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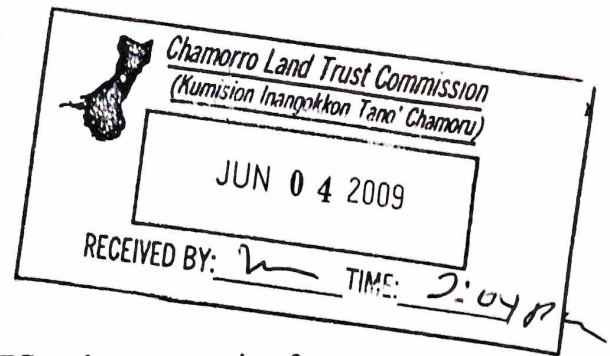
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SMITHBRIDGE

TONY ROMAS

Administrative Director
 Chamorro Land Trust Commission
 P.O. Box 2950
 Hagatna,
 Guam, 96932

2nd June 2009



RE: Response to questions raised by CLTC on lease extension for property Lot No. 10057-New-5.

Thank you for meeting on the 21st May 2009 to discuss the lease extension for the Guam Rugby Club. To answer your question raised at the meeting, the Guam Rugby Club has the following response:

Question 1) Informal Agreement between Hals Angles and Guam Rugby Club.

The Guam Rugby Club knowledge's that prior to signing the lease agreement with CLTC there was an informal agreement between the Hals Angel's Football Group and the Guam Rugby Club. This agreement was that the Guam Rugby Club was to replace the practices field that the Hals Angle utilizes on the new leased property.

The initial requirements between CLTC and the GRC before signing the original lease agreement GRC had to complete and pay for surveying of the property, including subdividing the original property, agree to fencing of the new property boundary between Wetengel Elementary School and lot 10057-New-5, and complete a master development plan of lot 10057-New-5 of which was to be leased by the Guam Rugby Club.

As part of the GRC master development plan that was submitted to CLTC prior to the signing of the CLTC / GRC lease agreement it clearly showed the location of the new multiply use field that is to be constructed to replace and honor the informal agreement between Hals Angles and Guam Rugby Club.

Please note that or thou development of the property by Guam Rugby Club is one of our top priority it is subjected to funding. The Guam Rugby Club is a nonprofit organization and receives NO funding from the Government or other international organizations, we rely 100% on local private company sponsorship and fundraising efforts to fund the ongoing maintenance and development of the leased property. We would also like to point out that these funds also include the development and continuation of the middle and high school program which to date is 100% free to the kids, bar uniforms.



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Therefore to expect the immediate development of the full property is unrealistic and was noted by CLTC at the time of signing the original lease.

The Guam Rugby Club has however completed the following under phase 1 and the start of phase 2 before CLTC put the development on hold a year ago at your monthly meeting held in June 2008

Phase 1

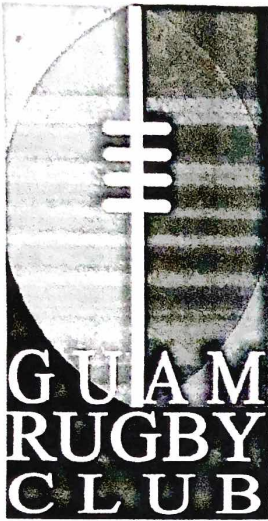
- Construction and completion of sports field one to an international size rugby field.
- Installation of 6 feet high boundary fence between Wettengal Elementary school and the Guam Rugby Club.
- Installation of a sub ground field watering irrigation system for field one.
- Erection of the north side night lighting system including the construction of a concrete generator building and purchase of generator.
- Construction and completion of male and female toilets and shower facilities.
- Construction and erection of bleacher and viewing facilities to enable spectator viewing for field one.

Phase 2

- Importation of earth fills to achieve correct levels for field two.
- Final sub grade finishing for field two and multiple use field.
- Installation of sub ground field watering irrigation system for field two.
- 50% completion of top soiling for field two.

The Guam Rugby Club is still committed to completing the balance of phase two of the development however cannot and will not until the lease is extended. The following items are still to be completed in phase two of the development as shown in the master development plan:

- Complete top soiling for field two.
- Final grading of top soil for field two and multiple use field.
- General landscaping around field two and multiple use field.
- Erection of the south side night lighting system.



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- Final grading of car park between the baseball field and rugby fields.

This has been a huge financial undertaking by the Guam Rugby Club and it will continue to take considerable time and effort to raise sufficient funds to fully develop this facility.

To simply put it – GRC agreed to build a multiply use field for Hals Angels to utilize, GRC created a master development plan that included this field. GRC was developing the property as quickly as they could with available funds. Now that the CLTC have not renewed the lease agreement GRC cannot develop the property that includes Hals Angels multiply use field. If CLTC approve the lease extension GRC will continue developing the property and Hals Angels will get there multiply use field.

We look forward to your response to the license extension request and look forward to working with the Chamorro Land Trust Commission to mutually improve this facility for the people of Guam

Regards

Tim Wenden
President
Guam Rugby Club Inc

Glen Davies
Treasurer
Guam Rugby Club Inc