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12 **THE DISTRICT COURT OF GUAM**

13 In re:

14 ARCHBISHOP OF AGAÑA,

15 a Corporation Sole,

16 Debtor.

17 Bankruptcy Case No. 19-00010  
18 Chapter 11

19 **ORDER CONFIRMING THE FIFTH**  
20 **AMENDED JOINT CHAPTER 11 PLAN**  
21 **OF REORGANIZATION FOR THE**  
22 **ARCHBISHOP OF AGAÑA**

23 This case is before the Court on the Fifth Amended Joint Chapter 11 Plan of  
24 Reorganization for the Archbishop of Agaña [ECF No. 1044] (the “Plan”)<sup>1</sup> proposed by the  
25 Debtor and the Official Committee of Unsecured Creditors. Undefined capitalized terms in this  
26 order have the meanings set forth in the Plan. The Court conducted the Plan confirmation hearing  
27 on October 3 and 4, 2022. Based upon the Plan, the findings and conclusions set forth in the  
28 Court’s Confirmation Findings and Conclusions [ECF No. 1090] entered concurrently with this  
order, the findings, conclusions and statements of the Court on the record at the confirmation  
hearing, and the order approving the AIG Insurers Settlement Agreement, and the order approving  
the BSA Objection Compromise (as defined below), which are incorporated into this  
Confirmation Order by reference, the Court further finds and concludes as follows:

**IT IS ORDERED:**

<sup>1</sup> Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Plan.  
PLAN PROPONENTS’ ORDER

1           1.       **CONFIRMATION.** The Plan is confirmed. The Plan satisfies and complies with  
2 each of the provisions of 11 U.S.C. § 1129 to the extent applicable to the Plan and this case.

3           2.       **BINDING EFFECT OF THE PLAN.** The terms of the Plan are approved, and  
4 effective as of the Effective Date, are binding, including without limitation upon any and all  
5 entities acquiring property under the Plan, and all holders of Claims and Interests, any and all  
6 non-debtor parties to executory contracts, any and all Tort Claimants, Unknown Tort Claimants,  
7 and other creditors, whether or not such creditor has filed a proof of claim, whether or not the  
8 Claim of such creditor is impaired under the Plan, and whether or not such creditor has accepted  
9 or rejected the Plan. **ALL ENTITIES SHALL ACT OR REFRAIN FROM ACTING AS SET**  
10 **FORTH IN THE PLAN.** As set forth in Section 13.9 of the Plan, nothing in the Plan, the AIG  
11 Settlement Agreement, or otherwise (and nothing in this order) affirmatively authorizes the Trust,  
12 Reorganized Debtor, any Protected Party, Class 3 Claimant, or Class 4 Claimant to act in violation  
13 of applicable law or affirmatively authorizes such persons to violate or prohibits such persons  
14 from violating any relevant and operative provision(s) of the BSA Confirmation Opinion, the  
15 BSA Plan, or the BSA Confirmation Order, including the injunctions and releases provided or  
16 approved thereunder; provided, however, that no reference in the Plan (or in this order) to the  
17 BSA Confirmation Opinion, the BSA Plan, or the BSA Confirmation Order, including the  
18 injunctions and releases provided or approved thereunder, shall limit the rights, if any, of the  
19 Trust, Reorganized Debtor, a Class 3 Claimant, and/or a Class 4 Claimant, against a BSA Non-  
20 Settling Insurance Company, as those rights are defined by any relevant and operative  
21 provision(s) of the BSA Confirmation Opinion, the BSA Plan, and/or the BSA Confirmation  
22 Order, including the injunctions and releases provided or approved thereunder.

23           3.       **VESTING OF ESTATE'S ASSETS.** Except as otherwise provided in this order  
24 or in the Plan, and as of the Effective Date of the Plan, under 11 U.S.C. §§ 1141(b) and 1141(c),  
25 all property of the Debtor's Estate and all property dealt with by the Plan are vested in the Trust  
26 or the Reorganized Debtor, or as may otherwise be set forth in the Plan, free and clear of all liens,  
27 Interests and Claims against the Debtor. Pursuant to the Plan, and in accordance with Bankruptcy  
28

1 Code §§ 105, 363, and 1123, the Debtor is authorized to sell the Real Property Assets identified  
2 in **Exhibit A** to this Order, to the Trust, free and clear of all liens, Claims, and Interest, including,  
3 but not limited to, any deed language or restrictions that limit the ownership, use, sale, or that  
4 otherwise affect the marketability of title, of the Real Property Assets. Pursuant to Plan Section  
5 4.9(b),(c), notwithstanding the transfer free and clear to the Trust, the Small Business  
6 Administration shall retain its liens, if any, in the Reorganized Debtor's interest in the Preserved  
7 Parcels, including, but not limited to, the Preserved Parcels related to MAN1&8 and BAR27.<sup>2</sup>  
8 Notwithstanding the transfer free and clear to the Trust, and pursuant to Plan Section 4.9(b),(c),  
9 the Debtor shall transfer BAR25 to the Trust subject to the mortgage of the Small Business  
10 Administration, instrument number 590157 (the "BAR25 SBA Mortgage"). In the event the Trust  
11 sells BAR25 and satisfies, in whole or in part, the BAR25 SBA Mortgage, the Reorganized Debtor  
12 shall execute and deliver to the Trust a note in the amount equal to the amount paid by the Trust  
13 to satisfy the BAR25 SBA Mortgage (the "BAR25 Replacement Note"). The BAR Replacement  
14 Note shall contain substantially the same terms as the note held by the Small Business  
15 Administration related to the BAR25 SBA Mortgage. Pursuant to Plan Section 4.6,  
16 notwithstanding the transfer free and clear to the Trust, the Reorganized Debtor shall grant the  
17 Bank of Guam mortgages on the Reorganized Debtor's interest in the Preserved Parcels related  
18 to YON6, MER5, and SIN14.

19 4. **PRE-EFFECTIVE DATE SALES.** Pursuant to Plan Section 5.1(b)(2)(vii), the  
20 Debtor is authorized to take all reasonable and necessary steps to market and sell the  
21 FHP/TakeCare Real Property and the Chancery Real Property, including, but not limited to,  
22 incurring all reasonable and necessary expenses, not to exceed \$500,000.00, to renovate and outfit  
23 the Cathedral for use as the Reorganized Debtor's headquarters and Chancery office and moving  
24 expenses. With the consent of the Committee, the Debtor is authorized to sell the FHP/TakeCare  
25 Real Property and the Chancery Real Property pursuant to Bankruptcy Code Section 363(b)(1),  
26 without further order of the Court; provided, however, that any sale of the FHP/TakeCare Real

27 \_\_\_\_\_  
28 <sup>2</sup> Plan Section 4.9 identified Debtor Prefix for Lot 2365-1-1, Barrigada, as BAR30. The correct Debtor Prefix for Lot  
2365-1-1, Barrigada, is BAR27, as correctly reflected in Plan Ex. G.

1 Property and the Chancery Real Property requiring the protections of Bankruptcy Code Sections  
2 363(f) and/or 363(m) shall require approval of the sale by this Court after notice and a hearing.  
3 The Debtor is authorized to use the proceeds of any real property sales authorized pursuant to this  
4 Paragraph to fund the Plan as provided in Plan Section 5.1. As provided in Plan Section  
5 5.1(b)(2)(vii), the Debtor may hire a real estate agent, subject to the approval of the Committee,  
6 with such real estate agent's employment and compensation subject to applicable provisions of  
7 the Bankruptcy Code, including Section 327, 328, 330, and/or 331.

8       5.       **DISCHARGE.** Except as otherwise expressly provided in the Plan or in this order,  
9 on the Effective Date of the Plan, the Debtor is discharged from, and its liability is extinguished  
10 completely in respect to, any Claim and debt, whether reduced to judgment or not, liquidated or  
11 unliquidated, contingent or noncontingent, asserted or unasserted, fixed or not, matured or  
12 unmatured, disputed or undisputed, legal or equitable, known or future, based on conduct  
13 occurring before the Confirmation Date, including, without limitation, all interest, if any, on any  
14 such Claims and debts, whether such interest accrued before or after the Petition Date, and  
15 including all Claims and debts of the kind specified in Bankruptcy Code Sections 502(g), 502(h),  
16 and 502(i), whether or not a Proof of Claim is filed or is deemed filed under Bankruptcy Code  
17 Section 501, such Claim is allowed under Bankruptcy Code Section 502, or the holder of such  
18 Claim has accepted the Plan. Notwithstanding anything in the foregoing sentence, the injunction  
19 provided for in this section 5 shall not discharge or enjoin the Debtor or Reorganized Debtor from  
20 any liabilities arising from transactions and events occurring in the ordinary course of the Debtor's  
21 business during the pendency of this case arising within the scope of 28 U.S.C. § 959. For clarity,  
22 the Debtor is not discharged from its obligations to fund the Unknown Tort Claim Reserve or  
23 from Non-Settling Insurer Policy Claims, but recourse with respect to Non-Settling Insurer Policy  
24 Claims is limited to the proceeds of Non-Settling Insurer Policies and all other damages (including  
25 extra-contractual damages), awards, judgments in excess of policy limits, penalties, punitive  
26 damages and attorney's fees and costs that may be recoverable against any Non-Settling Insurers  
27 because of their conduct concerning insurance coverage for, or defense or settlement of, any Tort

1 Claim or Unknown Tort Claim, and any such judgments or awards will be handled in accordance  
2 with applicable Sections of the Plan.

3 Tort Claimants and the Trust shall be permitted to name the Debtor in any proceeding to  
4 resolve whether the Debtor has liability for Tort Claims or Unknown Tort Claims and the amount  
5 of any such liability, solely for the purpose of obtaining insurance coverage from Non-Settling  
6 Insurers. The discharge hereunder does not apply to, and shall not limit in any way the obligations  
7 of Non-Settling Insurers to defend and pay, the Debtor's liability for Tort Claims or Unknown  
8 Tort Claims under Non-Settling Insurer Policies. The limitations otherwise set forth in the Plan  
9 on a Tort Claimant or Unknown Tort Claimant's recovery will not in any way limit the Non-  
10 Settling Insurers' obligations under the Non-Settling Insurer Policies or the Tort Claimants',  
11 Unknown Tort Claimants', and/or Trust's recoveries against the Non-Settling Insurers for the  
12 Non-Settling Insurers' conduct in connection with the defense or settlement of a Tort Claim,  
13 including on any judgments in excess of the limits of a Non-Settling Insurer Policy.

14 6. **EXCULPATION AND LIMITATION OF LIABILITY.** The exculpation and  
15 limitations of liability provided in the Plan to the Exculpated Parties are valid and incorporated  
16 into this Order.

17 7. **CHANNELING INJUNCTION PREVENTING PROSECUTION OF**  
18 **CHANNELED CLAIMS AGAINST PROTECTED PARTIES AND SETTLING**  
19 **INSURERS.**

20 (a) **In consideration of the undertakings of the Protected Parties and**  
21 **Settling Insurers under the Plan, their contributions to the Trust, and other**  
22 **consideration, and pursuant to their respective settlements with the Debtor and to**  
23 **further preserve and promote the agreements between and among the Protected**  
24 **Parties and any Settling Insurers, and pursuant to Section 105 of the Bankruptcy**  
25 **Code:**

1           **1. any and all Channeled Claims are channeled into the Trust and shall be**  
2           **treated, administered, determined, and resolved under the procedures and**  
3           **protocols and in the amounts as established under the Plan and the Trust**  
4           **Agreement as the sole and exclusive remedy for all holders of Channeled**  
5           **Claims; and**

6           **2. all Persons who have held or asserted, hold or assert, or may in the future**  
7           **hold or assert any Channeled Claims are hereby permanently stayed,**  
8           **enjoined, barred and restrained from taking any action, directly or**  
9           **indirectly, for the purposes of asserting, enforcing, or attempting to assert**  
10           **or enforce any Channeled Claim against the Protected Parties or Settling**  
11           **Insurers, including:**

12                   **i. commencing or continuing in any manner any action or**  
13                   **other proceeding of any kind with respect to any**  
14                   **Channeled Claim against any of the Protected Parties or**  
15                   **Settling Insurers or against the property of any of the**  
16                   **Protected Parties or Settling Insurers;**

17                   **ii. enforcing, attaching, collecting or recovering, by any**  
18                   **manner or means, from any of the Protected Parties or**  
19                   **Settling Insurers, or the property of any of the Protected**  
20                   **Parties or Settling Insurers, any judgment, award,**  
21                   **decree, or order with respect to any Channeled Claim**  
22                   **against any of the Protected Parties, Settling Insurers, or**  
23                   **any other Person;**

24                   **iii. creating, perfecting or enforcing any lien of any kind**  
25                   **relating to any Channeled Claim against any of the**  
26                   **Protected Parties or the Settling Insurers, or the**  
27                   **property of the Protected Parties or the Settling**  
28                   **Insurers;**

**iv. asserting, implementing or effectuating any Channeled**  
                  **Claim of any kind against:**

**1. any obligation due any of the Protected Parties or**  
                          **Settling Insurers;**

**2. any of the Protected Parties or Settling Insurers;**  
                          **or**

**3. the property of any of the Protected Parties or**  
                          **Settling Insurers.**

**v. taking any act, in any manner, in any place whatsoever,**  
                  **that does not conform to, or comply with, the provisions**  
                  **of the Plan; and**



1 The Channeling Injunction will be effective with respect to the Settling Insurers Entities as  
2 of the date that the Trust receives the amount(s) set for in Plan Section 7.11.

3 8. SUPPLEMENTAL SETTLING INSURER INJUNCTION.

4 (a) **Supplemental Injunction Preventing Prosecution of Claims Against**  
5 **Settling Insurers.** Pursuant to Sections 105(a) and 363 of the Bankruptcy Code and  
6 in consideration of the undertakings of the Settling Insurers pursuant to the  
7 Insurance Settlement Agreements, including the Settling Insurers' purchases of  
8 insurance policies or Interests in insurance policies free and clear of all interests  
9 pursuant to Section 363(f) of the Bankruptcy Code:

10 Any and all Persons who have held, now hold or who may in the future hold  
11 any Interests (including all debt holders, all equity holders, governmental, tax and  
12 regulatory authorities, lenders, trade and other creditors, Tort Claimants, Unknown  
13 Tort Claimants, perpetrators, and all others holding Interests of any kind or nature  
14 whatsoever, including those Claims released or to be released pursuant to the  
15 Insurance Settlement Agreements) against any of the Settling Insurers, or any other  
16 Person covered or allegedly covered under the Settling Insurer Policies, that directly  
17 or indirectly arise from, relate to, or are in connection with (i) any of the Settling  
18 Insurer Policies, any Claim that would have been covered under a Settling Insurer  
19 Policy but for an Insurance Settlement Agreement, any Tort Claims, Direct Action  
20 Claims, Indirect Claims, Coverage Claims, and Released Claims; (ii) the payment of  
21 any of the Claims identified in (i), including Contribution Claims and Medicare  
22 Claims; (iii) Extra-Contractual Claims; and (iv) Unknown Tort Claim are hereby  
23 permanently stayed, enjoined, barred, and restrained from taking any action, directly  
24  
25  
26  
27  
28



1 or indirectly, to assert, enforce or attempt to assert or enforce any such Interest  
2 against the Settling Insurers or the Settling Insurer Policies:

- 3 1. Commencing or continuing in any manner any action or other proceeding  
4 against the Settling Insurers or the property of the Settling Insurers;
- 5 2. Enforcing, attaching, collecting, or recovering, by any manner or means,  
6 any judgment, award, decree or order against the Settling Insurers or the  
7 property of the Settling Insurers;
- 8 3. Creating, perfecting, or enforcing any lien of any kind against the Settling  
9 Insurers or the property of the Settling Insurers;
- 10 4. Asserting or accomplishing any setoff, right of indemnity, subrogation,  
11 contribution, or recoupment of any kind against any obligation due the  
12 Settling Insurers or the property of the Settling Insurers; and
- 13 5. Taking any action, in any manner, in any place whatsoever, that does not  
14 conform to, or comply with, the provisions of the Plan.

15 For the avoidance of doubt, this Supplemental Settling Insurer Injunction bars the above-  
16 referenced actions against the Settling Insurers as to the Settling Insurer Policies but against no  
17 other person or thing. The foregoing injunctive provisions are an integral part of this Plan and are  
18 essential to its implementation. For the avoidance of doubt, this Supplemental Settling Insurer  
19 Injunction shall not apply to: (i) any Persons who are not Protected Parties but who are insured  
20 under any Other Insurance Policies, with respect to coverage under such Other Insurance Policies;  
21 (ii) any Claims of any Persons that are covered or alleged to be covered under such Other Insurance  
22 Policies, to the extent such Claims are not Tort Claims or Indirect Claims against a Protected Party.

23 The Supplemental Settling Insurer Injunction will not be for the benefit of Non-Settling  
24 Insurers.

25 The Supplemental Settling Insurer Injunction will be effective with respect to any Settling  
26 Insurers Entities as of the date that the Trust receives the Settlement Amount (as defined in any  
27 Insurance Settlement Agreement).

1           **9. INJUNCTIONS ARE PERMANENT; EXISTING INJUNCTIONS AND**  
2 **STAYS REMAIN IN EFFECT UNTIL EFFECTIVE DATE.** On the Effective Date of the  
3 Plan, the injunctions provided for in the Plan shall be deemed issued, entered, valid and  
4 enforceable according to their terms and shall be permanent and irrevocable. All injunctions and  
5 stays provided for in the Plan, the injunctive provisions of Bankruptcy Code Sections 524 and  
6 1141, and all injunctions or stays protecting the Protected Parties and Settling Insurers are  
7 permanent and will remain in full force and effect following the Effective Date and are not subject  
8 to being vacated or modified.

9           **10. LIABILITY OF JOINT TORTFEASORS.** Pursuant to applicable provisions of  
10 the Plan, any person or entity that is or was alleged to be a joint tortfeasor with the Protected  
11 Parties in connection with the Abuse that forms the basis of a Class 3 Claim or a Class 4 Claim  
12 shall not be liable for any Protected Party's share of causal liability or fault for such Claim.

13           **11. PROFESSIONAL FEES AND OTHER ADMINISTRATIVE EXPENSES.**  
14 Requests for allowance and payment of Administrative Claims, except for Professional Claims,  
15 must be filed and served no later than thirty (30) days after entry of this Order. Requests for  
16 allowance and payment of Professional Claims shall be filed and served in accordance with  
17 applicable provisions of the Plan.

18           **12. APPROVAL OF COMPROMISES RELATED TO THE PLAN.** The Debtor  
19 is authorized and permitted to enter into the promises and compromises contained in the  
20 Stipulation by and Between the Debtor, Official Committee of Unsecured Creditors and Boy  
21 Scouts of America Regarding the BSA Plan Objection and Claim Objection (the "BSA Objection  
22 Compromise"). Upon approval of the BSA Objection Compromise by the Bankruptcy Court for  
23 the District of Delaware (the "Delaware Bankruptcy Court") (or other court of competent  
24 jurisdiction), the Debtor shall (a) withdraw any pending notice of appeal filed in the BSA's  
25 bankruptcy case before the Delaware Bankruptcy Court (Case No. 20-10343 (LSS) (Bankr. D.  
26 Del.)) and the Delaware District Court (Case No. 22-01254 (D. Del.) or as may be further assigned  
27 and consolidated, (b) take all steps necessary to resolve and close the appeal of the BSA's Plan,

28 PLAN PROPONENTS' ORDER

1 the BSA Confirmation Order and/or the BSA Confirmation Opinion (as those terms are used in  
2 the BSA Objection Compromise) or any other appeal otherwise by the Debtor related to the BSA's  
3 bankruptcy case filed in the Delaware District Court; and (c) forever waive any such right to  
4 appeal the BSA Plan, the BSA Confirmation Order, and/or the BSA Confirmation Opinion.

5 13. **FEES PAYABLE UNDER 28 U.S.C. § 1930.** Plan Section 2.2 provides that it is  
6 severable and may be modified, stricken, or otherwise altered based on a final determination of  
7 the appropriate calculation of fees payable under 28 U.S.C. § 1930. The Plan Proponents and the  
8 Office of the United States Trustee have agreed that the Court will determine the appropriate  
9 calculation of fees payable under 28 U.S.C. § 1930 through a contested matter to be heard within  
10 90 days of entry of this Order. Pursuant to 11 U.S.C. § 1127(b), Section 2.2 of the Plan will be  
11 modified to conform with the outcome of the Court's ruling on the calculation of fees payable  
12 under 28 U.S.C. § 1930.

13 14. **MAILING OF NOTICE.** The Debtor and/or Committee shall promptly mail  
14 copies of this order as notice of entry of this order and confirmation of the Plan to all creditors  
15 and other parties in interest.

16 15. **WAIVER OF STAY.** The stay imposed by Fed. R. Bankr. P. 3020(e) is waived.

17  
18 **SO ORDERED.**



19 /s/ Frances M. Tydingco-Gatewood  
20 Chief Judge  
21 Dated: Oct 20, 2022

EXHIBIT A

<b>Debtor Prefix</b>	<b>Legal Description</b>
<b>AGA13</b>	Lot 19-R1, Block 26, Agat
<b>AGA14</b>	Lot 8-2, Block 22, Hagatna
<b>AGA3</b>	Lot 1 NEW, Block 9, Agaña (Consolidated from Lots 1, 2, 3, 4, 15 and 16)
<b>AGA9</b>	Lot 1341-1-REM-4, Agaña
<b>AGT1</b>	Lot 306-4-2NEW, Agat
<b>AGT2</b>	Lot 5, Agat (18% undivided interest)
<b>AGT3</b>	Lots 165 and 168, Agat
<b>AHT1 &amp; AHT2</b>	Lot 19 NEW (Part) NEW-R4, Agaña Heights
<b>AHT3</b>	Lot 20 REM-3-2-1, Agaña Heights
<b>ANG1</b>	Lot 1341-1-REM-3, Hagatna
<b>ASA1</b>	Lot 240-10, Asan
<b>ASA6</b>	Lot 214-1REM, Asan
<b>ASA7</b>	Portion of Lot 11, Block 18, Tract 2025, Asan (old D18-23)
<b>AST1</b>	Lot 1NEW, Block 5, Tract 240, Dededo
<b>BAR21</b>	Lot 2346-1, Barrigada
<b>BAR25</b>	Lot 2265-Rem-8-1, Barrigada
<b>BAR22, 27 &amp; 28</b>	Lot 2364-1-7NEW; Lot 2365-1-1; and Lot 5437, Barrigada
<b>BAR35</b>	Lot 2265-REM-8-4-R1, Barrigada
<b>BAR5</b>	Lot 2264-1-2, Barrigada
<b>DED15</b>	Lot 5019A-3-5, Dededo
<b>HAG1</b>	Lot 1340-3-1, Hagatna
<b>HAG2</b>	Lot 1341-1-1 (REM), Hagatna
<b>HAG3</b>	Lot 81-REM-2, Hagatna
<b>HAG4</b>	Lot 81-REM-3, Hagatna
<b>HAG5</b>	Lot 81-REM-4, Hagatna
<b>HAG6</b>	Lot 81-REM-7, Hagatna
<b>HAG7</b>	Lot 81-REM-R8, Hagatna
<b>HAG8</b>	Lot 81-REM-8, Hagatna
<b>INA1</b>	Lot 190-R9, Inarajan
<b>INA5</b>	Lot 1-R2, Inarajan
<b>INA5a</b>	Lot 1-2, Inarajan
<b>MAC1</b>	Lot 10077-1-NEW-5, Machanao
<b>MAL1 &amp; MAL2</b>	Lot 190-2NEW, Malojloj, Inarajan
<b>MAL3</b>	190-7, Malojloj, Inarajan
<b>MAN1 &amp; MAN8</b>	Lot 2285-2-3, Mangilao
<b>MAN3</b>	Lot 3, Block 3, Tract 139, Mangilao
<b>MAN6</b>	Lot 2285A, Mangilao
<b>MAN10</b>	Lot 2418 A-2-R1, Mangilao
<b>MER1A&amp;B</b>	Lot 501 (A) and Lot 501 (B), Gugae, Merizo

PLAN PROPONENTS' ORDER

<b>Debtor Prefix</b>	<b>Legal Description</b>
<b>MER2</b>	Lot 4, Merizo
<b>MER3</b>	Lot 530 Y-Pigua, Merizo
<b>MER5</b>	Lot 54-R1, Merizo
<b>MON1</b>	Lot 100-2, Mongmong
<b>ORD2A</b>	Lot 3275-3-4, Ordot
<b>ORD3-6</b>	Lot 1NEW, Tract 122, Ordot
<b>PGO10</b>	Lot 81-REM-1-R/W, Pigo, Agaña
<b>PGO11</b>	Lot 81-REM-6-R/W. Pigo, Agaña
<b>PHI1&amp;2</b>	Residential Condominium, 24th Floor, Unit D, Lotus Tower of Oriental Gardens, Cor. Pasong Tamo, Urban Ave. & Tindalo St., Pio del Pilar, Makati City, Philippines; Residential Condominium, 24th Floor, Unit F, Lotus Tower of Oriental Gardens, Cor. Pasong Tamo, Urban Ave. & Tindalo St., Pio del Pilar, Makati City, Philippines
<b>PIT1</b>	Lot 1A, Tract 318, Piti
<b>PIT2</b>	Block 8, Piti
<b>SIN13</b>	Lot 21, Block 17, Tract 232, Sinajana
<b>SIN14 &amp; SIN18</b>	Lot P19.28B-1New, Ordot-Chalan Pago
<b>SIN8</b>	Lot 1118-R1, Sinajana
<b>STR1</b>	Lot 4, Block 4, Santa Rita
<b>STR2</b>	Lot 6, Block 2, Santa Rita
<b>TAL13</b>	Portion of Lot No. 11, Tract 2931, Talofoyo, an area of 10,000 +/- square meters
<b>TAL6-9</b>	Lots 12, 13, 14 and 15, Block 13, Talofoyo
<b>TUM1</b>	Lot 5060-A, Tumon, Dededo
<b>TUM2</b>	Lot 5118-1-1, Tumon
<b>YIG3</b>	Lot 5-1, Block 4, Tract 251, Yigo
<b>YIG4</b>	Lot 7033-A, Yigo
<b>YIG5</b>	Lot 7007-3-R3 New, Yigo
<b>YON5</b>	Lot 91-1A-3-1, Yona
<b>YON6</b>	Lot 173-NEW-NEW-R2, Yona
<b>YPN1</b>	Lot 9-20, Tract 142, Ypan, Talofoyo
<b>AGT7</b>	Lot 247-2, Agat
<b>AGT8</b>	Lot 248, Agat
<b>BAR1, BAR2, BAR3, BAR4</b>	Lots 1, 2, 3, and 4, Block 2, Tract 1534, Mangilao
<b>SIN9 &amp; SIN10</b>	Lot 18 & 19, Block 1, Tract 2014, Sinajana
<b>UMA1</b>	Lot 42-3, Umatac