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Preliminary Report for Title Insurance

Date: May 22, 2024

Our Order No.: 90143

Description: LOT NO. 5280-3, MANGILAO, GUAM

PREPARED FOR: GUAM HOUSING & URBAN RENEWAL AUTHORITY
117 Bien Venida Avenue
Sinajana, GU 96910
ATTN: Brandon F. Santos

By: 

Lanisha Rai Wolford



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PRELIMINARY TITLE REPORT

In response to the above referenced application for a Policy of Title Insurance, Pacific American Title Insurance & Escrow Co. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

Please read the special exceptions shown or referred to below and the exceptions and exclusions set forth in this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

By: 

Lanisha Rai Wolford

SCHEDULE A

Effective Date: May 17, 2024 at 8:00 A.M.

The form of Policy of Title Insurance contemplated by this report is:

Owner's Policy
Proposed Insured: TO BE DETERMINED

Policy Amount: \$0.00

Loan Policy
Proposed Insured: TO BE DETERMINED

Policy Amount: \$0.00

3. The estate or interest in the land described or referred to covered by this report is:

FEE SIMPLE

4. Title to the estate or interest in said land is at the effective date hereof vested in:

ESTATE OF CATALINA ECLAVEA CAMACHO

5. The land referred to in this Commitment is described as follows:

LOT NO. 5280-3, MANGILAO, GUAM, (ESTATE NO. NONE ISSUED under "Proposed Boundary of Radio Barrigada (Area No. 15)" Civil Case No. 34-50), as said lot is marked and designated on Map Drawing No. FC12-1123 [LM#121FY#2013](#), dated 08/29/2013 and recorded on 08/30/2013 under Instrument No. 855890, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 194,081 +/- square meters; Last Certificate of Title No. 5683 under under "Proposed Boundary of Radio Barrigada (Area No. 15)" Civil Case No. 34-50, issued to The Naval Government of Guam, for and on behalf of the United States of America.

SCHEDULE B I REQUIREMENTS

I. The following are requirements to be complied with:

1. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this Report, and every person relying on this Report, the amount of the requested policy will be assumed to be \$100.00, and the total liability of the Company on account of this Report shall not exceed that amount of the policy entered aforesaid.
2. The Mortgagors/Buyers are responsible to obtain an updated Certificate of Title on the subject property and/or properties at their expenses (for informational purposes only and at the discretion of the Mortgagor/Buyer(s)).

SCHEDULE B II EXCEPTIONS

- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.
 1. Defects, liens, encumbrances, adverse claims, or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest of mortgage thereon covered by this Report.

STANDARD EXCEPTIONS:

2. Rights claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps. Boundary line disputed, or other matters which would be disclosed buy an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor or material hereto or hereafter furnished, imposed by law and not shown as existing liens by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. The liability of the Company by reason of any attack, or claim against, or invalidity of the title herein insured, arising out of, relating to, or as a consequence of any alleged, attempted, or actual violation of any of the provisions of Section 1204 Title 21 of the Guam Code Annotated ("Alien Ownership"), or any of the provisions of 48 U.S.C.A. Sections 1501-1506 ("Alien Ownership of Land"), together with the duty of the Company to defend the Insured by reason of such an attack or claim, are specifically excepted from coverage of this policy.

SPECIAL EXCEPTIONS

8. Territorial Real Estate Taxes for the year 2024 is not yet due and payable.
9. Territorial Real Estate Taxes for the following year is delinquent, plus penalties and interest which may have accrued.

Account No. #30000019260000 Estate of Catalina E. Camacho Land
2023 BN#59822 \$2,732.02

10. Reservations, Covenants, Limitations, Reversions, Conditions, Restrictions and Exceptions contained in that certain Quitclaim Deed, dated 06/08/1990 and recorded on 07/10/1990 under Instrument No. [437888](#), in the Department of Land Management, Government of Guam, executed by the United States of

America, acting through the Secretary of Education, by Gail Niedernhofer, Administrator for Management Services, grantor, to the Guam Community College, a political subdivision of the Territory of Guam, grantee. RE: GLUP Parcel 1AF, a portion of Andersen Air Force Base Communications Annex 2-AJKE, Barrigada.

Release of Restrictions, dated 10/07/1998 and recorded on 06/09/1999 under Instrument No. [604926](#), in the Department of Land Management, Government of Guam, executed by United States of America, acting through the Secretary of Education, by David Hakola, Director Real Property Group, Office of Management United States Department of Education, grantor, to Guam Community College, a political subdivision of the Territory of Guam, grantee. RE: GLUP Parcel 1AF, a portion of Andersen Air Force Base Communications Annex 2-AJKE, Barrigada.

Reservations, Covenants, Limitations, Reversions, Conditions, Restrictions and Exceptions contained in the certain Quitclaim Deed, executed by Guam Community College, grantor, to Guam Ancestral Lands Commission, grantee, dated 05/15/2012 and recorded on 05/16/2012 under Instrument No. [836682](#), in Department of Land Management, Government of Guam. RE: GLUP Parcel 1AF, a portion of Andersen Air Force Base Communications Annex 2-AJKE, Barrigada.

Reservations, Covenants, Limitations, Reversions, Conditions, Restrictions and Exceptions contained in the certain Quitclaim Deed, executed by Guam Ancestral Lands Commission, grantor, to the Estate of Catalina Eclavea Camacho, grantee, dated 06/27/2012 and recorded on 07/12/2012 under Instrument No. [838986](#), in Department of Land Management, Government of Guam. RE: Lot No. 5280, Barrigada, as referenced and taken in Civil Case No. 34-50 as contained in: GLUP Parcel 1AF, a portion of Andersen Air Force Base Communications Annex 2-AJKE, Barrigada.

- 11 A 12 ft. wide existing dirt road, 2 existing tin & wood shacks and 4 concrete power poles along the southern boundary lines as shown on the map, dated 08/29/2013 and recorded on 08/30/2013 under Instrument No. [855890](#), in the Department of Land Management, Government of Guam.
- 12 Claim of Interest, dated 03/24/2014 and recorded on 03/24/2014 under Instrument No. 863055, in the Department of Land Management, Government of Guam, executed by Peter M. Manibusan, Heir to the Estate of Catalina Eclavea Camacho, claimant. RE: Lot No. 5280, Barrigada.
- 13 Claim of Interest, dated 03/21/2014 and recorded on 04/14/2014 under Instrument No. 863846, in the Department of Land Management, Government of Guam, executed by James E. Camacho, Heir to the Estate of Catalina Eclavea Camacho, claimant. RE: Lot No. 5280, Barrigada.
- 14 Claim of Interest, dated 03/21/2014 and recorded on 05/15/2014 under Instrument No. 865107, in the Department of Land Management, Government of Guam, executed by Linda Ann Torres, Heir to the Estate of Catalina Eclavea Camacho, claimant. RE: Lot No. 5280, Barrigada.
- 15 Claim of Interest, dated 05/19/2014 and recorded on 06/24/2014 under Instrument No. 866572, in the Department of Land Management, Government of Guam, executed by Estate of Isadora Camacho Taitano by Lisa Browne, Personal Rep., Heir to the Estate of Catalina Eclavea Camacho, claimant. RE: Lot No. 5280, Barrigada.
- 16 Claim of Interest, dated 04/08/2014 and recorded on 11/18/2014 under Instrument No. 871704, in the Department of Land Management, Government of Guam, executed by Catherine J. Snelling, Heir to the Estate of Catalina Eclavea Camacho, claimant. RE: Lot No. 5280, Barrigada.
- 17 Claim of Interest, dated 02/18/2015 and recorded on 03/11/2015 under Instrument No. 875720, in the Department of Land Management, Government of Guam, executed by Colombina C. Nelson, Heir to the Estate of Catalina Eclavea Camacho, claimant. RE: Lot No. 5280, Barrigada.

18 Pending Probate Case No. PR171-80, Entitled: In the Matters of the Estate of Catalina E. Camacho, deceased, filed in the Superior Court of Guam, Territory of Guam.

End...