



**PINPOINT**  
— GUAM —

**Pinpoint Guam**

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## **OWNERSHIP AND ENCUMBRANCE REPORT**

|                           |   |
|---------------------------|---|
| <b>File Number:</b>       | <b>100124-2099</b>                              |
| <b>Date:</b>              | <b>11/05/2024</b>                               |
| <b>Request By:</b>        | <b>Guam Housing and Urban Renewal Authority</b> |
| <b>Attention To:</b>      | <b>Louise F. Duenas</b>                         |
| <b>Legal Description:</b> | <b>Lot 5328-REM-2, Mangilao</b>                 |



**PINPOINT**  
— GUAM —

## Ownership and Encumbrance Report

(No Liability Hereunder)

This report is not a guarantee or warranty of title, nor a legal opinion as to the status of the title.

Pinpoint Guam Real Estate, LLC ("Pinpoint Guam") hereby reports that title to the land described in hereto is vested in:

Dr. Joel Joseph, not married, as my sole and separate property,  
in **FEE SIMPLE**.

Subject only to matters set forth in this ownership encumbrance report hereof. This report is to the hour of 8:00AM on October 31, 2024.

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**PINPOINT**  
— GUAM —

## **Ownership Encumbrance Report**

The Status of Validity of Title to Subject Property may also be affected by the following matters;

- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Water rights, claims or title to water, whether or not the matters excepted are shown by the Public Records.

### **DISCLAIMER**

- Pinpoint Guam disclaims any and all liability or responsibility for defects in, or the marketability of the title to the Real Property which is the subject of this Ownership Encumbrance Report.
- The total liability of Pinpoint Guam shall not exceed \$50.00 paid for the Ownership Encumbrance Report.

Therefore, no one should rely on this report as the basis for Consummation of any real estate transaction until either 1) a bona fide Preliminary Title Report and/or Title Insurance Commitment from a licensed title insurance provider is attained, or 2) at the advice of your counsel/ attorney.



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## **Ownership Encumbrance Report**

**This report is subject to terms and conditions based on the research conducted at the Department of Land Management, Government of Guam, through public records, electronic data, and filing systems, as described herein:**

### **Easements and Restrictions:**

1. Subject to any defect, lien, or encumbrance or claim thereof of any rights, interests, or claims which may exist or arise by reason of the following facts shown on a survey plat entitled Subdivision Survey Map of Lot 5434 (Severance of Right of Way), dated January 9, 2007 and recorded January 17, 2007 under document numbers [748915](#).
  - A. The fact Lot 5328-REM-2 is formerly Lot 5434-R1, which has not been reversed.
2. Subject to the reservations, limitations, reversions, restrictions, conditions, covenants and exceptions contained in those Deeds recorded under document numbers [850446](#) and [896579](#).
3. Any rights, interests, or claims which may exist or arise by reason of the following facts shown on a survey plat entitled Lot Parceling Survey Map of Lot 5328-REM, dated December 5, 2016, and recorded December 6, 2016 under document number [900617](#).
  - A. The fact that there is a semi-conc house to be removed on a later date on said land.
  - B. The fact that there is a concrete power pole on said land.

### **Liens and Requirements:**

4. Subject to the review of probate proceedings under Probate Case No. PR35-61, In the Matter of the Estate of Joaquin Blas Palomo, deceased, to clarify the interests of Joaquina Mendiola Palomo, Maria Palomo Holman, Joaquin Mendiola Palomo, Vicente Mendiola Palomo, Concepcion Palomo Cruz, Antonina Palomo Cross, Teresita Palomo Petite, Lourdes Palomo Klitzie, John Mendiola Palomo and Joseph Mendiola Palomo, by reason of that Decree Settling Final Account of Administratrix and Final Distribution, dated August 7, 1967 and recorded August 7, 1967 under document number [81273](#).



# PINPOINT

— GUAM —

5. Mortgage

Mortgagor: Dr. Joel Joseph, an unmarried man  
Mortgagee: Joseph M. Palomo as the Administrator of the Estate of Joaquin Blas Palomo, PR0035-61  
Amount: \$582,880.00  
Premises: Lot 5328-REM-2, Mangilao  
Lot 5328-REM-R2, Mangilao

dated March 28, 2017 and recorded March 28, 2017 under document number [904962](#)

6. Real Property Mortgage with Power of Sale

Mortgagor: Joel Joseph, a single man  
Mortgagee: First Hawaiian Bank, a Hawaii corporation  
Amount: \$410,000.00  
Premises: Lot 5328-REM-2, Mangilao  
Lot 5328-REM-R2, Mangilao

dated September 27, 2018 and recorded October 1, 2018 under document number [927119](#)

Addendum to Mortgage (Additional Indebtedness)

Mortgagor: Micronesian Exotic Animal Specialty Services, P.C., a Guam professional corporation  
Mortgagee: First Hawaiian Bank, a Hawaii corporation  
Additional Indebtedness: \$1,028,504.05  
Total Amount: \$1,200,000.00  
Ref.: 927119  
Premises: Lot 5328-REM-2, Mangilao  
Lot 5328-REM-R2, Mangilao

dated May 21, 2021 and recorded June 11, 2021 under document number [960605](#)

Amended and Restated Addendum to Mortgage (Additional Indebtedness)

Mortgagor: Joel Joseph, a single man  
Mortgagee: First Hawaiian Bank, a Hawaii corporation  
Additional Indebtedness: \$1,028,504.05  
Total Amount: \$1,200,000.00  
Ref.: 927119  
Premises: Lot 5328-REM-2, Mangilao  
Lot 5328-REM-R2, Mangilao

dated June 21, 2021 and recorded June 24, 2021 under document number [961171](#)



# PINPOINT

— GUAM —

7. The effect, if any, of that Memorandum of Option to Purchase Interest in Real Property and Grant of Access to Property

Optionors: Michael B. Flores, Jesse Castro Borja, Jr., and Joaquin M. Borja

Optionee: Joseph A. Cruz or Assignee

Premises: Lot 5434-R1, Mangilao

Note: Pursuant to that certain Option Agreement dated October 11, 2024 dated October 11, 2024 and recorded October 21, 2024 under document number [1003045](#)

8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 24103 of Chapter 24, Title 11 Guam Code Annotated for the Territory of Guam.

Real Property Taxes for the years 2017 through 2023 are delinquent plus interest and penalty costs.

Assessee: Est of Vicente Palomo Castro

Account Number: 10002212060000

Legal Description: Lot 5434-R1, Mangilao

| Year | Bill Number | Amount         |
|------|-------------|----------------|
| 2017 | RP17076486  | \$3,494.02 (L) |
| 2018 | RP18074513  | \$3,494.02 (L) |
| 2019 | RP19063759  | \$3,494.02 (L) |
| 2020 | RP20063533  | \$3,494.02 (L) |
| 2021 | RP21063538  | \$3,494.02 (L) |
| 2022 | RP22063060  | \$3,494.02 (L) |
| 2023 | RP23061781  | \$3,494.02 (L) |

Real Property Taxes for the year 2023 were paid on December 20, 2023 in the amount of \$972.66 (L) – Pin Number 30000086720000.

Assessee: Dr. Joel Joseph

\*\*\*Nothing Follows\*\*\*



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— GUAM —

## Exhibit A

Lot 5328-REM-2, Municipality of Mangilao, Formerly of Barrigada, Territory of Guam, Suburban, as said lot is marked and designated on Drawing Number FC16-07-05, as L.M. Check Number 306-FY2016, as described in that Lot Parceling Survey Map of Lot 5328-REM, dated December 5, 2016 and recorded December 6, 2016, at the Records Division, Department of Land Management, Government of Guam, under Document Number [900617](#).

Area: 27,349 ± square meters

Last Certificate of Title Number:

5683 - The Naval Government of Guam, for and on behalf of the United States of America (Basic Lot "Proposed Boundary of Radio Barrigada (Area No. 15)" Civil Case No. 34-50)