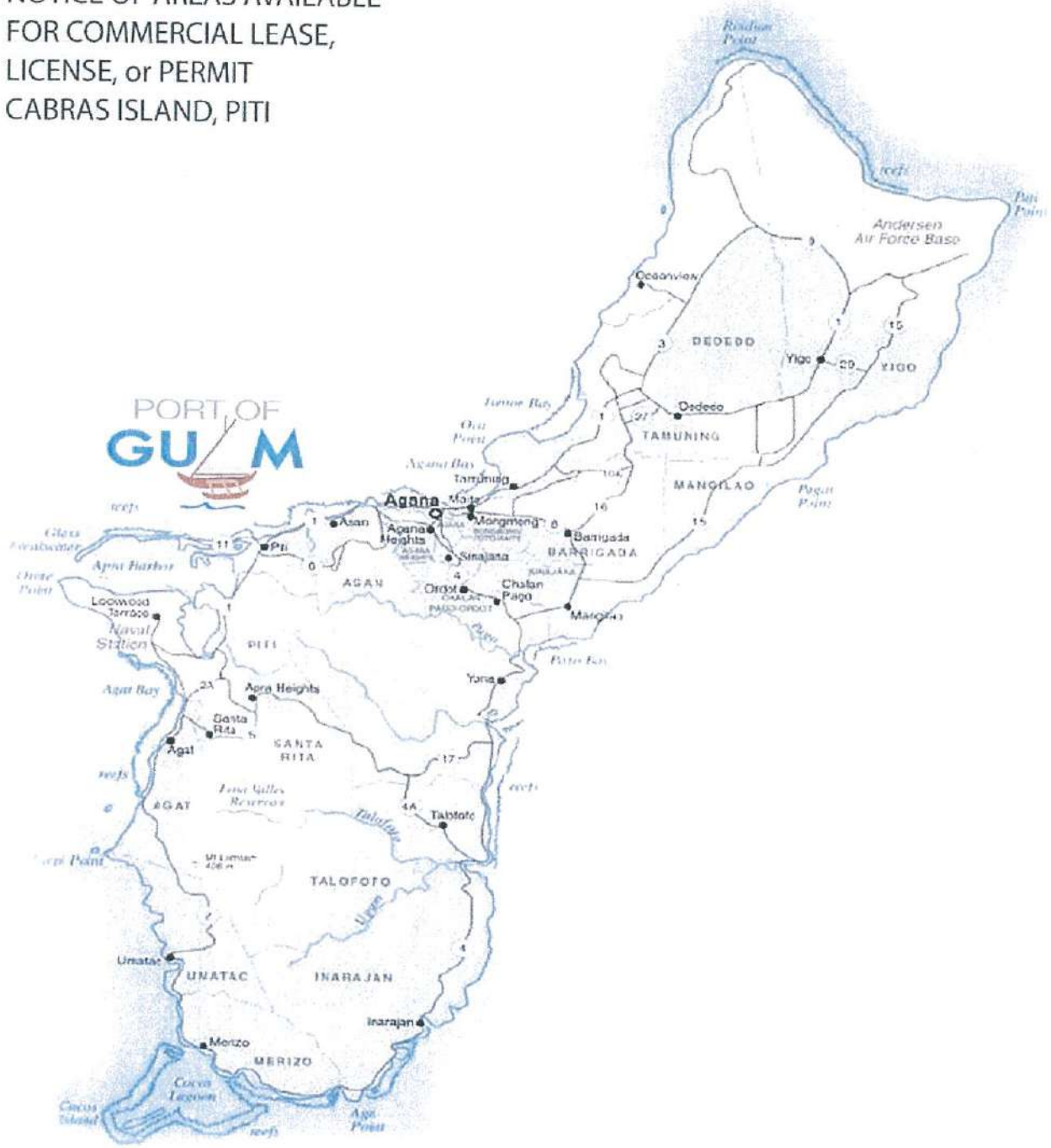


# PORT AUTHORITY OF GUAM

## JOSE D. LEON GUERRERO COMMERCIAL PORT

NOTICE OF AREAS AVAILABLE  
FOR COMMERCIAL LEASE,  
LICENSE, or PERMIT  
CABRAS ISLAND, PITI





**PORT OF GUAM**  
ATURIDAT I PUETTON GUAHAN  
**Jose D. Leon Guerrero Commercial Port**  
1026 Cabras Highway, Suite 201, Piti, Guam 96925  
Telephone: 671-477-5931/35 Facsimile: 671-477-2689/4445  
Website: [www.portguam.com](http://www.portguam.com)



Lourdes A. Leon Guerrero  
Governor of Guam  
Joshua F. Tenorio  
Lieutenant Governor

## **NOTICE OF AREAS AVAILABLE FOR COMMERCIAL LEASE OR LICENSE**

### **PROCESS OVERVIEW AND INSTRUCTIONS**

#### **1.0 Process Overview**

Pursuant to Public Law 34-99, the Jose D. Leon Guerrero Commercial Port ("PORT") will be accepting applications from the general public for Commercial Leases, Licenses or Permits with regard to certain industrial/marine industrial land under the jurisdiction of the Port as identified on the attached Exhibits. Applications submitted in response to this notice must comply with the instructions and procedures contained herein.

#### **1.1 Contract Term**

The term of any lease or license would be for periods five (5) years or less; or five (5) years or more.

#### **1.2 Point of Contact**

Any/All inquiries and correspondences can be addressed to the following point of contact:

**Rory J. Respicio**

*General Manager*

Jose D. Leon Guerrero Commercial Port of Guam

1026 Cabras Highway Suite 201

Piti, Guam 96915

Telephone Number: (671) 477-5931 ext. 302-303

Fax Number: (671) 477-4445

Email: [rjrespicio@portofguam.com](mailto:rjrespicio@portofguam.com)

#### **1.3 Submission Instructions**

**1.3.1** Interested parties must complete and submit the attached Port Commercial Lease/License application, to include the requested information. All completed applications must be received at the Port's Administrative Office within the period of exposure.

**1.3.2 Multiple Proposals**

Interested parties may, at their discretion, submit multiple applications, in which case each shall be reviewed as a separate document.

**1.3.3 Applicant Qualifications**

All interested parties and their principals shall: (i) be reputable (the absence of a reputation for dishonesty, criminal conduct, or association with criminal elements); (ii) possess sufficient experience to conduct the proposed business; and (iii) possess the financial means to perform the tenant's obligations under the proposed lease.

#### **1.4 Responsibility of Costs**

**1.4.1** The costs for developing and completing the application and any subsequent presentations of the submitted information as requested by the Port are entirely the responsibility of the applicant. The Port will not be liable for any expense incurred by the applicant in the preparation, submission and presentation of its request or any other costs incurred by the applicant.

**1.4.2** All items submitted in response to this Notice of Areas Available for Commercial Lease, License or Permit will become property of the Port.

#### **1.5 Clarification of Process**

This is not a procurement solicitation, request for proposals, or invitation for bids under the Guam Procurement Law, Title 5 Guam Code Annotated. By submitting an application for those lands party to this Availability Notice, the applicant agrees to an understanding of, and compliance with this specification.

#### **1.6 Timely Response by the Port**

For a short-term sublease (five years or less) Port staff should respond with its recommendation to Management regarding consent within thirty (30) calendar days of receipt of all necessary information, and for a long-term sublease (more than five years), Port staff should respond within sixty (60) days.

#### **1.7 Intention of the Port**

It is declared and acknowledged that the intention of these general instructions is to provide the Port with specified information. The Port Board of Directors reserves the exclusive right to approve, or decline, any and all applications to issue subsequent notices regarding the availability of area for lease, license or permit; and generally to exercise its powers under Title 12 Guam Code Annotated, Chapter 10, including § 10105() there under.



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Governor of Guam  
**Joshua F. Tenorio**  
Lieutenant Governor

**COMMERCIAL LEASE/LICENSE/PERMIT APPLICATION**

Check One below

Lease  License  Permit

Check One below

Period Less Than Five Years  Period More Than Five Years

1. Name of Applicant/Company Name:	
2. Mailing Address:	
3. Contact Number:	
4. Facsimile Number:	5. Contact Person:
6. Area/Location applying for:	
7. Purpose:	
8. The following information is required for submission with this application for review by the Port and its Board of Directors:	
<input type="checkbox"/> Current Guam Business License	
<input type="checkbox"/> Articles of Incorporation and Bylaws (or similar documentation for other business entities, e.g., Articles of Organization/Operating Agreement)	
<input type="checkbox"/> Certificate of Incorporation (or similar documentation for other business entities)	
<input type="checkbox"/> Most Recent Financial Statement or other evidence of the applicant's financial standing (applicant may mark submitted information "CONFIDENTIAL" for use only within PAG)	
<input type="checkbox"/> Three (3) Letters of Reference	

**COMMERCIAL LEASE / LICENSE / PERMIT APPLICATION**

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A cover letter of interest and other documents [1] identifying the specific area(s) for which a commercial lease, license, or permit is requested; [2] type of arrangement requested (i.e., lease, license, or permit); [3] the proposed monthly or annual rent or fees to be paid to the Port, and other specific financial arrangements the applicant wishes to propose; [4] description of the applicant's proposed use of the area(s); [5] suitability of the applicant for the proposed use; and [6] any other information the applicant wishes the Port to consider in evaluating the application.

I, the undersigned, have completed/submitted this application to the best of my knowledge. I have provided true and correct information on this form and in the attached documents. I hereby authorize the Port Authority of Guam to conduct a background check and obtain credit references and any other information to assist in the evaluation of this application.

Further, I acknowledge that the Port Board of Directors reserves the exclusive right to approve or decline any and all applications for lease, license, or permit; and that this application, any notices in connection therewith, and the review, approval or non-approval thereof are made pursuant to the Port's powers under Title 12 Guam Code Annotated ("GCA"), Chapter 10, including § 10105(f) thereunder, and are not governed by provisions of the Guam Procurement Law under Title 5 GCA.

\_\_\_\_\_  
Print Name of Applicant or Authorized Representative

\_\_\_\_\_  
Signature of Applicant or Authorized Representative

\_\_\_\_\_  
Date

**FOR OFFICIAL USE ONLY**

\_\_\_\_\_  
Port Representative

\_\_\_\_\_  
Date Received

\_\_\_\_\_  
Acknowledged By:

\_\_\_\_\_  
General Manager

\_\_\_\_\_  
Deputy General Manager

**EXHIBIT 1**  
**PROPERTY DATA SHEET**  
**Piti, Guam**

**Port I.D.:** Cabras Island Industrial Park

**Location:** North side of Cabras Highway, Route 11, across the Cabras Power Plant, Cabras Island, Municipality of Piti, Island of Guam (reference attached map)

**Parcel:** L265-2

**Topography:** Fairly level/undeveloped

**Current Land Use:** Industrial (per Master Plan)

**Proposed Land Use:** Industrial (per Master Plan)

**EXHIBIT 2**  
**PROPERTY DATA SHEET**  
**Piti, Guam**

**Port I.D.:** Route 18 Open Space

**Location:** North and South side of Route 18, West of Route 1, Cabras Island, Municipality of Piti, Island of Guam (reference attached map)

**Parcel:** Parcel 1

**Topography:** Submerged land and open space/undeveloped

**Current Land Use:** Marine Industrial and Open Space (per Master Plan)

**Proposed Land Use:** Potential development opportunities, both public and private, compatible with marine and Port operations (per Master Plan)

**EXHIBIT 3  
PROPERTY DATA SHEET  
Piti, Guam**

**Port I.D.:** Area Adjacent to Marianas Yacht Club

**Location:** South side of Route 18, Adjacent to Marianas Yacht Club, Cabras Island, Municipality of Piti, Island of Guam (reference attached map)

**Parcel:** Parcel 1

**Topography:** Submerged land and open space/undeveloped

**Current Land Use:** Marine industrial and open space (per Master Plan)

**Proposed Land Use:** Potential development opportunities, both public and private, compatible with marine and Port operations (per Master Plan)



# Jose D. Leon Guerrero Commercial Port

## NOTICE OF AREAS AVAILABLE FOR COMMERCIAL LEASE OR LICENSE INDUSTRIAL / MARINE INDUSTRIAL TENANTS ONLY

### Port Available Areas

1. Cabras Island Industrial Park
2. Route 18 Open Space
3. Area Adjacent to Marianas Yacht Club (Marine Industrial Area)

