

**I MINA'TRENTAI DOS NA LIHESLATURAN GUÅHAN  
2013 (FIRST) Regular Session**

Bill No. 240-32 (over)

Introduced By:

T.R. MUÑA BARNES

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2013 DEC 13 AM 4:47

**AN ACT TO REZONE LOT NO. 54NEW-R1, BLOCK NO. 3,  
MUNICIPALITY OF TAMUNING, GUAM FROM SINGLE-  
FAMILY DWELLING ZONE (R-1) TO COMMERCIAL ZONE  
(C).**

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

**Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds that Harmohanjit and Veena Sachdev are the property owners of Lot Number 54NEW-R1, Block Number 3, located in the Municipality of Tamuning, Guam. *I Liheslaturan Guåhan* further finds that the Sachdevs' acquired Lot No. 54New-R1 through a Warranty Deed. (*Attached as Exhibit "A"*). At the present time there is a single family dwelling on the property

*I Liheslaturan Guåhan* further finds that there is a medical clinic located on an adjacent lot and a dental clinic on another adjacent lot to the Sachdevs' property. The Sachdevs' intend to convert the present single family dwelling to an assisted living center.

In an effort to allow the Sachdevs' to convert the single family dwelling into an assisted living center within close proximity to an existing medical clinic, an existing dental clinic, and the Guam Memorial Hospital, as well as to assist the Sachdevs' in maximizing the highest and best use of their property, it is the intent of *I Liheslaturan Guåhan* to rezone this property from R-1 to C.

1           **Section 2. Lot No. 54NEW-R1, Block 3 Rezoned.** Notwithstanding any  
2 other provisions of law, Lot No. 54NEW-R1, Block No. 3, (Consolidation of Lots  
3 52, 53, and 54, Block 3, into Lot54NEW, Block 3, then Parceling thereof),  
4 Municipality of Tamuning (Formerly of Dededo), Territory of Guam, Estate  
5 Number 12954, Suburban, containing an area of 1,195 +/- square meters, as said  
6 lot is marked and designated on Map Drawing No.93-100, L.M. Check Number  
7 551 FY 93, as described in that Consolidation Survey and Parceling Map, dated  
8 March 3, 1994 and recorded March 14, 1994, at the Records Division, in the  
9 Department of Land Management, Government of Guam under Document Number  
10 504822, is hereby rezoned from Single-Family Dwelling (R-1) to Commercial (C)  
11 Zone. (*Partial Map attached as Exhibit "B"*).

12           **Section 3. Effective Date.** This provisions contained herein shall take  
13 effect immediately upon enactment of this Act.

# EXHIBIT A

Island of Guam, Government of Guam  
Department of Land Management Office of the Recorder

File for Record is Instrument No. 788370

On the Year 09 Month 04 Day 03 Time 1:52

Recording Fee 245 Receipt No. \_\_\_\_\_

Deputy Recorder ATBamfista

TGE

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

THAT ON THIS 1<sup>st</sup> day of April, 2009, JOSEPHINE M. COAD, whose address is P.O. Box 3610, HAGATNA, GU 96932, hereinafter referred to as "GRANTORS", for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to them paid by HARMOHANJIT SACHDEV and VEENA SACHDEV, husband and wife, whose address is 1088 W MARINE DRIVE SUITE 112 DEDEDO, GU 96929, and hereinafter referred to as "GRANTEES", the receipt, adequacy and sufficiency whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEE, as **Joint Tenants with Rights of Survivorship property**, the following described property:

**LOT NUMBER 54NEW-R1, BLOCK NUMBER 3**, (Consolidation of Lots 52, 53 and 54, Block 3, into Lot 54NEW, Block 3, then Parcelling thereof), **MUNICIPALITY OF TAMUNING**, (Formerly of Dededo), TERRITORY OF GUAM, ESTATE NUMBER 12954, SUBURBAN, as said Lot is marked and designated on DRAWING NUMBER PRB 93-100, L.M. Check Number 551 FY 93, as described in that Consolidation Survey and Parcelling Map, dated MARCH 03, 1994 and recorded MARCH 14, 1994, at the Records Division, Department of Land Management, Government of Guam, under Document Number **504822**.

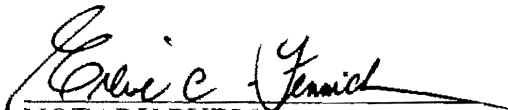
Registered Land, with the LAST REGISTERED OWNER being **FRED J. COAD, JR. and JOSEPHINE M. COAD, Husband and Wife**, the OWNER OF RECORD being **FRED J. COAD, JR. and JOSEPHINE M. COAD, Husband and Wife, Community Property**, and the LAST CERTIFICATE OF TITLE REGISTRATION NUMBER being **109308**.

AREA:           1,195 +/- SQUARE METERS  
                  12,868 +/- SQUARE FEET

GUAM, U.S.A.                    )  
  ) ss  
CITY OF HAGATNA            )

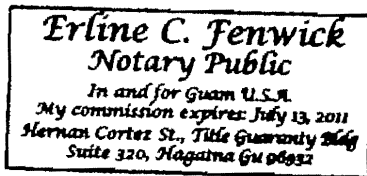
ON THIS 1<sup>st</sup> day of **April, 2009**, before me, a Notary Public in and for GUAM USA, personally appeared **HARMOHANJIT SACHDEV and VEENA SACHDEV**, and he/she acknowledged to me that he/she executed the foregoing **WARRANTY DEED**, as his/her free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



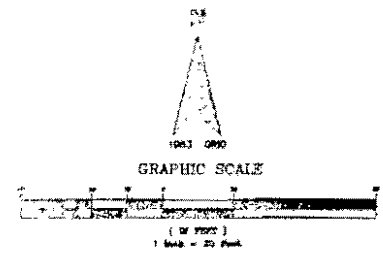
NOTARY PUBLIC  
My commission expires:

ESC#42.09/EF

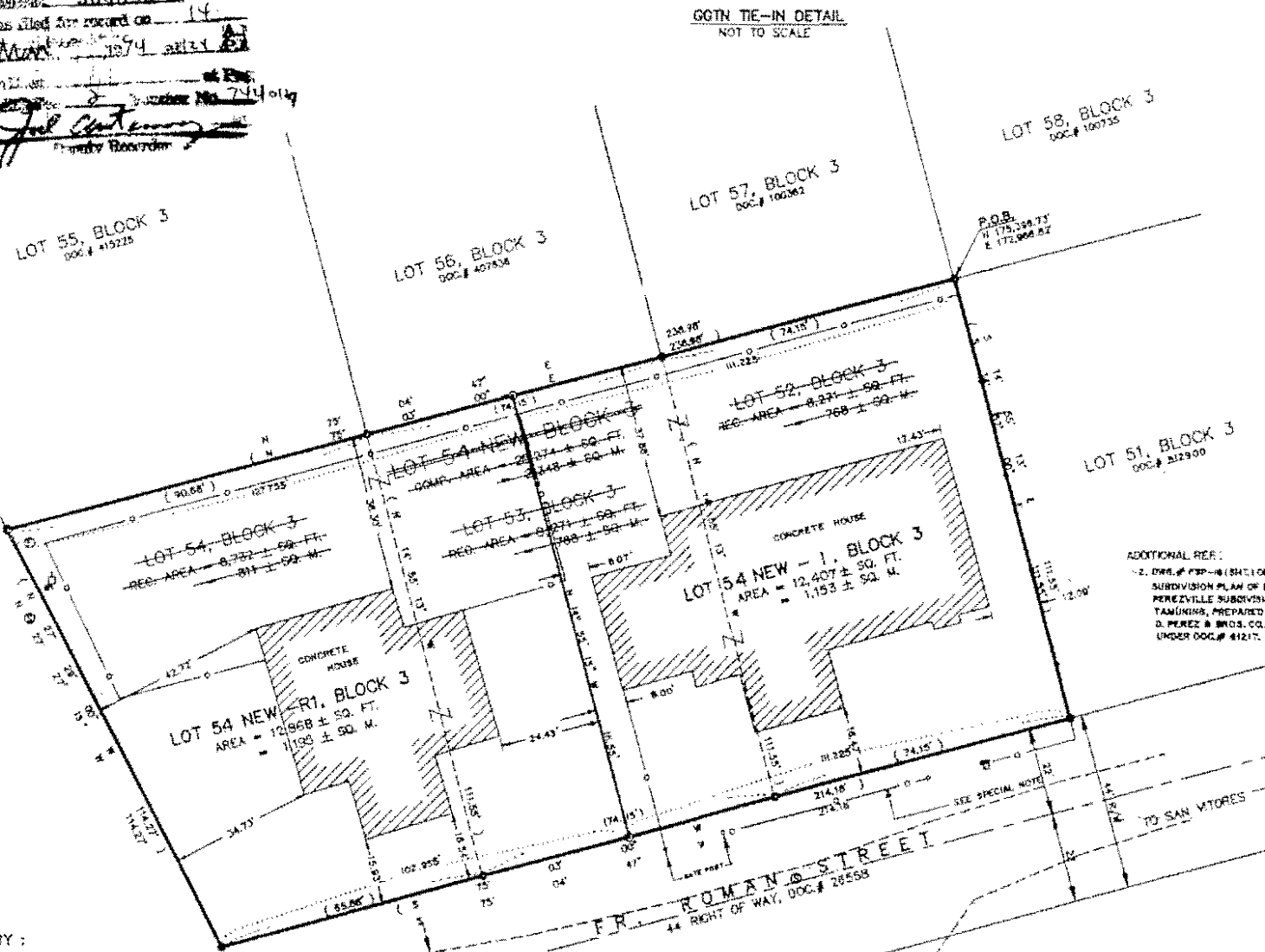
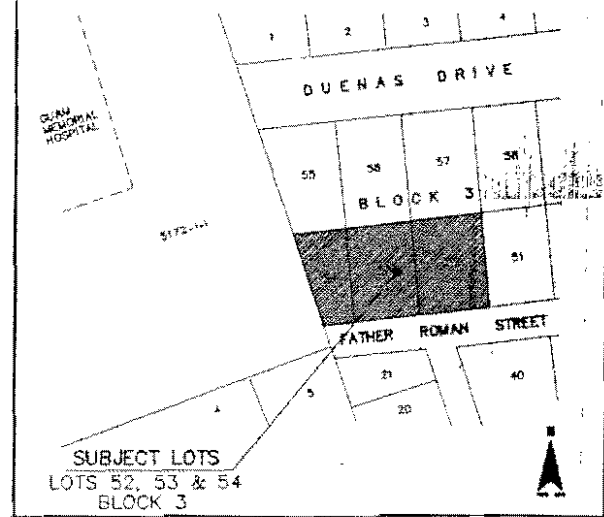
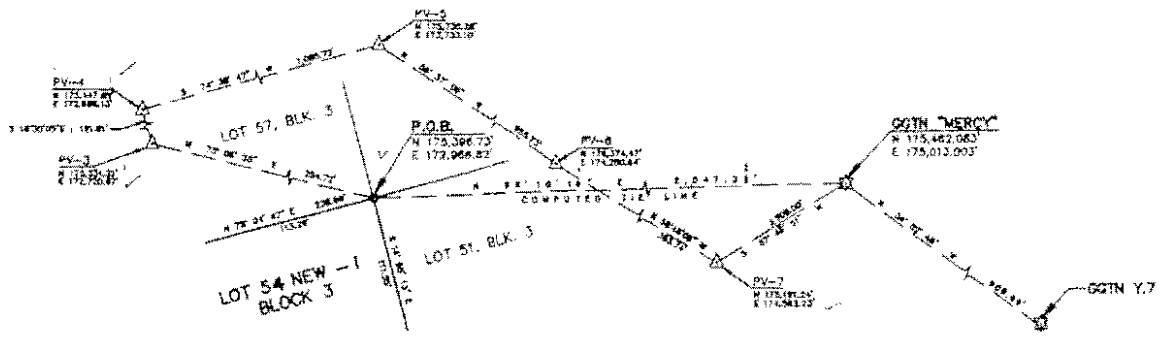


# EXHIBIT B

9513



ADDITIONAL INFORMATION OF CHAIN, IN CONNECTION WITH THIS SURVEY, IS ON FILE IN THE OFFICE OF THE RECORDS  
 INDEXED TO THE RECORDS 504822  
 This instrument was filed for record on 14  
 at 10:00 AM on 1974  
 by Public Administrator  
*John C. ...*  
 Public Administrator



- LEGEND:**
- ⊙ GOTTN MONUMENT AS NOTED
  - ⊙ #4 REBAR W/ WASHER FOUND (UNREADABLE)
  - ⊙ #4 REBAR WITH YELLOW PLASTIC CAP SET, MARKED PLUS #2
  - ⊙ #4 REBAR FOUND, NO IDENTIFICATION
  - ⊙ BURIED CABLE
  - ⊙ CONCRETE POWER POLE
  - ⊙ SENER MANHOLE
  - ⊙ ELECTRICAL MANHOLE
  - FENCE LINE
  - GUY WIRE
  - FIRE HYDRANT
  - WATER METER
  - FENCE GATE POST
  - TRAVERSE STATION
  - ⊙ CORNER FOUND, NO IDENTIFICATION

- NOTES:**
- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
  - SURVEY WAS BASED ON FOUND PROPERTY CORNERS AS SHOWN.
  - BEARINGS & DISTANCES IN PARENTHESES ARE RECORD DATA, ALL OTHERS ARE 1983 OMD.
  - SUBJECT LOTS IS/ARE ZONE 'R1' SINGLE-FAMILY RESIDENTIAL ZONE, AS OF APPROVAL OF THIS MAP.

**REFERENCES:**

- DOC # PSP-11 (Sheet 1 of 2), FINAL SUBDIVISION OF BLOCK 3 - PART 1, PEREZVILLE SUBDIVISION, AS PREPARED BY FRANK D. PEREZ & ASSO. CO., FILED UNDER DOC # 28558.

**CERTIFICATION**

APPROVED PURSUANT TO TITLE 21, GOVERNMENT CODE ANNOTATED, CHAPTER 82, SUBDIVISION LAW.

*John S. ...* TERRITORIAL PLANNER  
 DATE: 8/14/94

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 8, TITLE 14, GOVT. CODE OF GUAM AND REGULATIONS THEREUNDER ON THIS DATE:

*Christine R. Perez* TERRITORIAL SURVEYOR  
 DATE: 9-10-93

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, 1993 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* REG. # 81  
 DATE: 9-10-93

**CHECKED BY:**

*Antonio R. ...* DATE: 7/23/94  
*Carlos R. ...* DATE: 7/31/94  
*Blas G. ...* DATE: 1-31-94

**SATISFACTORY TO & APPROVED BY:**

*Frank D. Perez* 7/29/94 DATE  
 FRANK D. PEREZ, JR.  
 Owner of LOTS 52 & 53, BLOCK 3  
 DOC. # 398071

*Christine R. Perez* 7/29/94 DATE  
 CHRISTINE R. PEREZ  
 Owner of LOTS 52 & 53, BLOCK 3  
 DOC. # 398071

*Fred J. Coad* 2/5/95 DATE  
 FRED J. COAD, JR.  
 Owner of LOT 54, BLOCK 3  
 DOC. # 398071

*Josephine M. Coad* 9/20/93 DATE  
 JOSEPHINE M. COAD  
 Owner of LOT 54, BLOCK 3  
 DOC. # 398071

**SPECIAL NOTE**

THE FENCE WALL ENCRASING INTO THE ROAD RIGHT OF WAY SHALL BE DEMOLISHED UPON RECORDATION OF THIS MAP. THE OWNER OF LOT NO. 54 NEW-1, BLOCK 3, IS AWARE OF THE WALL ENCRASING INTO THE ROAD. LIKEWISE, FENCE LINE WILL BE RE-ALIGNED ALONG PROPERTY BOUNDARY LINE.

LOTS	CERT. OF TITLE	REGISTERED ON	IN NAME OF
52, BLOCK 3	# 82881	05/13/98	FRANK D. PEREZ, JR., Husband CHRISTINE R. PEREZ, Wife
53, BLOCK 3	# 82882	05/18/98	FRANK D. PEREZ, JR., Husband CHRISTINE R. PEREZ, Wife
54, BLOCK 3	# 30001	05/27/71	FRED J. COAD, JR., Husband JOSEPHINE M. COAD, Wife

REV.	DATE	DESCRIPTION	BY	APPROV.
<b>SURVEY DATA</b>				
FIELD	PRB	CREW	MAY, 1993	
BOOK NO.	03-100		MAY, 1993	
COMPUTED	LTR		MAY, 1993	
DRAWN	LTR		MAY, 1993	
RESEARCHED	FBN		MAY, 1993	
CHECKED	PRB		MAY, 1993	
<b>SATISFACTORY TO &amp; APPROVED BY:</b>				
DATE: _____				
SEE PLAN OWNER		SEE PLAN		
<b>LAND MANAGEMENT DATA</b>				
551-FY93		SHEET 1 OF 1 DRAWING NUMBER PRB 93-100		
SCALE 1"=20'				

