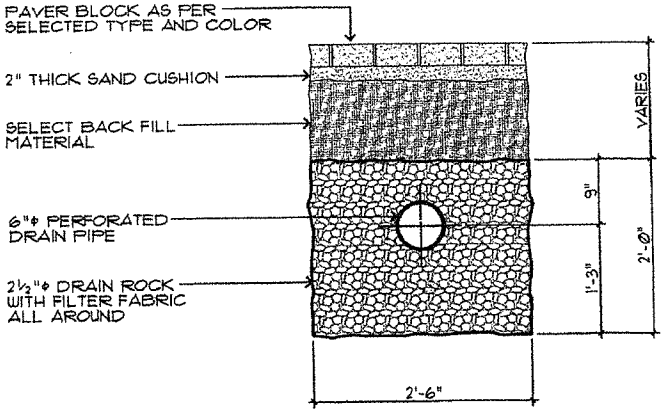


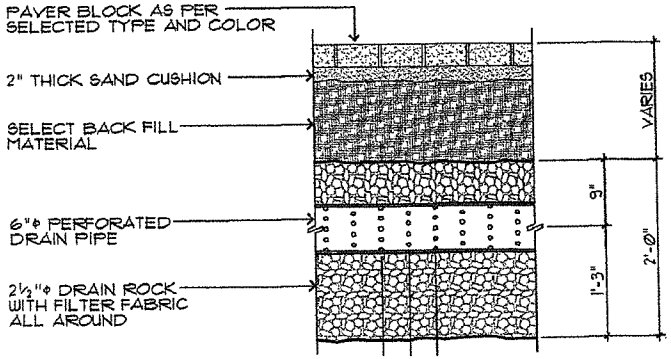
AN

NOTES:

1. EXPOSED EDGES OF CONCRETE SHALL BE ROUNDED WITH A RADIUS OF ⅜".
2. OPENINGS ON BOTH SIDES UNLESS OTHERWISE SHOWN ON PLANS.
3. MAINTAIN 1" CLEAR SPACING BETWEEN REINFORCING AND SURFACE.







GUAM ENVIRONMENTAL PROTECTION AGENCY
AHENSIAN PRUTEKSION LINA'LA GUAHAN
GUAM ENVIRONMENTAL PROTECTION AGENCY 1973
EDDIE BAZA CALVO
GOVERNOR OF GUAM
RAY TENORIO
LT. GOVERNOR OF GUAM
17-3304 MARINER AVENUE · TIYAN, BARRIGADA, GUAM 96913-1617
FIND US ONLINE AT EPA.GUAM.GOV

Date: JAN 29 2018

Ms. Susan Fryer
Mall Manager
S1082 SPE LLC
Dba Tumon Sands Plaza
1082 Pale San Vitores Rd
Tumon, Guam 96913

Re: Underground Injection Control Well Operating Permit

Hafa Adai Ms. Fryer:

On December 13, 2017, the Guam Environmental Protection Agency received the Underground Injection Control (UIC) operating permit renewal for DW-TSP1, located at Tumon Sands Plaza, San Vitores Road, Tumon. The application has been approved.

Attached are the UIC renewal permit certificate and the UIC Well Requirements and Conditions which is final and valid until March 2, 2020. Please renew the permit ninety (90) days before the expiration date in 2020.

Should you have questions or comments, please contact Ms. Susan Marquez, Water Resources Management Program, at 300-4778.

Si Yu'us Ma'ase,

WALTER S. LEON GUERRERO
Administrator

Attachments: UIC Operating Permit Certificate
UIC Well Permit Requirements and Conditions

OPERATING PERMITS

GUAM ENVIRONMENTAL PROTECTION AGENCY
1973

TODO Y NILALA Y TANO MAN UNO
ALL LIVING THINGS OF THE EARTH ARE ONE

UNDERGROUND INJECTION CONTROL

certifies that

S1082 SPE LLC

Is authorized to operate and maintain the following UIC wells at

TUMON SANDS PLAZA

PERMIT NO.	UIC NO.	LOCATION	AREA NO.	SYSTEM TYPE/SIZE	SAMPLING POINT
U1801001	DW-TSP1	Tumon Sands Plaza, Tumon	I	Percolation Basin/90'L x 12'W x 6'D	Yes

Pursuant to §53105(f) of the Guam Safe Drinking Water Act, Chapter 53, Title 10 of the Guam Code Annotated, and the Underground Injection Control Regulation for the Territory of Guam, S1082 SPE LLC dba Tumon Sands Plaza, is hereby authorized to operate and maintain the listed underground injection system for the disposal of storm water runoff in accordance with the attached UIC Wells Permit Requirements and Conditions. This permit is non-transferable and conditioned upon the holder observing the government code of Guam and all rules, regulations and orders of the Guam Environmental Protection Agency. No person shall willfully deface, alter, forge, counterfeit or falsify this permit. Any such activity shall cause the immediate revocation of this permit. This permit must be displayed at the location of operation.

March 2, 2020
Expiration Date

WALTER S. LEON GUERRERO
Administrator

REDEVELOPMENT OF TUMON SANDS PLAZA - 2018
INFRASTRUCTURE REQUIREMENTS AND IMPACT

John P. Duenas P.E.

DUEÑAS · CAMACHO
& Associates Inc.

REDEVELOPMENT OF TUMON SANDS PLAZA - 2018
INFRASTRUCTURE REQUIREMENTS AND IMPACT

1.0 Tumon Sands Plaza Redevelopment Profile and Location

Tumon Sands Plaza (TSP) intends to redevelop it current facilities and spaces to add three (3) more restaurants by reallocating spaces within its current footprint and building envelope. The most recent and existing allocation of space is listed in Table I – 1. Although the space occupied and used by the Louis Vuitton concession is noted to be separate and distinct from the TSP spaces, it is an integral part of the building envelope containing TSP facilities.

In addition to redeveloping existing spaces, TSP intends to add 20,000 square feet of space for a "Virtual Reality Entertainment Center" (VREC). The VREC will be open 10 hours daily.

The nature and extent of TSP's intent to reallocate space and the VREC building addition are described in the Tentative Development Plan Application and listed in Table I – 3.

2.0 Current Water Consumption/Usage and Projected Demand

2.1 Current TSP Water Consumption/Usage: TSP management had collected water consumption data for calendar years 2016 and 2017. This data, collected monthly, is shown in Table I – 2. In addition, TSP also collected water consumption data for Join-Us, the only current significant food service operation at TSP. Table I – 1 breaks down TSP spaces by use and concession along with corresponding spaces. Table I – 1 and I – 2 combine to provide a detailed analysis of water consumption by extrapolating water consumption by use and by concession. As expected, Join-Us, a restaurant and full food service operation, had the largest percentage of total water consumption as shown on Table I - 2. Table I - 2 calculates the average water consumption of restaurant use in terms of gallons per customer seat per month (974.75) and the average water consumption of retail use by area expressed in gallons square feet per month (1.36). Conversion of monthly water consumption rate to a daily rate is a simple division by 30. The following are the results of current water consumption/usage analysis expressed in gallons per day (GPD):

• Current Restaurant Daily Water Consumption:	6,531	GPD
• Current Retail/Office Daily Water Consumption:	2,701	GPD
Total:	9,232	GPD

2.2 Projected Water Demand (Potable Water and Fire Flow): The projected water demand for the redeveloped TSP is based on water consumption estimates according to the reallocation of spaces and uses as summarized in Table I – 3. The TSP Redevelopment Plan features 3 new restaurants plus Join-Us amounting to a total of 17,347 SF of restaurant space. The remaining spaces are allocated to retail, office and storage uses. Additional water demand will result from the proposed VREC building extension occupying a space of 20,000 SF with a

small food service operation. The VREC is expected to draw about 1,000 customers daily. The following are the results of the projected water consumption analysis for the redeveloped TSP and the VRC:

• Projected TSP Restaurant Daily Water Demand:	20,734	GPD
• Projected TSP Retail/Office Daily Water Demand:	2,365	GPD
Subtotal:	23,099	GPD
• Projected VREC Daily Water Demand:	3,123	GPD
Total Potable Water Demand:	26,223	GPD

However, total water demand must include sufficient water supply (1500 GPM) at a required minimum pressure to accommodate fire flow requirements. Table I - 4 shows the total water demand requirement of 1,527 GPM. TSP is currently connected to the GWA water distribution system along San Vitores Road which is expected to provide the required minimum fire flow and pressure.

3.0 Current and Projected Wastewater Generation

3.1 Current TSP Wastewater Flow Generation: TSP's current average wastewater flow generation can be derived from average water consumption data discussed in Section 2.0 and summarized in Table I – 1. Again, as expected, Join-Us, a restaurant and full food service operation, had the largest percentage of total wastewater flow generation as shown in Table I - 2. Table I - 2 calculates the average wastewater flow generation for restaurant use and retail use in terms of a fraction/percentage of water consumption (75% for restaurant and 100% for retail use). The following are the results of this analysis:

• Current Restaurant Daily Wastewater Generation:	4,898	GPD
• Current Retail Daily Wastewater Generation:	2,701	GPD
Total:	7,599	GPD

3.2 Projected Wastewater Generation: The projected wastewater flow generation for the redeveloped TSP is derived from water consumption estimates according to the reallocation of spaces and uses as summarized in Table I – 3. The TSP Redevelopment Plan features 3 new restaurants plus Join-Us amounting to a total of 17,347 SF of restaurant space. The remaining spaces are allocated to retail, office and storage uses. Additional water demand will result from the proposed VREC building extension occupying a space of 20,000 SF with a small food service operation and having an expected customer load of 1,000 daily. The following are the results of the projected wastewater generation analysis for the redeveloped TSP and the VREC:

• Projected Average Daily Wastewater Generation:	20,720 GPD
• Projected Peak Wastewater Generation:	62,161 GPD / 43 GPM

TSP is currently connected to GWA's wastewater collection system along San Vitores Road. The design of redevelopment improvements at TSP and the new VREC facility will determine if additional connections to the public sewer system is required, along with the collector line to

which a new connection will be made. GWA will provide the guidance regarding connection requirements.

4.0 Storm Drainage Systems

The redevelopment of TSP and the new VREC building extension is not expected to generate additional stormwater runoff since there is already 100% runoff from the TSP property.

5.0. Road Access and Traffic Impact

TSP property is bounded by San Vitores Road to the west which provides two points of vehicular access, one at the southern edge and one at the northern edge of the property. These driveway connections to San Vitores will continue to serve as access to TSP and the new VREC after implementation of the redevelopment plan.

TSP has collected customer arrival data for calendar years 2016 and 2017, the results of which are presented in Table I – 5. Shared use and customer arrival data provided by TSP and used in traffic flow projections include:

a. The new VREC is estimated to draw 1,000 customers daily, 40% of which are also expected to be TSP shoppers;
b. Customer arrival modes are as follows: 50% by foot, 32% by shuttle bus, 2% by taxi or limousine and 16% by customers driving their own vehicles or rental cars; and
c. Customer arrivals by vehicles assume 2 to 3 occupants per vehicle.

Current traffic flow and traffic projections after redevelopment are presented in Table I – 6 with the following results:

<u>Current Traffic Flow</u>

- Current Monthly Traffic Flow for TSP (vehicles/month: 6,828
- Current Daily Traffic Flow for TSP (vehicles/day): 228

<u>Traffic Projections for TSP After Redevelopment and VREC</u>

- Projected Monthly Traffic Flow for TSP and VREC (vehicles/month): 10,158
- Projected Daily Traffic Flow for TSP and VREC (vehicles/day): 339

The expected increase of daily traffic flow of 111 over existing flow (10 vehicles per hour) will not have significant impact on San Vitores traffic flow.

TABLE I - 1
TUMON SANDS PLAZA (TSP) USES (AS OF 3/27/2018) - BEFORE TSP REDEVELOPMENT

		USE FACTORS				Current Water Usage Analysis			Current Wastewater Generation Analysis				
No.	Tenant Name/Tenant Space Title	Category of Use	Gross Floor Area (SF)	Effective (Net) Floor Area	Number of Customer Seats	Current Monthly Usage Rate (min)	Current Monthly Usage (max)	Current Monthly Usage (avg)	Current Monthly Usage Rate (min)	Current Monthly Usage (max)	Current Monthly Usage (avg)	Current Daily Water Usage (Avg)	Current Daily Wastewater Generation (Avg)
1	Bally	Retail	849	637	N/A	546	1389	1156	546	1389	1156	39	39
2	Vacant (formerly BCBG)	Retail	2279	1709	N/A	0	0	0	0	0	0	0	
3	Bottega Veneta	Retail	1500	1125	N/A	964	2453	2042	964	2453	2042	68	68
4	Kenzo (formerly Paul Smith)	Retail	1476	1107	N/A	949	2414	2009	949	2414	2009	67	67
5	Swarovski (formerly JP Couture)	Retail	1125	844	N/A	723	1840	1531	723	1840	1531	51	51
6	Furla (formerly Dunhill)	Retail	849	637	N/A	546	1389	1156	546	1389	1156	39	39
7	Givenchy	Retail	1807	1355	N/A	1162	2955	2460	1162	2955	2460	82	82
8	Balenciaga	Retail	1289	967	N/A	829	2108	1755	829	2108	1755	58	58
9	Vacant (formerly Marc Jacobs)	Retail	1493	1120	N/A	0	0	0	0	0	0	0	0
10	Le Sport Sac (formerly Coach)	Retail	1476	1107	N/A	949	2414	2009	949	2414	2009	67	67
11	Chloe	Retail	929	697	N/A	597	1519	1265	597	1519	1265	42	42
12	Tiffany	Retail	3172	2309	N/A	2039	5188	4318	2039	5188	4318	144	144
13	Vacant (formerly Marimekko)	Retail	1103	827	N/A	0	0	0	0	0	0	0	0
14	Just Int'l Corp	Retail	258	194	N/A	166	422	351	166	422	351	12	12
15	Loco Boutique	Retail	849	637	N/A	546	1389	1156	546	1389	1156	39	39
16	R&W Coconut Oil (formerly Twinkles)	Retail	503	377	N/A	323	823	685	323	823	685	23	23
17	Art Gallery	Retail	1034	776	N/A	665	1691	1407	665	1691	1407	47	47
18	Vacant (formerly Anteprima)	Retail	1285	964	N/A	0	0	0	0	0	0	0	0
19	Watabe	Retail	1461	1096	N/A	939	2390	1989	939	2390	1989	66	66
20	Watabe	Retail	3095	2321	N/A	1990	5062	4213	1990	5062	4213	140	140
21	Watabe	Retail	4069	3052	N/A	2616	6655	5539	2616	6655	5539	185	185
22	Bulgari - 1st Floor (to be part of new seafood restaurant)	Retail	907	544	N/A	583	1483	1235	583	1483	1235	41	41
23	Bulgari - 2nd Floor (to be part of new seafood restaurant)	Retail	907	544	N/A	583	1483	1235	583	1483	1235	41	41
24	Rolex - 1st Floor (to be part of new seafood restaurant)	Retail	1038	623	N/A	667	1698	1413	667	1698	1413	47	47
25	Rolex - 2nd Floor (to be part of new seafood restaurant)	Retail	1038	623	N/A	667	1698	1413	667	1698	1413	47	47
26	Gucci - 1st Floor (to be part of new seafood restaurant)	Retail	1596	958	N/A	1026	2610	2173	1026	2610	2173	72	72
27	Gucci - 2nd Floor (to be part of new seafood restaurant)	Retail	1596	958	N/A	1026	2610	2173	1026	2610	2173	72	72
28	Sunsert Gallery (to be part of new seafood restaurant)	Retail	330	198	N/A	212	540	449	212	540	449	15	15
29	Vacant (to be part of new seafood restaurant)		849	509	N/A	0	0	0	0	0	0	0	0
30	Join-Us	Restaurant	5435	3261	201	170,400	224,000	195,925	127,800	168,000	146,944	6531	4898
31	Vacant (Former Caronel Boutique, now to be new Italian Restaurant)	Restaurant	4500	2700	N/A	0	0	0	0	0	0	0	0
32	Third Floor Office Space(s)	Office	8866	7981	N/A	5699	14501	12069	5699	14501	12069	402	402
33	Tenant-Leased Storage	Storage	7514	7514		4830	12289	10228	4830	12289	10228	341	341
		Totals:	66,477	Gross Leasable Area at TSP									
		Occupied	54,968	Gross Leasable Area at TSP Occupied as of March 2018									
		Vacant	11,509	Gross Leasable Area at TSP that Were Vacant									
		Louis Vuitton	10,000	Gross Area of Louis Vuitton Space Not Part of TSP But Part of TSP Water Usage		6,428	16,355	13,612	6,428	16,355	13,612	454	454
		Occupied Leased Spaces	64,968	% Occupancy excluding LV =	83%	208,670	321,368	276,962	166,070	265,368	227,981	9,232	7,599
	WW Generation Factors												
	Retail WW Generation Factor	X	1	Water Use Rate							Retaurant Use	6,531	4,898
	Restaurant WW Generation Factor	X	75%	Water Use Rate							Other (Retail/Office/Storage)	2,701	2,701

TABLE I - 2
TUMON SANDS PLAZA WATER CONSUMPTION ANALYSIS

Tenant/Year		Month January	February	March	April	May	June	July	August	September	October	November	December	Min Monthly	Max Monthly		
Total																	
	2016	227,773	247,902	244,900	226,700	255,600	243,000	217,300	272,200	246,300	263,500	230,900	272,200	217,300	272,200	245,690	
	2017	289,900	247,300	253,200	223,500	280,000	267,700	302,700	280,500	293,300	314,800	267,800	278,200	223,500	314,800	274,908	
Join-us												# of Seats:	201		Gal/Seat	**974.75**	Gallons/Seat /Month
												Gross Area (SF	5,435		Gal/SF	36	
	2017	177,900	170,400	174,900	186,200	191,800	191,100	216,300	224,000	218,100	219,900	194,200	186,300	170,400	224,000	195,925	
Others							Occupied Areas (TSP + Louis Vuitton Space) included in water usage					Gross Area (SF	58,024		Gal/SF	**1.36**	Gallons/SF/ Month
		112,000	76,900	78,300	37,300	88,200	76,600	86,400	56,500	75,200	94,900	73,600	91,900	37,300	94,900	78,983	
														0.64	1.64		
		0.61	0.69	0.69	0.83	0.69	0.71	0.71	0.80	0.74	0.70	0.73	0.67	0.76	0.71	0.71	

Water & Wastewater Assumptions:

Water: Water usage projections for existing uses/tenancy are based upon actual water consumption data provided by the TSP ownership.

Wastewater Generation: Wastewater Generation Rates vary by use. For restaurant/food service use: wastewater generation rate is assumed to be 75% of the water usage rate; for retail space and office use, wastewater generation rate is assumed to be the same as the water usage rate.

Tenant-leased Storage Spaces: Tenants have leased spaces for merchandise not contained in their shops. These spaces and their do not generate any water usage and, accordingly, has no waste generation.

TABLE I - 3

ANALYSIS OF WATER DEMAND & WASTEWATER GENERATION PER REDEVELOPMENT PLAN FOR TUMON SANDS PLAZA - AFTER REDEVELOPMENT

A. TSP and Louis Vitton Concessions

		USE FACTORS				Projected Water Usage			Current Wastewater Generation Analysis				
No.	Tenant Name/Tenant Space Title	Category of Use	Gross Floor Area (SF)	Effective (Net) Floor Area	Number of Customer Seats	Current Monthly Usage Rate (min)	Current Monthly Usage (max)	Current Monthly Usage (avg)	Current Monthly Usage Rate (min)	Current Monthly Usage (max)	Current Monthly Usage (avg)	Current Daily Water Usage (Avg)	Current Daily Wastewater Generation (Avg)
1	Bally	Retail	849	637	N/A	546	1389	1156	546	1389	1156	39	39
2	Bottega Veneta	Retail	1500	1125	N/A	964	2453	2042	964	2453	2042	68	68
3	Kenzo (formerly Paul Smith)	Retail	1476	1107	N/A	949	2414	2009	949	2414	2009	67	67
4	Swarovski (formerly JP Couture)	Retail	1125	844	N/A	723	1840	1531	723	1840	1531	51	51
5	Furla (formerly Dunhill)	Retail	849	637	N/A	546	1389	1156	546	1389	1156	39	39
6	Givenchy	Retail	1807	1355	N/A	1162	2955	2460	1162	2955	2460	82	82
7	Balenciaga	Retail	1289	967	N/A	829	2108	1755	829	2108	1755	58	58
8	Le Sport Sac (formerly Coach)	Retail	1476	1107	N/A	949	2414	2009	949	2414	2009	67	67
9	Chloe	Retail	929	697	N/A	597	1519	1265	597	1519	1265	42	42
10	Tiffany	Retail	3172	2309	N/A	2039	5188	4318	2039	5188	4318	144	144
11	Just Int'l Corp	Retail	258	194	N/A	166	422	351	166	422	351	12	12
12	Loco Boutique	Retail	849	637	N/A	546	1389	1156	546	1389	1156	39	39
13	R&W Coconut Oil (formerly Twinkles)	Retail	503	377	N/A	323	823	685	323	823	685	23	23
14	Art Gallery	Retail	1034	776	N/A	665	1691	1407	665	1691	1407	47	47
15	Watabe	Retail	1461	1096	N/A	939	2390	1989	939	2390	1989	66	66
16	Watabe	Retail	3095	2321	N/A	1990	5062	4213	1990	5062	4213	140	140
17	Watabe	Retail	4069	3052	N/A	2616	6655	5539	2616	6655	5539	185	185
18	Vacant (formerly BCBG)	Retail	2279	1709	N/A	0	0	0	0	0	0	0	
19	Vacant (formerly Marc Jacobs)	Retail	1493	1120	N/A	0	0	0	0	0	0	0	0
20	Vacant (formerly Marimekko)	Retail	1103	827	N/A	0	0	0	0	0	0	0	0
21	Vacant (formerly Anteprima)	Retail	1285	964	N/A	0	0	0	0	0	0	0	0
22	Vacant (former Furla)	Retail	849	509	N/A	0	0	0	0	0	0	0	0
23	New Seafood Restaurant	Restaurant	3871	2323	143			139,545			104,659	4651	3489
24	New Italian Restaurant	Restaurant	4500	2700	163			158,884			119,163	5296	3972
25	New TBD (To be Determined) Restaurant	Restaurant	3541	2125	131			127,673			95,755	4256	3192
26	Join-Us	Restaurant	5435	3261	201	170,400	224,000	195,925	127,800	168,000	146,944	6531	4898
27	Third Floor Office Space(s)	Office	8866	7981	N/A	5,699	14,501	12,069	5,699	14,501	12,069	402	402
28	Tenant-Leased Storage	Storage	7514	7514	N/A	4,830	12,289	10,228	4,830	12,289	10,228	341	341
		Totals:	66,477	Gross Leasable Area at TSP									
		Occupied	59,468	Gross Leasable Area at TSP									
		Vacant	7,009	Gross Leasable Area at TSP that									
		Louis Vuitton	10,000	Gross Area of Louis Vuitton Space		6,428	16,355	13,612	6,428	16,355	13,612	454	454
		Occupied Leased Spaces	69,468	% Occupancy excluding LV =	89%	203,905	309,245	692,975	161,305	253,245	537,468	23,099	17,916
	WW Generation Factors												
	Retail WW Generation Factor	X	1	Water Use Rate							Retaurant Use	20,734	15,551
	Restaurant WW Generation Factor	X	75%	Water Use Rate							Other (Retail/Office/Storage)	2,365	2,365

B. Virtual Reality Entertainment Center

		Water Use & Wastewater Generation							
	TOTAL SPACE (SF)	20,000	Hours/Day	12					
	Factors Determining Water Use & Wastewater Generation	Daily # of Customers						Average Daily Water Use	Average Daily Wastewater Generation
1	Patronage	1,000							
		Seats		Water Use/Seat			Water Usage		
2	Food and Beverage Service	25		974.75	per month	Daily	812	812	609
		Fixtures		Rate per Fixture	Cycles per Hour	Total Flow (Hr)	Total Daily		
3	Men's Restroom	3	toilets	1.6	8	38.4			
		4	Urinals	1	10	40			
		3	Lavatories	0.5	18	27			
	Women's Restroom	4	Toilets	1.6	8	51.2			
		3	Lavatories	0.5	24	36			
	WW Generation Factor					192.6	2311	2,311	2,196
	Virtual Reality Entertainment Center	X	95%	Water Use Rate			3,123	3,123	2,805

	Water Usage	Wastewater Generation
TOTAL AVERAGE DAILY PROJECTED WATER USE AND WASTEWATER GENERATION (Gallons/Day) ---->	26,223	20,720

TABLE I - 4

Summary of Water Demand and Wastewater Generation Projections (Reference: Tables I - 1 , I - 2 and I - 3)

	TOTAL AVERAGE DAILY WATER USE AND WASTEWATER GENERATION (Gallons/Day)	---->		26,223	20,720
		Fire Flow (gpm)	Max Day Flow		
Water Demand	Total Gallons Per Day Average Flow			26,223	Gal/Day
	Maximum Day Flow (1.5 x Day Average Flow)**			39,334	Gal/Day
	Maximum Hourly Flow (3.0 x Day Average Flow)**			3,278	Gal/hour
	Maximum Minute Flow (4.0 x Day Average Flow)**			73	Gal/Min
	Fire Flow + 25% of Maximum Day Flow (GPM)**	1,500	27	1,527	Gal/Min
	Fire Flow + 25% of Maximum Day Flow (CFS)**			9.7	CFS
Wastewater Generation	Total Gallons Per Day Average Flow			20,720	Gal/Day
	Peaking Factor	3			
	Peak Gallons per Day			62,161	Gal/day
	Peak Gallons per Minute			43	Gal/min
	Peak Cubic Feet Per Second			5.8	CFS

TABLE I - 5

EXISTING TRAFFIC FLOW AT TUMON SANDS PLAZA*

	Local			Lam Lam			LeaLea			TSP Shuttle			BMW			Rent a Car		TOTALS	
	2016	2017	2018	2016	2017	2018	2016	2017	2018	2016	2017	2018	2016	2017	2018	2017	2018	2016	2017
Jan	2,956	3,379	2,095	1,404	1,272	877	1,242	1,212	977		930	930	224	258	325	1,197	877	5,826	8,247
Feb	2,624	2,749		1,020	1,045		966	1,018		840	840		213	221		836		5,663	6,708
Mar	2,772	2,558		1,174	1,176		1,060	1,203		930	930		244	293		1,001		6,180	7,161
Apr	2,774	2,495		1,173	1,100		1,105	1,146		900	900		157	253		814		6,109	6,707
May	1,946	2,866		1,246	994		1,198	976		930	930		237	255		752		5,557	6,773
Jun	2,712	2,082		1,084	1,033		1,052	948		900	900		235	254		489		5,983	5,705
Jul	2,679	2,441		714	1,347		645	1,265		930	930		246	200		557		5,214	6,740
Aug	2,788	2,719		849	1,274		782	1,225		930	930		338	333		937		5,687	7,417
Sep	2,806	2,406		949	954		839	928		900	900		268	288		875		5,762	6,351
Oct	2,937	2,633		1,377	958		1,236	1,055		930	930		246	242		1,027		6,726	6,845
Nov	3,123	2,461		1,252	878		1,200	1,014		900	900		292	284		753		6,767	6,289
Dec	4,005	2,962		1,241	945		1,195	1,019		930	930		248	271		869		7,619	6,996
Average	2,843	2,646	2,095	1,124	1,081	877	1,043	1,084	977	911	913	930	246	263	325	842	877	**6,167**	**6,828**
Daily	95	88	70	37	36	29	35	36	33	30	30	31	8	9	11	28	29	**206**	**228**

* Traffic Data and Notes Provided by Tumon Sands Plaza

NOTES

1. LOCAL = personal vehicles
   LAM LAM = Red trolley
   LEALEA = white shuttle bus operated by HIS
   TSP Shuttle = GPO-TSP yellow shuttle bus
   BMW - TSP private car service
   Rent a Car - tourists who arrive in a rental car
2. Local and Rent a Car vehicle counts are calculated from customer count at rate of 2 passengers per car for Local and 3 passengers per car for Rent a Car.
3. All counts represent in-coming vehicles only.
4. Customers entering the TSP front door (Pale San Vitores Road) are all pedestrians.
5. Shared use and customer arrival data: 50% by foot, 32% by shuttle bus, 2% by taxi or limousine and 16% by vehicles/rental cars (2 to 3 passengers per vehicle).

TABLE I - 6

TUMON SANDS PLAZA REDEVELOPMENT - 2018

TRAFFIC FLOW PROJECTIONS

Existing TSP Traffic Flow (Base 2017
8,247
6,708
7,161
6,707
6,773
5,705
6,740
7,417
6,351
6,845
6,289
6,996
Average Mo. 6,828
Average Daily 228

(Existing) Spaces by Category	Sub Category	Gross Area by Category	Traffic Flow Data (Actual		Traffic Flow Existing Total
TSP Retail					
	Occupied	49,533			
	Vacant	11,509	Average Mo		Average Mo
	LV Retail	10,000	6,828		6,828
		71,042			
Restaurant			Average Day		Average Day
	Join-Us	5,435	228		228
Total	**TSP + LV**	**76,477**			
				Total Existing Daily Traffic Flow	**228**

(New) Spaces by Category	Sub Category	Gross Area by Category	Traffic Flow (Actual Counts)	Additional Projected Traffic Flow		Traffic Flow Projected Total
TSP Retail						
	Occupied	42,121				
	Vacant	7,009				
	LV Retail	10,000	Average Mo	Average Mo		Average Mo
Subtotal	Retail	59,130	6,828	1890		8,718
Restaurant						
	Join-Us	5,435	Average Day			Average Day
	Seafood	3,871	228	63		291
	Italian	4,500				
	TBD	3,541				
Subtotal	Restaurant	17,347				
Total	**TSP + LV**	**76,477**				

Addn'l Parking provided for local patronage of new restaurants	21
Assume each parking space has a daily turnover of 3 vehicles, Additional daily traffic is therefore additional parking (21) x 3.	63
Additional Monthly	1890

	Gross Area (SF)	Projected Daily Customer Base	Shared Use by TSP Customer Base	Sole VRC Destination	Customer Base Arriving by Vehicle	Number of Addn'l Vehicles (Traffic Flow)	Expected Daily Additional Traffic Flow
Virtual Reality Entertainment Center VREC	20,000	1,000	40%	600	96	48	48

Total Projected Daily Traffic Flow Based on TSP Redevelopment Plan (including VREC) 339

Total Projected Monthly Traffic Flow Based on TSP Redevelopment Plan (including VREC) 10,158

Criteria, Assumptions and Qualifications:

1	The traffic flow projections developed in this analysis are based in part on actual traffic counts conducted by Tumon Sands Plaza over a two-year time span. The data are summarized in Table T-1B. Data for Year 2017 was used exclusively to make projections principally because 2016 data was based on a different space configuration (e.g., Join-Us occupied a much smalleer space at TSP in 2016) and therefore inappropriate. Additional parking spaces (21) will be provided to accommodate additional local patronage of the new restaurants. TSP assumes a daily turnover rate of 3 for each additional parking.
2	TSP provided shared use, customer arrival and employee data that were used in the projections. TSP also provided TSP Redevelopment Plan data showing the proposed reconfiguration of uses at the esisting TSP facility, plus the addition of space dedicated to a new Virtual Reality Entertainment Center and additional parking proposed to be added by a new parking structure. These data are presented in TSP'S Tentative Development Plan Application which this analysis supports.
3	Shared Use and Customer Arrival data provided by TSP and used in this analysis includes: a) the new VREC is expected to draw 1,000 customers daily, 40% of +which are also expected to be TSP shoppers; b) Customer arrival modes are as follows: 50% by foot, 32% by shuttle bus, 2% by taxi or limousine and 16% by customers driving their own vehicles or rental cars; and c) Customer arrivals by vehicle assume 2 to 3 occupants per vehicle.

SANNO GUAM, INC.

One Agana Bay
446 East Marine Corps Drive, Suite 201
Hagatna, Guam, 96910

LETTER OF AUTHORIZATION

March 9, 2018

Mr. John Z. Arroyo, Chairman
Guam Land Use Commission
c/o Department of Land Management
Government of Guam
590 S. Marine Corps Drive, 3rd Floor
Tamuning, Guam 96913

RE: APPLICATIONS FOR TUMON SANDS PLAZA REDEVELOPMENT PLAN 2018

Dear Chairman Arroyo and Commissioners:

This will authorize Mr. Monte Mesa and/or his representative, as designated in writing, to represent me before the Guam Land Use Commission regarding the Subject redevelopment applications.

Sincerely,

SANNO GUAM, INC.

By: _____
Katsuhiro Kinoshita, Chairman

TUMON SANDS

PLAZA

S1082 SPE LLC

1082 PALE San Vitores Road

Tumon, Guam 96913

March 9, 2018
Mr. John Z. Arroyo, Chairman
Guam Land Use Commission
c/o Department of Land Management
Government of Guam
590 S. Marine Corps Drive, 3rd Floor
Tamuning, Guam 96913

Subject: Tumon Sands Plaza Redevelopment Plan – 2018
Tentative Development Plan Application
Variance Applications #1, #2, and #3

RE: Letter of Authorization to Represent

Dear Chairman Arroyo and Commissioners:

This will authorize Mr. Daniel D. Swavely to represent me before the Guam Land Use Commission regarding the Subject applications.

Sincerely,

Monte Mesa
General Manager
Tumon Sands Plaza

1082 Pale San Vitores Rd., Suite 322 Tumon, Guam 96913
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