



PINPOINT
— GUAM —

Pinpoint Guam

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OWNERSHIP AND ENCUMBRANCE REPORT

File Number:	090424-2025
Date:	09/20/2024
Request By:	Guam Housing and Urban Renewal Authority
Attention To:	Brandon Santos
Legal Description:	Lot 5327-4-3, Mangilao



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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:

Hong Yi Tian Inc., a Guam corporation, as its 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 September 18, 2024.

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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 or interests which may exist or arise by reason of the following facts on that survey plat entitled Retracement Survey Map of Lot 5434 and Lot 5433 (Portion of Radio Barrigada Area), dated May 25, 1995 and recorded May 30, 1995 under document number [529019](#).

A. The fact that Lot 5327 is formerly Lot 5433, which has not been reversed.

2. Subject to the conditions, reservations, and restrictions contained in that Quitclaim Deed under document number [840131](#).

Liens and Requirements:

3. Furnish for examination certified copies of the articles and certificate of incorporation Hong Yi Tian Inc.

Furnish evidence that Hong Yi Tian Inc. is now in good standing with the Government of Guam, or country of its incorporation.

Furnish a certified copy of resolution adopted by the Board of Directors of Hong Yi Tian Inc. authorizing the execution of the proposed transaction.

4. Claim of Interest

Made By: Joaquin SN Baza, heir to the Estate of Vicente Baza Santos

Purpose: To give public notice of legal claim and title to said lot.

Premises: Lot 5273, Barrigada

Note: Lot should read as Lot 5327, Barrigada

dated May 18, 2001 and recorded May 24, 2001 under document number [638081](#)



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5. Claim of Interest

Made By: Joaquin SN Baza, heir to the Estate of Vicente Baza Santos
Purpose: To give public notice of legal claim and title to said lot.
Premises: Lot 5327, Barrigada
dated May 18, 2001 and recorded May 24, 2001 under document number [638082](#)

6. The effect, if any, of that Leasehold interest as created by that certain Commercial Lease with Option to Purchase

Lessor: Jessie L. Borja, Michael Flores, Vicente M. Borja and Roland Borja
Lessee: Chung Young II
Premises: Lot 2481-R1 Sub-divided (as is) Lot 5433 Guam Community College
(No Municipality mentioned)
Term: 50 year
dated March 1, 2012 and recorded March 9, 2012 under document number [834091](#)

7. Claim of Interest

Made By: David L.G. Baza, heir to the Estate of Vicente Baza Santos
Purpose: To give public notice of legal claim and title to said lot.
Premises: Lot 5273, Barrigada
Note: Lot should read as Lot 5327, Barrigada
dated May 28, 2013 and recorded May 28, 2013 under document number [852264](#)

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 year 2023 were paid on January 17, 2024 in the amount of \$1,656.42 (L) – Pin Number 30000111960000.

Assessee: Hong Yi Tian Inc

Nothing Follows



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Exhibit A

Lot 5327-4-3, Municipality of Mangilao, Formerly of Barrigada, Territory of Guam, Suburban, as said lot is marked and designated on Drawing Number RCMAN-22, as L.M. Check Number 031FY2023, as described in that Parceling Survey Map Lot 5327-4, dated May 8, 2023 and recorded May 12, 2023, at the Records Division, Department of Land Management, Government of Guam, under Instrument Number [986931](#).

Area: 2,000 ± 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; Estate Number 1981)