



PORT OF GUAM
ATURIDATI 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



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

SOLICITATION OF INTEREST

Area "A" Fuel Storage Tank Facility

Pursuant to Public Law 34-99, the Port Authority of Guam (PAG) is issuing this public announcement for the Solicitation of Interest (SOI) of the fuel storage tank facility commonly known as Area A; encompassing approximately 16,000 square meters and located North side along Route 11 between Golf Pier and the PAG Administration Building in the municipality of Piti, Guam.

Area A was formerly managed by Mobil Oil Guam Inc. and includes five (5) fuel storage tanks (total capacity of 215,000 barrels), paved yard, pipelines, security fence, fire suppression, and fuel spill containment systems. A 3,400 square foot office building is also attached to the property. The storage tank facility is currently out of service.

All interested parties may retrieve a packet, which includes Process Overview and Instructions, via PAG's website at www.portofguam.com or may be picked up at PAG's General Manager's Office.

Please address any/all comments 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: (671) 477-5931 ext. 302-303

Fax: (671) 477-4445

Email: rjrespicio@portofguam.com

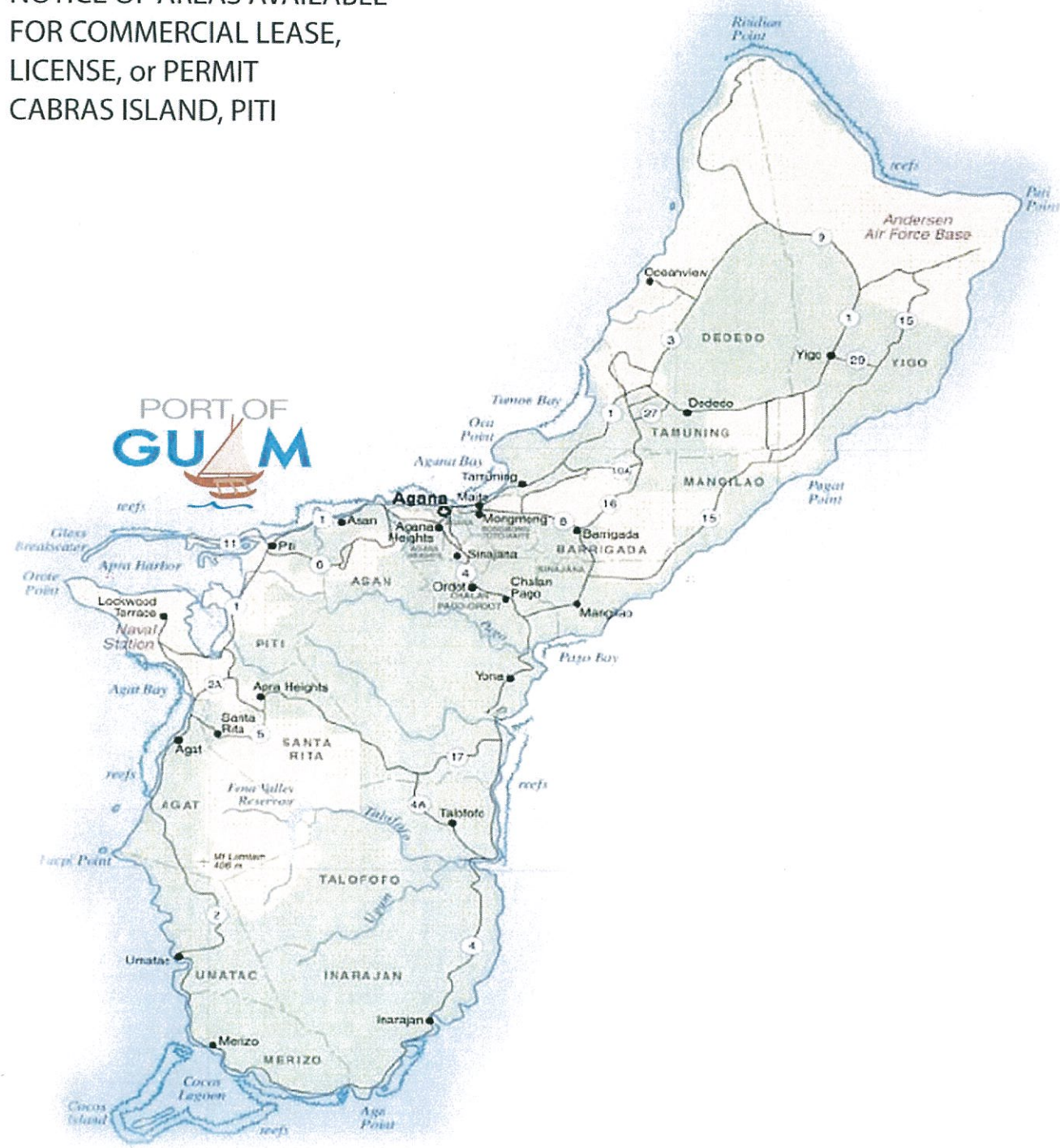

RORY J. RESPICIO
General Manager

This announcement is paid with Government Funds by the Jose D. Leon Guerrero Commercial Port.

PORT AUTHORITY OF GUAM

JOSE D. LEON GUERRERO COMMERCIAL PORT

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





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NOTICE OF AREAS AVAILABLE FOR COMMERCIAL LEASE/LICENSE/PERMIT

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 Exhibit 1. 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, license, or permit 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

1.3 Submission Instructions

1.3.1 Interested parties must complete and submit the attached Port Commercial Lease/License/Permit 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(i) there under.



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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:

Current Guam Business License

Articles of Incorporation and Bylaws (or similar documentation for other business entities, e.g., Articles of Organization/Operating Agreement)

Certificate of Incorporation (or similar documentation for other business entities)

Most Recent Financial Statement or other evidence of the applicant's financial standing (applicant may mark submitted information "CONFIDENTIAL" for use only within PAG)

Three (3) Letters of Reference

COMMERCIAL LEASE / LICENSE / PERMIT APPLICATION

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(i) 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, Island of Guam

Port I.D.: Area "A" Fuel Storage Tank(s) Facility

Location: North side of Cabras Highway, between Golf Pier and PAG Administration Building, Cabras Island, Municipality of Piti, Island of Guam

Land Area: 16,000± square meters (approximately)

Improvements: Primarily various used/abandoned fuel storage and delivery related improvements including five fuel storage tanks (including total capacity of nearly 215,000 barrels), paved yard, pipelines, security fence, fire suppression and fuel spill containment systems. Three fuel tanks and the loading rack are not in use due to deterioration resulting from lack of maintenance and capital improvements. The tanks are summarized as follows.

<u>Tank No.</u>	<u>Type</u>	<u>Capacity (Barrel)</u>	<u>Status</u>
1	Fuel	65,808	Not in Service
2	Gasoline	32,490	Not in Service
3	Fuel	20,670	Not in Service
4	Diesel	53,205	Not in Service
6	Fuel	42,800	Not in Service
	Total Capacity	214,973 bbl	

Access: Paved Road

Utilities: Power and water on site, no sewer

Topography: Fairly level

Fee Simple Owner: Port Authority of Guam

Former Manager: Mobil Oil Guam, Inc.

Ordinances Affecting Land Use and Development

Current Land Use/Tract Designation: Fueling Facilities & Cement Unloading Area (per Master Plan)

Proposed Land Use/Tract Designation: Fueling Facilities & Cement Unloading Area (per Master Plan)

Flood Zone: Zone X Other Areas (Areas determined to be outside the 0.2% annual chance flood plain).

Current Department of Revenue and Taxation Appraised Values and Real Property Tax: Not Applicable due to government ownership

Port Authority of Guam

Area "A" Fuel Storage Tank Facility
Cabras Island, Municipality of Piti, Guam

