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**Preliminary Report for Title Insurance**

**Date:** September 30, 2024

**Our Order No.:** 90371

**Description:** LOT NO. 5327-4-5, MANGILAO, GUAM

**PREPARED FOR:** Guam Housing & Urban Renewal Authority  
117 Bien Venida Avenue  
Sinajana, GU 96910  
ATTN: Louise F. Duenas

**By:** 

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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: 

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Lanisha Rai Wolford

## SCHEDULE A

**Effective Date:** September 25, 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:**

HONG YI TIAN INC., a Guam corporation

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

LOT NO. 5327-4-5, MANGILAO, GUAM, (ESTATE NO. NONE ISSUED), as said lot is marked and designated on Map Drawing No. RCMAN-22 [LM#031FY2023](#), dated 05/08/2023 and recorded on 05/12/2023 under Instrument No. 986931, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 2,000 +/- square meters; Last Certificate of Title No. 5683, 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. Furnish a certified copy of the resolution adopted by the Board of Directors of HONG YI TIAN INC., a Guam corporation authorizing the execution of the proposed transaction. In the event of a sale, the resolution must also state the actual consideration being received by the corporation.

Furnish proof that HONG YI TIAN INC. is now in good standing in the a) Territory of Guam; or b) State of its corporation.

3. The Mortgagor/Buyer(s) are responsible to obtain an updated Certificate of Title on the subject property at their expense (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 year 2023 was paid on 01/17/2024, in the amount of \$1,656.42, under Account No. #30000111960000, Hong Yi Tian, Inc., Land. RE: Basic Lot No. 5327-4, Mangilao.

10 Reservations, Covenants, Limitations, Reversions, Conditions, Restrictions and Exceptions contained in the certain Quitclaim Deed, executed by the Guam Community College, grantor, to the Guam Ancestral Lands Commission, a Government of Guam Agency, 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 Anderson Airforce Base Communications Annex No. 2-AJKE, consisting of approximately 252.83 acres; and certain Federal surplus real proeprty located in Barrigada, known as NAVCAMS WESTPAC Parcel IN, consisting of approximately 61.45 acres.

Reservations, Covenants, Limitations, Reversions, Conditions, Restrictions and Exceptions contained in the certain Quitclaim Deed, executed by Guam Ancestral Lands Commission, grantor, to the Heirs of Vicente Baza Santos, grantee, dated 08/07/2012 and recorded on 08/08/2012 under Instrument No. [840131](#), in Department of Land Management, Government of Guam. RE: Lot No. 5327 referenced and taken in CV34-50, as contained in GLUP Parcel 1AF, a portion of Andersen Air Force Base Communications Annex 2-AJKE, Barrigada.

11 Any defect on title disclosed by registration under Land Registration Act, Government of Guam as to Lot No. 5327-4-5, Mangilao, Guam.

End...