

BEACH ROAD INNER LOT GARAPAN – SAIPAN, CNMI



LOT 1856NEW-5-R1

PRICE \$100.00 – Square Meter

DATA SHEET – LAND ONLY

Date: 5/10/2015

Property Lot # Lot 1856 NEW-5-R1-1 (new lot map will show lot 1856 new – 8 –R1), **Lot Size:** 1,500sqm total Price \$100 sqm to owner.

Commission = If there is a broker sell at \$110 per sqm which = \$165,000 = \$15K for broker - 10%
*if 55 year lease - \$150K to owner & \$15K to broker.
*If Fee simple sale: \$250K to Owner & \$50K to broker.

Commercial bldg: No **Location:** Garapan **Stories:** Land only.

Current Building usage: (X) farming

Current tenants: (1) None

Property Details: Property can be used for commercial bldg. Requires zoning approval. Great location in the central part of the island close to everything. There is currently 80 low income house project adjacent to the property, which has potential to bring quite a few customers later if there is a commercial bldg. or apartment complex Built on the property. 1st & 2nd floors both have ocean view(s).

Parking space(s): **Bldg Construction:** None.

Commission agreed upon (X)10% ()6% (X) Other: Owner takes \$150K anything over is Borker.

If Exclusive: () 3 months () 6 Months () 1 year. (X) None

*Note: No Exclusive.

Marketing: () to Foreign Investors only (X) Guam / Saipan / Foreign Investors

Saipan Property Investments Group
Broker: Saipan, CNMI 96950

EXHIBIT "A"

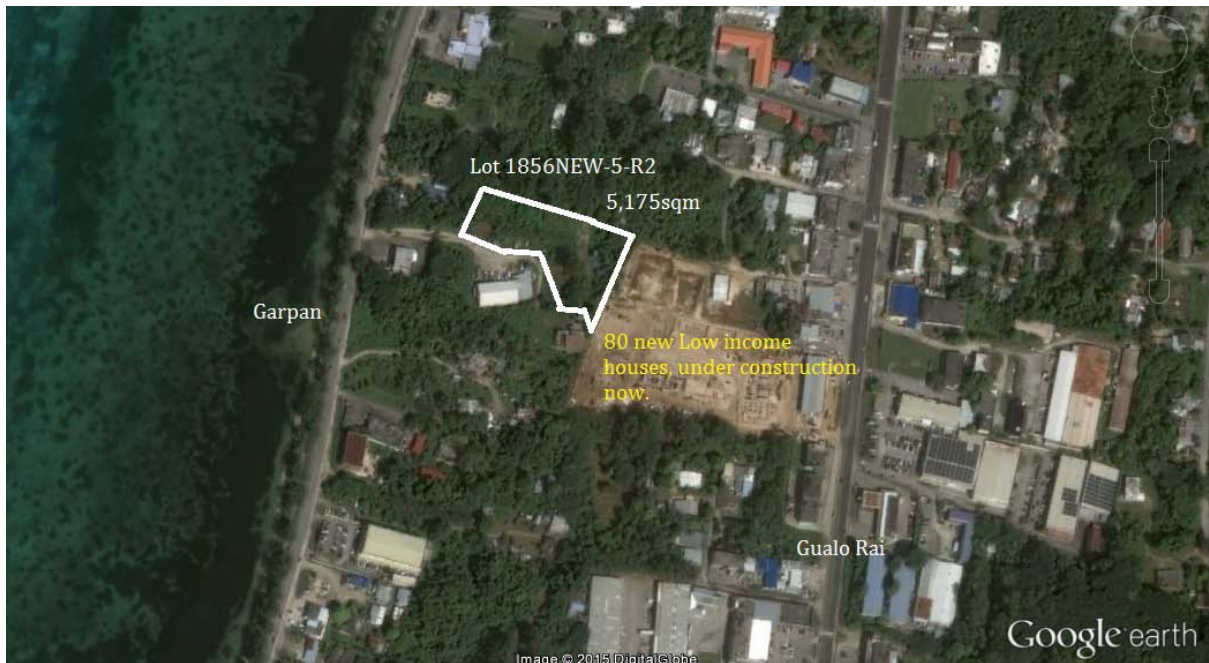


EXHIBIT "B"





EXHIBIT "C"



EXHIBIT "C"

INVOICE
PACIFIC AMERICAN TITLE INSURANCE & ESCROW (CNMI), INC.
6th Floor Marianas Business Plaza, PMB 211 PO Box 10000
Saipan, MP 96950

BILL TO: Law Office of Stephen J Nutting LLC
6th Floor Marianas Business Plaza, PO Box 5093 CHRB
Saipan, MP 96950

Invoice Date: August 7, 2019
Payment Due: August 7, 2019
Invoice No.: 20704-2

ATTN: STEPHEN J. NUTTING

Reference:
20704

Item Code	Description	Amount
SEA	LOT 1856NEW-5-R2	\$300.00

Total: **\$300.00**

Phone: (670)235-5787

Fax: (670)235-6787

Prepared By: Francine Agulto



6th Floor Marianas Business Plaza, PMB 211 PO Box
10000
Saipan, MP 96950
Phone: (670)235-5787
Fax: (670)235-6787
Email: paticocnmi@pamericantitle.com
Website: www.pamericantitle.com

OWNERSHIP AND ENCUMBRANCE REPORT

Order No.: 20704-1

Date: August 7, 2019

REQUESTED BY: Law Office of Stephen J Nutting LLC
6th Floor Marianas Business Plaza, PO Box 5093 CHRB
Saipan, MP 96950
ATTN: STEPHEN J. NUTTING

File No.:

The following is a list of the real property(ies) owned by MARIA ELAMETAO, as of August 7, 2019 information derived from the Division of Lands Registration and Survey of the Department of Lands and Natural Resources and the Commonwealth Recorder of the Commonwealth of the Northern Mariana Islands.

LEGAL DESCRIPTION:

LOT NO. 1856NEW-5-R2, SAIPAN, NORTHERN MARIANA ISLANDS

*UPDATED REPORT FROM REPORT DATED 05/31/2019**

By: 
Sarah Pangelinan

Order No.: 20704-1

Date: August 7, 2019

This report is not guarantee or warranty title, a legal opinion as to the status of the title, a title commitment to issue a title insurance policy or a title insurance policy.

The Status or Validity of the Title to Subject Property may also be affected by the following matters; (a) Rights or Claims of parties in possession not shown by the public records; (b) easements, or claims of easements, not shown by the public records; (c) encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of premises; (d) taxes or special assessments which are not shown as existing liens by the public records; and (e) any lien or right to a lien, for services, labor or material hereto or hereafter furnished, imposed by law and not shown by the public records.

DISCLAIMER

1. Pacific American Title Insurance & Escrow (CNMI), Inc. 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 and encumbrance report.
2. The total liability of Pacific American Title Insurance & Escrow (CNMI), Inc. shall not exceed \$300.00 paid for the ownership and encumbrance report.
3. 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 Article XII of the Constitution of the Commonwealth of the Northern Mariana Islands, together with the duty of the Company to defend the Insured by reason of such an attack or claim, are specifically excepted from the coverage of any policy. For your examination, a copy of the said section is herewith attached.

Therefore, no one should rely on this report as the basis for the Consummation of any real estate transaction until it is converted into an actual Title Insurance Commitment, at which time additional requirements and exceptions will necessarily be added.

REPORT

LOT NO. 1856NEW-5-R2, (formerly part of Lot No. 1856NEW-5-R1, part of Lot No. 1856NEW-5, part of 1856), SAIPAN, as said lot is more particularly described on Drawing/Cadastral Plat No. 2017-07, the original of which was recorded on 12/06/2006 as Document No. 06-3011, at Commonwealth Recorder's, Saipan.

The following is shown for information purposes only: Said map shows the area to be 5,175 +/- square meters, more or less.

The search of said records shows MARIA ELAMETAO, as the last Grantee of subject property. Said information is contained in that Deed of Gift, executed by Joaquin Elameto Norita, & Remedio Elameto, grantor, dated 06/03/2019 and recorded on 06/05/2019 as Document No. 19-1576, at Commonwealth Recorder's, Saipan.

The Search of said record also shows the subject property being affected or encumbered by the following recorded instruments:

1. Mineral Rights, water rights, roadways, rights of way and other easements upon said land as established in the Determination of Ownership No. 404 from the Trust Territory of the Pacific Islands, Grantor, to Heirs of Rita Manqarero, represented by Ana Manqarero, as Land Trustee, Grantee, executed 10/13/1952 and filed on 12/04/1952 at Clerk of Courts, Saipan, and registered on 03/15/1982, as Document No. 14030 at Land Registry, Saipan.
2. Deed of Trust, dated 09/15/2015 and recorded on 01/05/2016 as Document No. 16-0024 at Commonwealth Recorder's, Saipan, executed by Maria R. Elameto, borrower and grantor, to Micheael E. Dileley, Lender, and Raymond Mafnas Palacios, trustee and grantee, for the sum of \$1,000.00. RE: 1,000 square meter portion of Lot 1856NEW-5-R2.

3. Any right, title, or interest of Raymond M. Palacios or those claiming by, through, or under that person as disclosed by Warranty Deed, executed by Maria R. Elameto, grantor, dated 05/12/2016 and recorded on 05/13/2016 as Document No. 16-1136, at Commonwealth Recorder's, Saipan. RE: 1,500 square meters of Lot 1856NEW-5-R2.

AFFECTING THE LEASEHOLD:

4. Terms and provisions of that certain Lease (Rental) Agreement Partial of Lot 1856NEW-5-R2, South Garapan, Saipan, executed by and between Raymond Mafnas Palacios, lessor to Michael E. Dilley and / or Congyun Xu Dilley, lessee, dated 05/11/2016 and recorded on 05/13/2016 as Document No. 16-1137, at Commonwealth Recorder's, Saipan, leasing and demising the premises in question for a term of 55 year commencing on 05/12/2016 and ending on 05/11/2071. RE: 1,500 square meters of Lot 1856NEW-5-R2

Assignment of Leases and Rental Agreements, executed by and between Michael E. and Congyun Xu Dilley, assignors, to Leo Ganacias, assignee, dated 07/31/2018 and recorded on 09/18/2018 as Document No. 18-1654, at Commonwealth Recorder's, Saipan,

Assignment of Leases and Rental Agreements, executed by and between Leo Ganacias, assignor, and Michael E. and Congyun XU, Dilley, assignee, dated 07/31/2019 and recorded on 07/31/2019 as Document No. 19-2027, at Commonwealth Recorder's, Saipan.

5. Agreement to Lease Real Property, executed by and between Maria Rosa Elameto, Remedio Elameto and Joaquin Elameto Norita, lessor, and Ruan Changwu, lessee, dated 09/24/2018 and recorded on 09/25/2018 as Document No. 18-1703, at Commonwealth Recorder's, Saipan.

End...FA