



October 16, 2024

To: Mr. Joel Joseph  
705 S. Marine Corps Drive  
Tamuning, Guam 96913

RE: Lot 5328-REM-2, Mangilao, Guam (consisting of 2 parcels containing approximately 27,349 and 27,699 square meters of fee simple land.

Dear Mr. Joseph:

Thank you for discussing the above-mentioned property with me yesterday. As a result of our discussion, GHURA will commence having the property appraised. Please acknowledge this letter as authorization allowing GHURA's appraiser to visit and appraise your lots.

Once again, thank you and I will keep you posted as we move forward with this process. If you have any questions, don't hesitate to contact me at 671-488-7371.

Regards,

DocuSigned by:

10/16/2024

*Christopher Murphy*

E24B490...

Chris Murphy

Signed by:

*Joel Joseph*

10/16/2024

CD1D5849DD764EB...

Acknowledged By: Joel Joseph

Date



October 25, 2024

To: Fernando B. Esteves  
Elizabeth F. Napoli

Re: Chronology of Lot 5328-REM-2 and 5328-REM-R2, Mangilao  
Properties owned by Dr. Joel Joseph

October 15, 2024

Went to Dr. Joseph's office at Wise Owl Veterinarian Clinic in Tamuning. Mr. Joseph was not in and I left my card. He called me later that evening. Items addressed on the phone call included:

1. I introduced myself, indicating that I was contracted by GHURA to assist in the acquisition of real estate for existing and proposed government projects. I told him one of the areas of interest is Mangilao, and that his property was on GHURA's radar. He immediately indicated that he was planning on letting the Governor know that he had property in Mangilao that the hospital might possibly use.
2. I indicated that was the actual purpose for my call. I explained the overall process involved in the acquisition of property by the Government of Guam to include obtaining appraisals, and ensuring that the property being acquired has clear and marketable title. He indicated that his property has a mortgage on it, and I indicated that it would be paid off at closing if the property is purchased.
3. We discussed an initial offer price at \$25.00 per meter based on recent appraisals for agricultural zoned property GHURA received for surrounding property. Dr. Joseph indicated that his property was zone light industrial (M-1) and should be valued higher. He indicated he would not sell his property for less than \$4,000,000.00.
4. I asked if he would like to move forward with the process and he indicated yes. I told him I would prepare an authorization letter allowing GHURA to access the property to conduct an appraisal. He gave me verbal approval to move forward.
5. I thanked him and told him I would keep him posted on our progress.

October 16, 2024

I sent Dr. Joseph an email thanking him for the initial meeting and letting him know I would prepare an authorization letter allowing GHURA to conduct an appraisal on the property. I sent the letter to him via Docusign. I received the signed letter of authorization on October 17, 2024.

#### October 17, 2024

Prepared a purchase agreement with purchase price of \$4,000,000.00 which was signed by the Executive Director, Acting. (See attached agreement) Also gave him some market information I found on the Guam Multiple Listing Service indicating one recently sold M-1 property along Route 15 at \$63.00 per square meter and 2 active M-1 listings along Route 15 at \$70.00 per square meter. All three properties were considerably smaller than Dr. Joseph's land. Based on the \$4,000,000.00 offer, the per meter price is \$72.19, which appears to be in the range of M-1 property along Route 15.

I emailed Dr. Joseph to see if there was a time we could sit down and discuss the purchase of his property. He indicated Sunday 10-19-2024 at 1pm.

#### October 19, 2024

Met with Dr. Joseph at his office to review the proposed purchase agreement. He indicated that prior to signing anything, he would have his attorney, Mitch Thompson, review the agreement. As I was walking out the door, he indicated that it would be nice if he could keep an acre of the property for his personal use (possibly a new clinic), and indicated that he wanted the acre to be located on the northern most portion of the property on the side of Route 15 where the hospital would be situated. Told him I would pass this on to GHURA.

#### October 22, 2024

Spoke to Mitch Thompson to follow-up on his receipt and review of the purchase agreement. He initially indicated concern that there was no clear wording that allowed Dr. Joseph to cancel the contract if he didn't agree with the price. I told him it was in the addendum, but we could amend it to mutually acceptable wording. He also indicated Dr. Joseph's desire to keep 1 acre of the property. He said he would go back and check the wording and get with Dr. Joseph.

#### October 23, 2024

Prepared a revised purchase agreement based on the latest discussion with Dr. Joseph and Mitch Thompson, with a revised purchase price of \$3,800,000.00 which also provided for a .60 acre reservation of Route 15 frontage property that Dr. Joseph could retain (GHURA would determine the location of the .60 acre parcel).

#### October 24, 2024

Emailed Dr. Joseph asking when we could meet to review a revised offer. He requested that I email it first for his review, which I did. He responded to the email indicating that he rejected the offer and there was no need to meet at this time to discuss. His email (which is attached) indicated that the price was too low, that he keep 1 acre (not .60 acre), that he determine the location of that acre, and that all related improvements for his lot (water, power, road widening, sewer etc) be paid by the government. He said he will wait for the appraisal to discuss further.

Dr. Joseph indicated he will be off-island 2 weeks in November, 1 week in mid-December, and will leave again January 15<sup>th</sup> not to return until early March.





Christopher Murphy <csmguam@gmail.com>

**Mangilao Land**

10 messages

**Christopher Murphy** <csmguam@gmail.com>  
To: pacificislandvet@gmail.com

Wed, Oct 16, 2024 at 5:50 PM

Hafa Adai Mr. Joseph! Thanks again for speaking with me yesterday....I prepared an authorization letter for GHURA to gain access to your property in order to have it appraised.

I will send it via docusign to make it easy for you....enclosed a copy on this email as well...

Thanks again and have a great evening....Chris

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



**Joseph Letter.pdf**  
158K

**Joel Joseph** <dr.joseph@wiseowl.net>  
To: Christopher Murphy <csmguam@gmail.com>  
Cc: pacificislandvet@gmail.com

Thu, Oct 17, 2024 at 1:08 PM

Thanks,

Docusign did not come through

Joel

**DR. SIR JOEL JOSEPH DVM BS VS**  
**SENIOR CLINICIAN**

dr.joseph@wiseowl.net  
671-646-2273  
671-646-2264

Wise Owl Animal Hospital  
705 S. Marine Corps Dr.  
Tamuning, GU USA 96913

**AAHA ACCREDITED**

**WISE OWL ANIMAL HOSPITAL & QUARTERS**

**PACIFIC ISLAND VETERINARY SOCIETY**

**ACTIVELY SUPPORTING ANIMAL CARE IN POHNPEI SINCE 2001.**

PacificIslandVet@gmail.com  
<https://kidoangoahng.org/>

**kidi oangoahng**

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Christopher Murphy <csmguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 17, 2024 at 6:42 PM

Hi Joel...is there any time tomorrow we can meet up to discuss GHURA's offer and the overall procedure....Thanks,  
Chris

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



[Quoted text hidden]

Joel Joseph <dr.joseph@wiseowl.net>  
To: Christopher Murphy <csmguam@gmail.com>

Thu, Oct 17, 2024 at 6:44 PM

Yes, I am available tomorrow. at 1 PM

[Quoted text hidden]

Christopher Murphy <csmguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 17, 2024 at 6:47 PM

Gréat....will come to your office then.

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



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**Christopher Murphy** <csmguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Fri, Oct 18, 2024 at 4:33 PM

Hi Mr. Joseph.....are you free to talk a bit more tomorrow? Around 10 or 11am.? Thanks!

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



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**Joel Joseph** <dr.joseph@wiseowl.net>  
To: Christopher Murphy <csmguam@gmail.com>

Fri, Oct 18, 2024 at 5:42 PM

I work Fri - Sat - Sun - Mon

I start by 7:30 or 8 On Fri Sat Mon  
available at 1 PM on Fri Sat Mon

Sun I am available before 10 am

Otherwise I am off on Tues Wed Thurs and my time books up as it gets closer to those days

**Joel Joseph**  
DR. SIR JOEL JOSEPH DVM BS VS  
SENIOR CLINICIAN

dr.joseph@wiseowl.net  
671-646-2273  
671-646-2264

Wise Owl Animal Hospital  
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Excellence for all animals

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PacificIslandVet@gmail.com  
https://kidoangoahng.org/

kidi oangoahng

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Christopher Murphy <csmguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Fri, Oct 18, 2024 at 9:38 PM

Is Sunday at 9 ok at your office? Thnx

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



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Joel Joseph <dr.joseph@wiseowl.net>  
To: Christopher Murphy <csmguam@gmail.com>

Sat, Oct 19, 2024 at 7:19 AM



Yes, see you then.



*Joel Joseph*  
**DR. SIR JOEL JOSEPH DVM BS VS**  
**SENIOR CLINICIAN**

✉ [dr.joseph@wiseowl.net](mailto:dr.joseph@wiseowl.net)  
 ☎ 671-646-2273  
 📠 671-646-2264

📍 **Wise Owl Animal Hospital**  
 705 S. Marine Corps Dr.  
 Tamuning GU USA 96913

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✉ [PacificIslandVet@gmail.com](mailto:PacificIslandVet@gmail.com)  
 🌐 <https://kidiangoahng.org/>



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**Christopher Murphy** <[csmguam@gmail.com](mailto:csmguam@gmail.com)>  
 To: Joel Joseph <[dr.joseph@wiseowl.net](mailto:dr.joseph@wiseowl.net)>

Sat, Oct 19, 2024 at 7:20 AM

Ty!

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



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Christopher Murphy <csmguam@gmail.com>

**Meeting**

12 messages

**Christopher Murphy** <csmguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Wed, Oct 23, 2024 at 6:48 PM

Good Evening! Are you free to meet up tomorrow sometime....have a revised offer for your review. Thanks, Chris

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO



**Christopher Murphy** <csmguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 24, 2024 at 8:36 AM

Good morning...I know this is an off day for you...when is it convenient for us to discuss a new offer for your property?  
Thanks, Chris

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
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**Joel Joseph** <dr.joseph@wiseowl.net>  
To: Christopher Murphy <csmguam@gmail.com>

Thu, Oct 24, 2024 at 9:33 AM

Sure, what time?

[Quoted text hidden]

Christopher Murphy <csmsguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 24, 2024 at 9:35 AM

Any time 230 on is good for me.....

Christopher Murphy, Owner & Principal Broker  
The Real Estate Professionals  
CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO



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Joel Joseph <dr.joseph@wiseowl.net>  
To: Christopher Murphy <csmsguam@gmail.com>

Thu, Oct 24, 2024 at 9:37 AM

can we do this by phone?

[Quoted text hidden]

Christopher Murphy <csmsguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 24, 2024 at 9:38 AM

I can send it to you and Mitch by email and discuss on the phone if easier for you....

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



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**Joel Joseph** <dr.joseph@wiseowl.net>  
To: Christopher Murphy <csmguam@gmail.com>

Thu, Oct 24, 2024 at 9:42 AM

Yes, please send to me first.

*Joel Joseph*  
DR. SIR JOEL JOSEPH DVM BS VS  
SENIOR CLINICIAN

dr.joseph@wiseowl.net  
671-646-2273  
671-646-2264

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PacifiIslandVet@gmail.com  
https://kidioangoahng.org/

kidi oangoahng  
SHALL BE FOR ALL POHNPEI

[Quoted text hidden]

**Christopher Murphy** <csmguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 24, 2024 at 9:44 AM

OK...waiting on Ghura signature, then will send it over to you...

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



[Quoted text hidden]

**Joel Joseph** <dr.joseph@wiseowl.net>  
To: Christopher Murphy <csmguam@gmail.com>

Thu, Oct 24, 2024 at 9:44 AM

Sounds good.  
How long will that take?

*Joel Joseph*  
**DR. SIR JOEL JOSEPH DVM BS VS**  
**SENIOR CLINICIAN**

✉ dr.joseph@wiseowl.net  
 📞 671-646-2273  
 📠 671-646-2264

📍 Wise Owl Animal Hospital  
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**kidi oangoahng**

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**Christopher Murphy** <csmguam@gmail.com>  
 To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 24, 2024 at 9:48 AM

Let me call him...might be in meeting now....get back to you after the call...

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



[Quoted text hidden]

**Joel Joseph** <dr.joseph@wiseowl.net>  
 To: Christopher Murphy <csmguam@gmail.com>



Thu, Oct 24, 2024 at 9:49 AM

Or you can send me the proposal in the mean time.  
 I will be available for about 15 minutes

*Joel Joseph*  
**DR. SIR JOEL JOSEPH DVM BS VS**  
**SENIOR CLINICIAN**

✉ [dr.joseph@wiseowl.net](mailto:dr.joseph@wiseowl.net)  
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📍 Wise Owl Animal Hospital  
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 🌐 <https://kidiangoahng.org/>



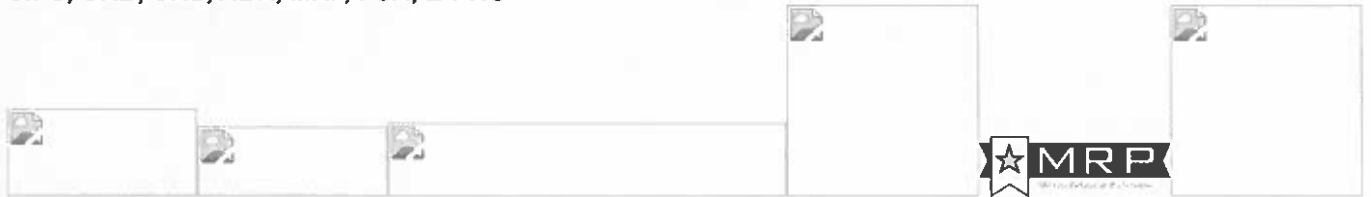
[Quoted text hidden]

**Christopher Murphy** <[csmguam@gmail.com](mailto:csmguam@gmail.com)>  
 To: Joel Joseph <[dr.joseph@wiseowl.net](mailto:dr.joseph@wiseowl.net)>

Thu, Oct 24, 2024 at 9:50 AM

Ok

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



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Christopher Murphy <csmguam@gmail.com>

**Offer**

9 messages

Christopher Murphy <csmguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 24, 2024 at 9:53 AM

**Christopher Murphy, Owner & Principal Broker  
The Real Estate Professionals  
CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



**2 attachments**

Offer 5328-REM-2.pdf  
1624K

Lot\_5328\_REM-2 Revised.pdf  
312K

Christopher Murphy <csmguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 24, 2024 at 9:58 AM

What number should I call?  
[Quoted text hidden]  
[Quoted text hidden]

Joel Joseph <dr.joseph@wiseowl.net>  
To: Christopher Murphy <csmguam@gmail.com>

Thu, Oct 24, 2024 at 10:03 AM

Hafa adai Mr. Murphy,

No need to go have this signed as we will reject your offer.  
I will be available again on Tuesday.

Joel

On Thu, Oct 24, 2024 at 9:53AM Christopher Murphy <csmguam@gmail.com> wrote:  
[Quoted text hidden]

**Christopher Murphy** <csmguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 24, 2024 at 10:04 AM

Can we discuss so that I can let them know what issues you have thnx

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



[Quoted text hidden]

**Joel Joseph** <dr.joseph@wiseowl.net>  
To: Christopher Murphy <csmguam@gmail.com>

Thu, Oct 24, 2024 at 10:30 AM

Chris,

Not enough money and I will choose the 1 acre I desire, in concert with GHURA, but I get final OK  
Nothing will be done or signed without an appraisal, and once the appraisal is done, I can reject the offer. This will not be a one sided choice.

GovGuam will install the sewer to include my property and I will not be assessed any sewer fees for installation and connection to my property. All utilities will be installed to my acre at GovGuam expense. Road widening and driveway to my acre will be at Govt expense.

This is a good start. We have time till the assessment comes in.  
On the other hand you double your offer and I will sign post legal review, skip the assessment. Close tomorrow.

FYI

I will be off island for > 2 weeks in November. Also 1 week in mid December.  
I leave island again approximately Jan 15 and do not return till early March.  
When on island in Nov/Dec my only day off will be Thursdays.

Joel



[Quoted text hidden]

Christopher Murphy <csmguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 24, 2024 at 11:15 AM

I will pass your email on to GHURA....thnx

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



[Quoted text hidden]

Christopher Murphy <csmguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 24, 2024 at 1:47 PM

Hello Joel...can you pls indicate that you rejected the attached offer on the offer...GHURA will move forward with the appraisal and I will contact you for further discussion once I have the appraisal in hand....thanks, Chris

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



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**2 attachments**

**Revised Offer Joseph.pdf**  
1420K

**Lot\_5328\_REM-2 Revised.pdf**  
312K

**Joel Joseph** <dr.joseph@wiseowl.net>  
To: Christopher Murphy <csmsguam@gmail.com>

Thu, Oct 24, 2024 at 2:31 PM

Regarding the offer for purchase of my property made on Oct 24, 2024; presented by Christopher Murphy for GHURA.  
The offer is rejected.

Joel Joseph DVM



[Quoted text hidden]

**Christopher Murphy** <csmsguam@gmail.com>  
To: Joel Joseph <dr.joseph@wiseowl.net>

Thu, Oct 24, 2024 at 2:52 PM

Thanks Joel....

**Christopher Murphy, Owner & Principal Broker**  
**The Real Estate Professionals**  
**CIPS, CRB, CRS, ABR, MRP, PSA, E-PRO**



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