

YPAO POINT DEVELOPMENT
A Project of the
Chamorro Land Trust Commission

P.O. Box 2950, Hagåtña, Guam 96932
Suite 103, Anigua Commercial Center

Facsimile: (671) 477-8082
Telephones (671) 475-4251/4257

FELIX PEREZ CAMACHO
Governor of Guam

KALEO SCOTT MOYLAN
Lieutenant Governor of Guam

THOMAS A. ELLIOTT
Administrative Director

VIA HAND DELIVERY

28 f
March 25, 2005

Mr. Michael F. Phillips, Esq.
THE LAW OFFICES OF PHILLIPS & BORDALLO
410 Est O'Brien Drive, Suite 102
Hagåtña, Guam 96910-5044

Re: Documents- Ypao Point Development Project

RECEIVED
DATE: 3/28/05
TIME: 3:05

Buenas Yan Hafa Adai !

Thank you for meeting with me yesterday in your offices. I believe the two hour meeting was informative and productive for both of us as it relates to our mutual concern for Ypao Point.

In that respect I am providing copies of several documents for your information and review. I hope that they will assist you in answering many of the concerns and questions that we discussed yesterday.

1. Public Law 25-179 and 21-104 (Naftan I Manainata)
2. Request for Development Proposal ("RFDP") dated August, 2003
3. Advisory letter from GSA, dated Sept. 09, 2004
4. Ypao Point Development Proposal (Supplemental Information Packet)
5. Task Force Recommendation to CLTC, dated June 03, 2004
6. CLTC Resolution #3, dated Sept. 15, 2004
7. Listing- Mixed Land Uses
8. Ypao Point Development Project (PowerPoint Presentation)

Please note that the developers' proposal (item #4) was transmitted last year during the Task Force period, and some changes have been made on the land uses by the Commission relative to the proposed size of the Cultural Center & Museum.

The past 16 months of working closely with representatives of the master developer has been both exciting and rewarding for all parties as we continue to stay committed to the realization of this Project. Over that period the master developer has maintained his

continued respect and honor for our culture, our People and our land in the conceptual design stages and plans for development of the Project.


It is their desire to give back to our people through the construction of a world class cultural center, museum and Chamorro Shrine as proposed in the conceptual master plan, as well as other concessions made by the Commission. This will ensure that the Trust and its' benefactors are the recipient of its' fair market rental income for the property, as called for in PL 25-179.

Likewise, the Commission feels very confident that the realization of this important project will fulfill the spirit and intent of PL 25-179 and 21-104, to the benefit of benefactors of the Chamorro Land Trust, and at the same time, honoring our Chamorro ancestral remains that continue to be stored in Tiyan.

Lastly, the proposal to construct a cultural center & museum will provide a permanent home for our local artist to showcase their arts and crafts as well as display our cultural heritage to both the visitor industry (Tumon) as well as our local People, and future generations.

I look forward to working with you in the coming weeks in providing information you may request as it may assist in your review efforts of this important Project.

Senseramente Yan Dankulo Na Si Yu'os Ma'ase,



Felix R. Dungca Jr.
PROJECT PLANNER