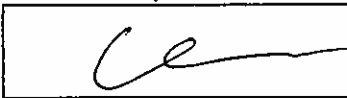


Guam Department of Revenue and Taxation
Cannabis Control Board Regular Meeting # 58
Meeting Date: February 25, 2026 | Time: 10:00 a.m.
 Zoom Video Conference: <https://us06web.zoom.us/j/86918671863>

	Board Members	Position Title	Signature
1	Atty. Vanessa Lee Williams	Board Chairperson	Zoom
2	Marie P. Lizama	Director, Department of Revenue & Taxation (Vice Chairperson)	
3	Denise Mendiola	Deputy Director, Department of Revenue & Taxation	
4	Theresa Arriola	Director, Department of Public Health & Social Services	
5	Amanda L. Shelton	Deputy Director, Department of Public Health & Social Services	Zoom
6	Lawrence Alcairo	Representative, Department of Public Health & Social Services	Zoom
7	Chelsa D. Muna	Director, Department of Agriculture	Zoom
8	Carissa Pangelinan	Director, Guam Behavioral Health and Wellness Center	
9	Chief Stephen Ignacio	Guam Police Department	Zoom
10	Jenei A Aguon	Representative of the Guam Business Community	Zoom
11	Regine Biscoe Lee	Guam Visitors Bureau (General Manager)	
12			
13			
14			
15			

This is to certify that the above information is true and correct:



Board Secretary

2/25/2026

Cannabis Control Board Meeting - General Public Sign-In Sheet

Wednesday, February 25, 2026 at 10:00pm

Zoom Video Conference Meeting ID: <https://us02web.zoom.us/j/86918671863>

#	Name	Title	Contact #	Email
1	Vanessa Williams	Chairwoman		
2	Jathan Muna Barnes	DOAG		
3	S Roberto	Cultivator - Guam's Real Deal		
4	Ed Santos	Board Member		
5	Amanda Shleton	Board Member (DPHSS)		
6	Marie Lizama	Board Member (DRT)		
7	April Agoun	n/a		
8	Athena Duenas	Guam Behavior		
9	Chelsa Muna	Board Member (DOAG)		
10	Jenei Agoun	Board Member		
11	Lawrence Alcairo	DPHSS		
12	Brooke Agan	METRC		
13	David Cruz	Cultivator - Pacific Roots		
14	Jeff	n/a		
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Government of Guam
Department of Revenue & Taxation
CANNABIS CONTROL BOARD (CCB)

LOURDES A. LEON GUERRERO, Governor
Maga'haga
JOSHUA F. TENORIO, Lt. Governor
Sigundo Maga'låhi

VANESSA L. WILLIAMS CRUZ, Chairwoman
MARIE P. LIZAMA, Vice Chairwoman

TO: Cannabis Control Board Administrator
FROM: Cannabis Control Board
SUBJECT: Regular Meeting #58 – February 25, 2026

I. Call to Order:

Meeting was called to order by Board Chair at 10:05 AM.

II. Roll Call / Quorum:

Present via zoom were Board Chair Vanessa Williams Cruz and board members;

Marie Lizama / DRT Director
Amanda Shelton / DPHSS Deputy Dir.
Athena Duenas / GBHWC Rep.
Chelsa Muna / DOAG Director

Jenei Adame-Aguon / Business Rep.
Pete Terlaje / DOAG Rep.
Jathan Muna-Barnes / DOAG Rep.
Edward Santos / Medicinal Rep.

III. Secretary's Report:

A) Chair discussed needs of the minutes prepared and requesting assistant from the Compliance Branch or a volunteer until a secretary is elected at the next meeting. M. Lizama informed Chair that the Compliance Branch will assist with the meeting minutes.

IV. Old Business:

A) **DRT-CEL-2023-001:** Greenland Farms, Inc DBA Greenland Farms, Inc
Compliance Inspector M. Cepeda informed the board that there has been attempts to contact the Responsible Official, with no success. Moved to next agenda item update.

B) **DRT-CEL-2023-002:** Blue Wave, Inc DBA Pacific Analytical Services
M. Cepeda informed board that contact was made with the Responsible Official and he maintains interest in the cannabis industry. Delay in application is due to obtaining clearances. Responsible Official attached a letter to the board expressing continued interest in the cannabis industry. Board moved to next agenda item update.

C) **DRT-CEL-2024-003:** Pacific Roots, LLC DBA: Pacific Cultivation
Clearances completed and submitted for approval. Compliance Branch recommends approval for next step into the Permit to Operate (PTO). No questions from board. M. Lizama moved to approve. Seconded by C. Muna and unanimously passed. No other questions from the board. Board moved to next agenda item.



Government of Guam
Department of Revenue & Taxation
CANNABIS CONTROL BOARD (CCB)

LOURDES A. LEON GUERRERO, Governor
Maga'hága
JOSHUA F. TENORIO, Lt. Governor
Sigundo Maga'láhi

VANESSA L. WILLIAMS CRUZ, Chairwoman
MARIE P. LIZAMA, Vice Chairwoman

D) DRT-CEL-2024-004: Guam Real Deal, LLC DBA: Deep Green Guam
Clearances received, pending GFD clearance. Compliance Branch recommends conditional approval for PTO, pending clearance from GFD. Mr. Roberto in attendance to clarify last clearance needed. E. Santos motion to conditionally approve, pending GFD clearance. Seconded by J. Aguon. A. Shelton inquired if conditional approval will become a full approval once clearance is approved. Chair informed that it will become full approval once clearance is done. No other questions from the board and unanimously passed. Board moved to next agenda item.

V. New Business:

A) No new business to present

VI. Cannabis Application and Licensee Status:

A) Cannabis Application and Licensee Status:

- i. Fifteen (15) Approved Responsible Officials (RO)
- ii. Four (4) Tabled Cannabis Establishment License (CEL) Applications

B) Types of Cannabis Establishment Licenses (Proposed)

- a. Cultivation Facility License:
 - Type I: 3
 - Type II: 1
 - Type III: 1
 - Type IV: 2
- b. Cannabis Product Manufacturing Facility License: 0
- c. Cannabis Testing Facility: 1
- d. Retail Cannabis Store: 7

M. Cepeda informed the board that there have been no new applications, but have been receiving inquiries for Responsible Official cards and cannabis retail stores. The Responsible Official count remains the same, with the CEL applications changing from four (4) to two (2), after the new approvals. Chair inquired if the Compliance Branch can provide an update on the two tabled CEL applications at the next meeting, if there has been no further action. Chair inquiring with the Compliance Branch if any recommendation can be made in denying the application due to lapse in time. M. Cepeda informed Chair that they will take note. No changes to the establishment type listing. M. Cepeda informed the board that now CEL applicants are approved, the clearance process for the retail stores can start their application and clearance process. Chair inquired if the Responsible Officials are regularly updated of the approved cultivators and progress. M. Cepeda informed Chair that the Responsible Officials are updated via email about the meetings and approvals. No other questions from the board. Board moved to next agenda item.



VII. Other Discussions:

- A. Shelton informed the board that DPHSS has prepared an after-action report for the Cannabis Industry Annual Summit that took place in January 2026. A. Shelton inquired if the board would want the report to be added to the next agenda to further discuss and possibly choose a date for the next summit to begin planning. Chair stated it should be scheduled as an agenda item for the next meeting, due to possible proposed actions or recommendations. A. Shelton informed Chair that there would be no action needed for the actual report. Based off public feedback if any recommended dates or subjects to be given for planning. Chair recalled a lot of feedback in discussion of a pending bill and that regulations should be revisited. Chair is unsure of the feedback discussed in the report, but it is also a discussion that can be had at the next meeting whether the board would want to revisit any regulations or specific regulations and take the next steps. Chair also discussed the board having to undertake the administrative adjudication process to revisit the regulations as well. No other questions from the board. Board moved to next discussion.

Chair inquired on the rules promulgated by DOAG related to hemp and if the board could receive a briefing or discussion at the next meeting, C. Muna agreed. Chair inquired if a report could be circulated to the board members in advance, so if there are any questions or concerns or jurisdiction relation, C. Muna agreed. No other questions from the board. Board moved to next agenda item.

VIII. Next Cannabis Board Meeting:

Chair discussed a survey or email being sent to narrow down a date that is best for board members. M. Cepeda recommended to the board that the meeting can be conducted every fourth Wednesday. Chair informed M. Cepeda that works for her and received agreement from other board members. Chair informed the board that the next meeting will be on March 25, and will be the regular monthly meeting. No other questions from the board. Board moved to next agenda item.

IX. Open Forum / Public Comment:

J. Muna-Barnes requested to make a comment. J. Muna-Barnes wanted to remind all present that for potential cultivation applicants, a bona fide farm certification is required for the application process and they can be advised to go to DOAG to apply for the certification.



Government of Guam
Department of Revenue & Taxation
CANNABIS CONTROL BOARD (CCB)

LOURDES A. LEON GUERRERO, Governor
Maga'haga
JOSHUA F. TENORIO, Lt. Governor
Sigundo Maga'láhi

VANESSA L. WILLIAMS CRUZ, Chairwoman
MARIE P. LIZAMA, Vice Chairwoman

X. Meeting Adjourned:

- A. Shelton moved to adjourn the meeting at approximately 10:29 AM. Motion seconded by E. Santos and unanimously passed.

Vanessa L. Williams Cruz
Chairwoman

Prepared by: Compliance Branch



DEPARTMENT OF
REVENUE AND TAXATION
GOVERNMENT OF GUAM Gubetnamenton Guåhan

February 11, 2026

To: Cannabis Control Board (CCB)
From: Director, DRT
Subject: CCB Regular Meeting #58- February 25, 2026(Final)

Zoom video conference meeting link: <https://us06web.zoom.us/j/86918671863>

- I. Call to Order:
- II. Roll Call of Members/Quorum:
- III. Secretary's Report:
 - A) CCB Meeting #54 Minutes – June 10, 2024 (Pending Meeting Minutes)
 - B) CCB Meeting #55 Minutes- October 28, 2024 (Pending Meeting Minutes)
 - C) CCB Meeting #56 Minutes- February 26, 2025 (Pending Meeting Minutes)
 - D) CCB Meeting #57 Minutes- January 26, 2026 (Pending Meeting Minutes)

IV. Old Business:

A) DRT-CEL-2023-001:

Greenland Farms, Inc.

DBA: Greenland Farms, Inc.

Board Action	Approved	Denied	Conditional Approval	Table
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B) DRT-CEL-2023-002:

Blue Wave, Inc.

DBA: Pacific Analytical Services

Board Action	Approved	Denied	Conditional Approval	Table
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C) DRT-CEL-2024-003:

Pacific Root L.L.C

DBA: Pacific Cultivation

Board Action	Approved	Denied	Conditional Approval	Table
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D) DRT- CEL-2024-004:

Guam Real Deal LLC

DBA: Deep Green Guam

Board Action	Approved	Denied	Conditional Approval	Table
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V. Cannabis Application and Licensee Status:

A) Cannabis Application and Licensee Status:

- i. Fifteen (15) Approved Responsible Officials (RO)
- ii. 4 (four) Table Cannabis Establishment License (CEL) Application

B) Types of Cannabis Establishment Licensees (Proposed)

- a. Cultivation Facility License:
 - i. Type I: 3
 - ii. Type II: 1
 - iii. Type III:0
 - iv. Type IV:3
- b. Cannabis Product Manufacturing Facility License: 0
- c. Cannabis Testing Facility: 1
- d. Retail Cannabis Store: 7

VI. Other Discussion:

VII. Next CC Board Meeting:

VIII. Open Forum/Public Comment:

IX. Meeting Adjourned:



Marie P. Lizama
Director

Prepared by: M. Cepeda

Status update

From Pacific Analytical Services [REDACTED]

Date Fri 2/6/2026 10:44 AM

To [REDACTED] Cepeda [REDACTED]

CAUTION: This email originated from outside of the Government's Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hafa Adai [REDACTED]

Thank you for reaching out and for keeping me informed of the meeting dates.

At this time, our current status is largely dependent on further progress from the various sectors within the industry. We were not opposed to the moratorium; in fact, we viewed it as a necessary step to allow the industry to begin its foundational processes. This approach would enable us to begin testing once operations are underway, rather than waiting for products to be ready, which we believe benefits both the laboratory and the industry as a whole by reducing the challenges associated with launching new businesses simultaneously.

We remain very interested in moving forward with building the lab. However, timing is a critical factor in ensuring long-term success. We are closely monitoring the progress of the different companies so that we can be prepared to support them while also fulfilling our responsibility to protect the people of Guam and the consumer.

We hope you understand our position and our intent to be thoughtful and strategic. Our goal is to avoid opening prematurely, only to face closure due to a lack of products ready for testing. We want to ensure that when the lab opens, it is positioned to operate sustainably and effectively from the outset.

Thank you for your understanding, and please feel free to reach out if you have any questions or would like to discuss this further.

Sincerely

Shintaro Okada



Dipattamenton Kontribusion yan Adu'ana

DEPARTMENT OF REVENUE AND TAXATION

GOVERNMENT OF GUAM

Gubetnamenton Guahan

11.2023

Form DRT-CELC

CANNABIS ESTABLISHMENT LICENSE CLEARANCE FORM

DATE: 09/26/2024

TO: Department of Land Management (Location: ITC Building 3rd Floor)
 Department of Public Works (Location: Permit Center)
 Department of Public Health (Location: Dept. of Public Works – Permit Center)
 Guam Environmental Protection Agency (Location: Dept. of Public Works - Permit Center)
 Guam Fire Department (Location: Dept. of Public Works - Permit Center)
 Guam Waterworks Authority
 Mayor of TAMUNING
 Other Agency: _____

FROM: Director (Department of Revenue & Taxation)

SUBJECT: NOTICE OF APPLICATION FOR CANNABIS ESTABLISHMENT LICENSE;
TITLE 3 GUAM ADMINISTRATIVE RULES AND REGULATIONS CHAPTER 9 § 9210

In accordance with the provisions of the above cited section, you are hereby notified that the Guam Cannabis Control Board has received an application for a Type: III (3) / CULTIVATION FACILITY Cannabis Establishment License

For premises located 5159-5-3 _____
(Lot) (Block) (Municipality)

Name of Applicant: PACIFIC ROOTS L.L.C.

Responsible Official: CRUZ, DAVID UGENE R.O. CIC No.: _____

R.O. Contact No.: _____ R.O. Email Address: _____

Respectfully,

Marie P. Lizama, Acting Director

Prepared By: EN CRUZ

FOR AGENCY CLEARANCE USE ONLY

REMARKS:

"M1" zone - cultivation facility permitted.

APPROVED DISAPPROVED

ZONING DISTRICT
A R-1 R-2 C (M-1) M-2 PPD H S-1 PP

REMARKS:

ENDORSEMENT OF THIS PERMIT/LICENSE APPLICATION IS STRICTLY BASED ON REVIEW OF CONTENTS, PLANS, AND/OR INFORMATION PROVIDED TO SUPPORT APPLICATION. PERMIT APPROVAL BY DLM BASED ON REVIEWED CONTENTS, PLANS AND/OR INFORMATION DEEMED EITHER CORRECT OR INCORRECT.

STAMP ENDORSEMENT

Authorized Agent: _____ Date: 09/26/24
Planning Division, Department of Land Management



DRUG FREE SCHOOL ZONE LOT 5159-5-3 MUNICIPALITY OF TAMUNING



In accordance with the Drug School Free Zone Act §48001, Chapter 48, Title 17 GCA and the requirements of §9210(d) (2), Chapter 9, Title 3 GAR, the Department of Land Management, does hereby affirm that:

**Lot 5159-5-3
Municipality of Tamuning**

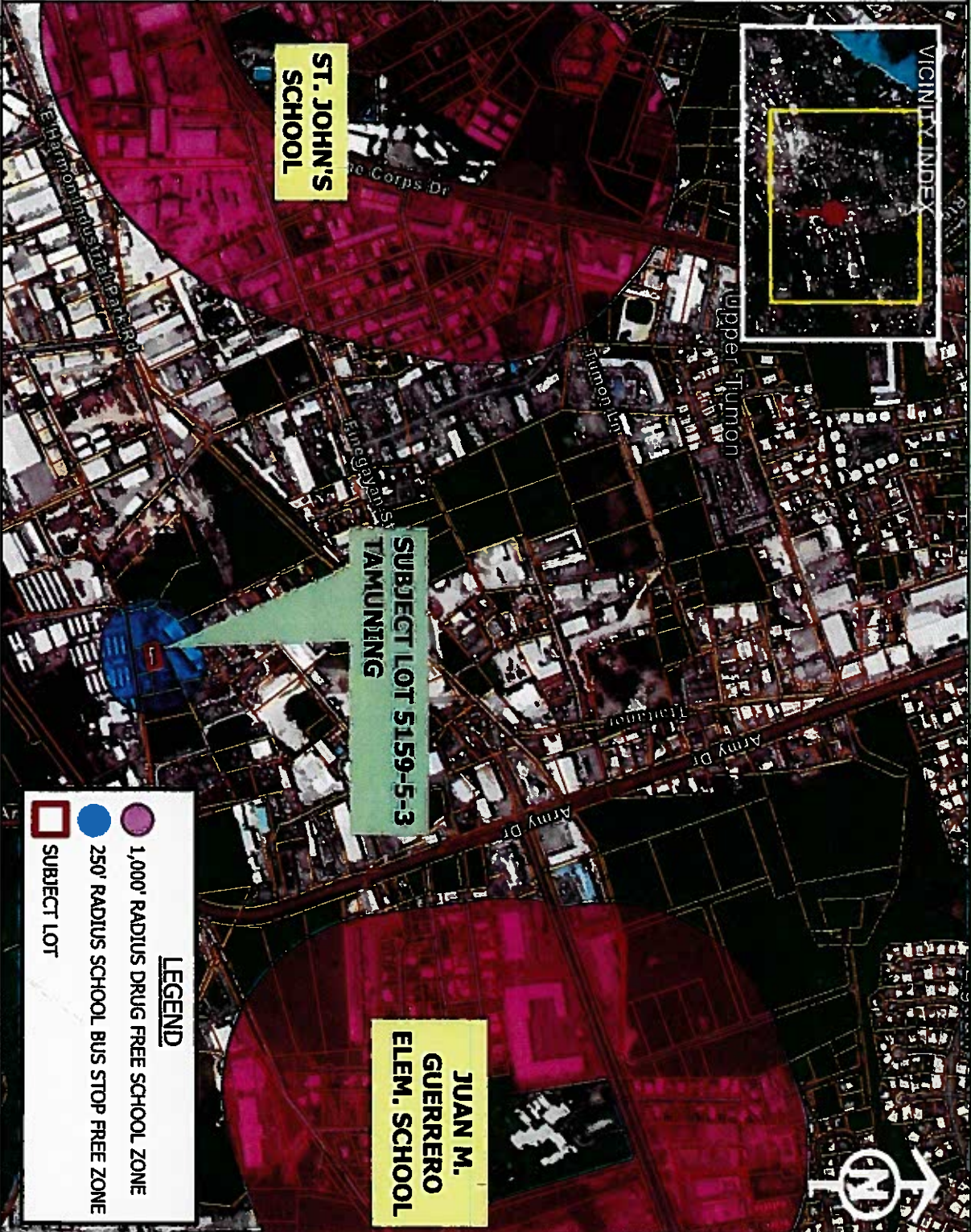
is not deemed within a Drug School Free Zone and is in accordance with the provisions of Chapter 61, Title 21 GCA.

**Applicant: David U. Cruz/
Pacific Roots LLC**

DBA: Pacific Cultivation

Joseph M. Brijia
Director
Date *Feb. 26, 2020*
Department of Land Management

u CC
Sf SG
CEC No. 2025-34





DIPATTAMENTON MINANEHAN TANO'
(Department of Land Management)
GUBETNAMENTON GUAHAN
(Government of Guam)



LOURDES A. LEON GUERRERO
Governor

JOSHUA F. TENORIO
Lieutenant Governor

JOSEPH M. BORJA
Director

ROSSANA SAN MIGUEL TISTON
Deputy Director

**THE DEPARTMENT OF LAND MANAGEMENT HEREBY ISSUES THIS
CERTIFICATE OF COMPLIANCE**

To:

**OPERATE A CULTIVATION FACILITY
ON LOT 5159-5-3, IN THE MUNICIPALITY OF
TAMUNING IN AN "M-1" (LIGHT INDUSTRIAL) ZONE, LAND PARCEL
DESCRIBED ABOVE IS OWNED BY:**

DAVID U. CRUZ

DAVID U. CRUZ/ PACIFIC ROOTS LLC

Name of Applicant:

PACIFIC CULTIVATION

Doing Business As:

**PURSUANT TO PUBLIC LAW 35-5, THE GUAM CANNABIS INDUSTRY ACT OF 2019
AND IN ACCORDANCE WITH § 9210(d)(4), CHAPTER 9, TITLE 3 GAR.**


JOSEPH M. BORJA

DIRECTOR, DEPARTMENT OF LAND MANAGEMENT

ISSUED THIS 21ST DAY OF FEBRUARY 2025

CEC NO. 2025-34



DIPATTAMENTON MINANEHAN TANO'
 (Department of Land Management)
GUBETNAMENTON GUAHAN
 (Government of Guam)



LOURDES A. LEON GUERRERO
 MAGA'HAGA • GOVERNOR

JOSHUA F. TENORIO
 SIGUNDO MAGA'LÁHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
 DIRECTOR

ROSSANA SAN MIGUEL TISTON
 DEPUTY DIRECTOR

February 24, 2025

To: Director, Department of Revenue and Taxation
 From: Director, Department of Land Management
 Subject: Re: Notice of Application for Cannabis Establishment License:
 Title 3 Guam Administrative Rules and Regulations Chapter 9 § 9210

The Department is in receipt of the following Notice of Application for a Cannabis Establishment License Clearance.

Type: III (3) / Cultivation Facility, Cannabis Establishment License
Location: Lot 5159-5-3, [REDACTED]
Applicant: Pacific Roots L.L.C. **DBA:** Pacific Cultivation
Responsible Official: Cruz, David Ugene

- The location of the premise is in an "M-1" (Light Industrial) Zone where a Cultivation Facility is permitted.**
- Zoned "A" (Agricultural); permitted for a Cultivation Facility
- Zoned "M-2" (Heavy Industrial); permitted for a Cultivation Facility
- Zoned "A" (Agricultural); permitted for a Cannabis Product Manufacturing Facility
- Zoned "M-1" (Light Industrial); permitted for a Cannabis Product Manufacturing Facility
- Zoned "M-2" (Heavy Industrial); permitted for a Cannabis Product Manufacturing Facility
- Zoned "C" (Commercial); permitted for Cannabis Retail
- Zoned "M-1" (Light Industrial); permitted for Cannabis Retail
- Zoned "M-2" (Heavy Industrial); permitted for Cannabis Retail
- Zoned "M-2" (Heavy Industrial); permitted for a Cannabis Testing Facility

Joseph M. Borja
 Director

Street Address:
 590 S. Marine Corps Drive
 Suite 733 ITC Building
 Tamuning, GU 96913

Mailing Address:
 P.O. Box 2850
 Hagåtña, GU 96932

Website:
<http://dlm.guam.gov>

E-mail Address:
dmdir@land.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383



Dipåtamenton Kontribusion yan Adu'ána

DEPARTMENT OF REVENUE AND TAXATION

GOVERNMENT OF GUAM

Gubetnamenton Guáhan

11.2023

Form DRT-CELC

CANNABIS ESTABLISHMENT LICENSE CLEARANCE FORM

DATE: 09/26/2024

- TO:**
- Department of Land Management (Location: ITC Building 3rd Floor)
 - Department of Public Works (Location: Permit Center)
 - Department of Public Health (Location: Dept. of Public Works – Permit Center)
 - Guam Environmental Protection Agency (Location: Dept. of Public Works - Permit Center)
 - Guam Fire Department (Location: Dept. of Public Works - Permit Center)
 - Guam Waterworks Authority
 - Mayor of TAMUNING
 - Other Agency: _____

B26000015

DEPARTMENT OF PUBLIC WORKS
GOVERNMENT OF GUAM
BUILDING INSPECTION AND
PERMIT SECTION

LICENSING DIVISION

APPROVED BY:

INSPECTED BY: _____

DISAPPROVED: _____

DATE: 2/23/2026

FROM: Director (Department of Revenue & Taxation)

SUBJECT: NOTICE OF APPLICATION FOR CANNABIS ESTABLISHMENT LICENSE;
TITLE 3 GUAM ADMINISTRATIVE RULES AND REGULATIONS CHAPTER 9-5-9210

In accordance with the provisions of the above cited section, you are hereby notified that the Guam Cannabis Control Board has received an application for a Type: III (3) / CULTIVATION FACILITY Cannabis Establishment License

For premises located 5159-5-3 _____
(Lot) (Block) (Municipality)

Name of Applicant: PACIFIC ROOTS L.L.C.

Responsible Official: CRUZ, DAVID UGENE R.O. CIC No.: _____

R.O. Contact No.: _____ R.O. Email Address: _____

Respectfully,

Marie P. Lizama, Acting Director

Prepared By: EN CRUZ

REMARKS:



The Honorable
LOURDES A. LEON GUERRERO
 Governor

The Honorable
JOSHUA F. TENORIO
 Lt. Governor



DIPATTAMENTON CHECHO' PUBLEKO

VINCENT P. ARRIOLA
 Director

LINDA J. IBANEZ
 Deputy Director

ERNEST G. CANDOLETA
 Deputy Director

**OFFICE OF BUILDING INSPECTION & PERMIT
 TERRITORY OF GUAM
 BUILDING PERMIT**

DATE: February 23, 2026 PERMIT NO: [REDACTED]

APPLICANT: FMS Construction CONTRACTOR LIC. NO: [REDACTED]

ADDRESS: [REDACTED]

PERMIT TO: Construct (1) STORY PROPOSED USE: Cultivation (1) UNITS

LOCATION: [REDACTED] ZONING DISTRICT: M1

TRACT: _____ LOT: LOT 5159-5-3 BLOCK: _____

BUILDING DIMENSIONS: 40 FT. WIDE, BY: 60 FT. LONG, BY: _____ IN HEIGHT

TYPE: _____ USE GROUP: _____ FOUNDATION: Concrete

REMARKS: Interior Partitioning and new 10' Perimeter Fence (existing warehouse)

AREA OR VOLUME: 9060.21 SF COST: [REDACTED] PERMIT FEE: [REDACTED]

OWNER: Pacific Cultivation "Dave Cruz" FLOOD ZONE: _____

ADDRESS: [REDACTED]

BUILDING OFFICIAL: [Signature] 2-23-2026

**BUILDING PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED IS NOT
 COMMENCED WITHIN TWELVE (12) MONTHS OR IS SUSPENDED OR
 ABANDONED FOR A PERIOD OF TWELVE (12) MONTHS AFTER WORK HAS BEEN
 COMMENCED (21GCA BUILDING LAW CH.66 SECTION 66212(c)).**

**PERMIT MUST BE POSTED AT A CONSPICUOUS LOCATION AT THE PROJECT SITE
 AT ALL TIMES. FAILURE TO DO SO WILL RESULT IN A \$50.00 FINE AND
 INSPECTION DISAPPROVAL.**



DEPARTMENT OF REVENUE AND TAXATION

GOVERNMENT OF GUAM

Gubetnamenton Guáhan

11.2023

Form DRT-CELC

CANNABIS ESTABLISHMENT LICENSE CLEARANCE FORM

DATE: 09/26/2024

TO: Department of Land Management (Location: ITC Building 3rd Floor)
 Department of Public Works (Location: Permit Center)
 Department of Public Health (Location: Dept. of Public Works – Permit Center)
 Guam Environmental Protection Agency (Location: Dept. of Public Works - Permit Center)
 Guam Fire Department (Location: Dept. of Public Works - Permit Center)
 Guam Waterworks Authority
 Mayor of TAMUNING
 Other Agency: _____

FROM: Director (Department of Revenue & Taxation)

SUBJECT: NOTICE OF APPLICATION FOR CANNABIS ESTABLISHMENT LICENSE;
TITLE 3 GUAM ADMINISTRATIVE RULES AND REGULATIONS CHAPTER 9 § 9210

In accordance with the provisions of the above cited section, you are hereby notified that the Guam Cannabis Control Board has received an application for a Type: III (3) / CULTIVATION FACILITY Cannabis Establishment License

For premises located 5159-5-3 _____
(Lot) (Block) (Municipality)

Name of Applicant: PACIFIC ROOTS L.L.C.

Responsible Official: CRUZ, DAVID UGENE R.O. CIC No.: 2

R.O. Contact No.: _____ R.O. Email Address: _____

Respectfully,

Marie P. Lizama, Acting Director

Prepared By: EN CRUZ

FOR AGENCY CLEARANCE USE ONLY

REMARKS:

Non-Health Regulated Establishment

APPROVED BY: [Signature]
DEH OFFICIAL

Date: 01/26/26

Division of Environmental Health
Department of Public Health and Social Services

STAMP ENDORSEMENT



Dipáttamenton Kontribusion yan Adu'ána

DEPARTMENT OF REVENUE AND TAXATION

GOVERNMENT OF GUAM

Gubetnamenton Guáhan

11.2023

Form DRT-CELC

CANNABIS ESTABLISHMENT LICENSE CLEARANCE FORM

DATE: 09/26/2024

TO: Department of Land Management (Location: ITC Building 3rd Floor)
 Department of Public Works (Location: Permit Center)
 Department of Public Health (Location: Dept. of Public Works – Permit Center)
 Guam Environmental Protection Agency (Location: Dept. of Public Works - Permit Center)
 Guam Fire Department (Location: Dept. of Public Works - Permit Center)
 Guam Waterworks Authority
 Mayor of TAMUNING
 Other Agency: _____

FROM: Director (Department of Revenue & Taxation)

SUBJECT: NOTICE OF APPLICATION FOR CANNABIS ESTABLISHMENT LICENSE;
TITLE 3 GUAM ADMINISTRATIVE RULES AND REGULATIONS CHAPTER 9 § 9210

In accordance with the provisions of the above cited section, you are hereby notified that the Guam Cannabis Control Board has received an application for a Type: III (3) / CULTIVATION FACILITY Cannabis Establishment License

For premises located 5159-5-3 _____
(Lot) (Block) (Municipality)

Name of Applicant: PACIFIC ROOTS L.L.C.

Responsible Official: CRUZ, DAVID UGENE R.O. CIC No.: _____

R.O. Contact No.: _____ R.O. Email Address: _____

Respectfully,

Marie P. Lizama, Acting Director

Prepared By: EN CRUZ

FOR AGENCY CLEARANCE USE ONLY

REMARKS:

STAMP ENDORSEMENT

GUAM ENVIRONMENTAL PROTECTION AGENCY

AIHENSIAŃ PRUTEKSIÓN LINA'LA GUAHAN

17-3304 Mariner Avenue Tiyan Barrigada Guam 96913-1617 • 671.300.4751/2 • epa.guam.gov



TODO Y NILALA Y TANG MAN LINO
ALL LIVING THINGS OF THE EARTH ARE ONE

PAYMENT LISTING

CUSTOMER NAME PACIFIC CULTIVATION/FMS CONSTRUCTION

PURPOSE/REASON B26000015

TOTAL AMOUNT _____

DATE 2/16/26

ISSUED BY MARIA DUENAS

<input type="checkbox"/>	\$ _____	330062201	WATER RESOURCE PROGRAM
<input type="checkbox"/>	\$ _____	328362201	GRADING REVIEW
<input type="checkbox"/>	\$ _____	328362203	CLEARING AND GRUBBING REVIEW
<input type="checkbox"/>	\$ _____	328362204	STOCKPILING REVIEW
<input type="checkbox"/>	\$ _____	328362205	FIELD CITATION VIOLATION
<input type="checkbox"/>	\$ _____	328962201	SAFE DRINKING WATER
<input type="checkbox"/>	\$ _____	326562202	AIR POLLUTION CONTROL
<input type="checkbox"/>	\$ _____	363662201	UST-LUST FUND - FEES [HAZWASTE]
<input checked="" type="checkbox"/>	\$ 100.00	362962201	PESTICIDES MANAGEMENT FUND
<input type="checkbox"/>	\$ _____	328462201	EPA SOLID WASTE MANAGEMENT



GUAM ENVIRONMENTAL PROTECTION AGENCY
AHENSIAN PRUTEKSIÓN LINA'LA' GUÅHAN

SOLID WASTE DISPOSAL PLAN (SWDP)

Permit no: [REDACTED]

PROJECT NAME/ DPW/BLDG. PLAN NUMBER: Existing Metal Warehouse Improvement for Peckie Cultiv

PROJECT LOCATION: [REDACTED]

CONTRACTOR/OWNER: FMS Construction / David Cruz

CONTACT NUMBER: [REDACTED] EMAIL: [REDACTED]

I. BREAK DOWN OF WASTE GENERATED BY VOLUME:

TYPE OF WASTE	VOLUME GENERATED	DISPOSAL SITE
Trash	1.5 cu Ft	
C&D specifically Concrete debris, tiles, porcelain, & similar waste		
Untreated lumber/green waste		
Metal waste		
Pre Sorted Recyclables: Tires, glass, plastic, & cardboard		

2. Waste Transporter: _____

3. SITE INSPECTABLE ITEMS:

- a. No Burning of Solid Waste.
- b. No commingling of waste; Type of Waste must be sorted.
- c. Waste will be kept in roll-off container, bin or Guam EPA authorized containment.
- d. Solid Waste Disposal Plan must be ON-SITE.
- e. SWDP Modifications must be approved in writing by Guam EPA

4. Submit electronically, Waste Receipts to GUAM EPA quarterly or upon project completion whichever comes first.

I ACKNOWLEDGE THE SWDP REQUIREMENTS AND THAT SOLID WASTE VIOLATIONS MAY LEAD TO ENFORCEMENT ACTION.

Respectfully,

Applicant Name/ Signature _____ Date _____

OFFICIAL USE ONLY:

GUAM EPA SWMP REVIEW:

Michael A Dacanay

APPROVED:

DISAPPROVED:

Digitally signed by Michael A Dacanay
DN: cn=Michael A Dacanay, o=Guam EPA, ou=Solid Waste Management Program,
email=michael.dacanay@epa.guam.gov, c=US
Date: 2026.01.20 08:51:44 +1000

APPROVING AUTHORITY:

GEPA/ SWMP STAMP



GUAM ENVIRONMENTAL PROTECTION AGENCY • AHENSIAN PRUTEKSIÓN LINA'LA' GUÁHAN
LOURDES A. LEON GUERRERO • GOVERNOR OF GUAM | JOSHUA F. TENORIO • LIEUTENANT GOVERNOR OF GUAM
MICHELLE C. R. LASTIMOZA • ADMINISTRATOR

Safe Drinking Review Comments:

The following conditions are included pursuant to the Guam Safe Drinking Water Act (10 GCA Ch. 53) and the Guam Drinking Water Regulations (22 GAR Ch. 6) as adopted under P.L. 35-115:

1. All potable-water and components shall comply with NSF14 and NSF 61 Annex "G". Plastic piping components shall be marked with "NSF-pw".
2. Certified lead-free materials must be used. All materials used in the construction of any public water system, public water system component, or any plumbing in a residential or nonresidential facility providing water for human consumption, must be lead-free. To meet this requirement, only products that have been independently certified as lead-free under at least one of the following standards may be used: NSF/ANSI Standard 372; NSF/ANSI Standard 61, Annex G; California HB AB1953, Section 116875; or ASME A112.18.1-2012/CSA B125.1-12.
 - a. Exemptions: The certification requirements in this Section shall not apply to:
 - i. Pipes, pipe fittings, plumbing fittings, or fixtures, including backflow preventers, that are used exclusively for nonpotable services such as manufacturing, industrial processing, irrigation, outdoor watering, or any other uses where the water is not anticipated to be used for human consumption; or
 - ii. Toilets, bidets, urinals, fill valves, flushometer valves, tub fillers, shower valves, service saddles, or water distribution main gate valves that are two (2) inches in diameter or larger.

A. BUILDING OCCUPANCY CLEARANCE REQUIREMENTS

The following **occupancy permit requirements** are incorporated pursuant to the Guam Soil Erosion and Sediment Control Regulations (22 GAR Ch. 10), the Guam Individual Wastewater Disposal System Regulations (22 GAR Ch. 12), the Guam Connection to Public Sewer Regulations (22 GAR Ch. 25), the Guam Water Quality Standards (22 GAR Ch. 5), the Guam Safe Drinking Water Act (10 GCA Ch. 53) and the Guam Drinking Water Regulations (22 GAR Ch. 6) as adopted under P.L. 35-115:



GUAM EPA | 17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913-1617 | Tel: (671) 588.4751 | Fax: (671) 588.4531 | epa.guam.go
ALL LIVING THINGS OF THE EARTH ARE ONE • MANUNU TODU I MANIÁLA'LA'

 Like and follow [guamepa](https://www.guamepa.guam)



Dipattamenton Kontribusion yan Adu'ana

DEPARTMENT OF REVENUE AND TAXATION

GOVERNMENT OF GUAM

Gubetnamenton Guahan

11.2023

Form DRT-CELC

CANNABIS ESTABLISHMENT LICENSE CLEARANCE FORM

DATE: 09/26/2024

TO: Department of Land Management (Location: ITC Building 3rd Floor)
 Department of Public Works (Location: Permit Center)
 Department of Public Health (Location: Dept. of Public Works – Permit Center)
 Guam Environmental Protection Agency (Location: Dept. of Public Works - Permit Center)
 Guam Fire Department (Location: Dept. of Public Works - Permit Center)
 Guam Waterworks Authority
 Mayor of TAMUNING
 Other Agency: _____

FROM: Director (Department of Revenue & Taxation)

SUBJECT: NOTICE OF APPLICATION FOR CANNABIS ESTABLISHMENT LICENSE;
TITLE 3 GUAM ADMINISTRATIVE RULES AND REGULATIONS CHAPTER 9 § 9210

In accordance with the provisions of the above cited section, you are hereby notified that the Guam Cannabis Control Board has received an application for a Type: III (3) / CULTIVATION FACILITY Cannabis Establishment License

For premises located 5159-5-3 _____
(Lot) (Block) (Municipality)

Name of Applicant: PACIFIC ROOTS L.L.C.

Responsible Official: CRUZ, DAVID UGENE R.O. CIC No.: _____

R.O. Contact No.: _____ R.O. Email Address: _____

Respectfully,

Marie P. Lizama, Acting Director

Prepared By: EN CRUZ

FOR AGENCY CLEARANCE USE ONLY

REMARKS:

GUAM FIRE DEPARTMENT
FIRE PREVENTION BUREAU
GFD PLAN NO. 26-0011

APPROVED DISAPPROVED

NOTES: FOR BKA

PLAN REVIEWER: F/c BKA

DATE: 1/13/26 INVOICE NO. 13173

STAMP ENDORSEMENT



Dipattamenton Kontribusjon yan Adu'ana

DEPARTMENT OF REVENUE AND TAXATION

GOVERNMENT OF GUAM

Gubetnamenton Guahan

11.2023

Form DRT-CELC

CANNABIS ESTABLISHMENT LICENSE CLEARANCE FORM

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 _____ Guam Fire Department (Location: Dept. of Public Works - Permit Center)
 Guam Waterworks Authority
 Mayor of TAMUNING
 _____ Other Agency: _____

FROM: Director (Department of Revenue & Taxation)

SUBJECT: NOTICE OF APPLICATION FOR CANNABIS ESTABLISHMENT LICENSE;
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For premises located 5159-5-3 _____
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Name of Applicant: PACIFIC ROOTS L.L.C.

Responsible Official: CRUZ, DAVID UGENE R.O. CIC No.: _____

R.O. Contact No.: _____ R.O. Email Address: _____

Respectfully,

Marie P. Lizama, Acting Director

Prepared By: EN CRUZ

<p>REMARKS:</p> <p>Clearance granted. Note that further GWA permitting and compliance review is required prior to water and/or sewer connection or issuance of Permit to Operate, in accordance with Title 3 GAR Chapter 9 SS9212(a)(5)(C)(v).</p>	<p>Guam Waterworks Authority Cannabis Clearance</p> <p><input checked="" type="checkbox"/> Establishment License <input type="checkbox"/> Permit to Operate</p> <p>JAN 28 2026</p> <p>Granted By Print Name: <u>Jacob Miller</u> Signature: <u>[Signature]</u></p>
---	---



Dipattamenton Kontribusyon yan Adu'ana

DEPARTMENT OF REVENUE AND TAXATION

GOVERNMENT OF GUAM

Gubetnamenton Guahan

11.2023

Form DRT-CELC

CANNABIS ESTABLISHMENT LICENSE CLEARANCE FORM

DATE: 09/26/2024

TO:

- Department of Land Management (Location: ITC Building 3rd Floor)
- Department of Public Works (Location: Permit Center)
- Department of Public Health (Location: Dept. of Public Works – Permit Center)
- Guam Environmental Protection Agency (Location: Dept. of Public Works - Permit Center)
- Guam Fire Department (Location: Dept. of Public Works - Permit Center)
- Guam Waterworks Authority
- Mayor of TAMUNING
- Other Agency: _____

FROM: Director (Department of Revenue & Taxation)

SUBJECT: NOTICE OF APPLICATION FOR CANNABIS ESTABLISHMENT LICENSE;
TITLE 3 GUAM ADMINISTRATIVE RULES AND REGULATIONS CHAPTER 9 § 9210

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For premises located 5159-5-3 _____
(Lot) (Block) (Municipality)

Name of Applicant: PACIFIC ROOTS L.L.C.

Responsible Official: CRUZ, DAVID UGENE R.O. CIC No.: _____

R.O. Contact No.: _____ R.O. Email Address: _____

Respectfully,

Marie P. Lizama, Acting Director

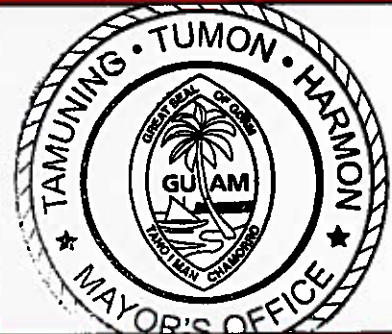
Prepared By: EN CRUZ

FOR AGENCY CLEARANCES USE ONLY

REMARKS:

ACKNOWLEDGED:

2/21/25
LOUISE C. RIVERA, Mayor
Municipality of Tamuning-Tumon and Harmon



STAMP ENDORSEMENT

RAZZANO WALSH & TORRES

A PROFESSIONAL CORPORATION

PAN AMERICAN BUILDING
139 Murray Blvd Suite 100
Hagåtña, Guam 96910

February 20, 2026

VIA HAND DELIVERY

Guam Cannabis Control Board
c/o Department of Revenue and Taxation
P.O. Box 23607
GMF, Guam 96921

RECEIVED

FEB 20 2026

DEPT OF REVENUE & TAXATION
ADMIN-04

4:51pm

RE: Update on Permit Process and Request for Guidance

Dear Commissioners:

On behalf of Guam's Real Deal LLC, ("Guam's Real Deal") I am pleased to provide the Commission with an update regarding its ongoing permit process. Guam's Real Deal is in the final stages of completing its permit process with the Guam Power Authority (GPA). We anticipate concluding this administrative process in the near future.

Enclosed with this letter are the following:

- Bona-Fide Farmer Certification from Department of Agriculture;
- Building Permit from the Department of Public Works;
- Certificate of Compliance from Department of Land Management;
- Department of Public Health Clearance Form;
- Mayor of Tamuning Clearance Form;
- Guam Fire Department Clearance Form;
- Guam Fire Department Inspection Report;
- Tamuning Drug Free School Zone Map;
- Department of Agriculture Implementation of Agriculture Water Rate;
- Map of the Real Deal's establishment;
- Department of Land Management Clearance Form;
- Department of Land Management Notice of Application for Real Deal;
- Department of Land Management Zoning Verification; and
- Guam Waterworks Authority Clearance Form.

Real Deal is extremely close to finishing the permitting process. In anticipation of finalizing our administrative requirements and moving forward with operations,

(T): 671-989-3009 • (F): 671-989-8750 • www.rwtguam.com

Electronic Service: eservice@rwtguam.com • Sender's Direct Email: bhuesman@rwtguam.com

we respectfully request the Board's guidance on several important matters that will affect our business operations:

1. Seed-to-Sale Tracking and Initial Plant Cultivation

Regarding the seed-to-sale tracking requirements, Guam's Real Deal would like to understand the Board's preference on growing the first plants for entry into the tracking system. The Board's Rules seem to allow for "immaculate conception"¹ as they specifically allow for cannabis "tissue cultures to be locally sourced." See 3 GAR § 9407. That said, Guam's Real Deal wants to make sure it understands the regulatory landscape before taking any action. Specifically, must the initial plants be grown from seed, which would add approximately three to six months of time and considerable expense to our startup operations? Alternatively, does the Board allow for what the cannabis industry refers to as "immaculate conception"?

2. Testing Requirements for Medical Cannabis Sales

We seek clarification on whether testing requirements differ between medical and recreational channels. Is a cultivation facility such as Guam's Real Deal permitted to sell cannabis to medical cannabis establishments without testing, or is the testing waiver applicable only to recreational cannabis sales?

3. Does Packaging a Pre-Roll Constitute Manufacturing

There is ambiguity as to whether pre-rolling in Guam is manufacturing. Our statute in defining a "Cannabis cultivation facility" includes an entity that can "prepare, and package" cannabis. This could be considered to include pre-rolled cannabis cigarettes, but the word "pre-roll" is not in our statute. May a "Cannabis cultivation facility" prepare and package pre-roll products to sell to retail establishments or is the act of "pre-rolling" left to a business that manufactures?

4. Vertical Integration Restrictions and Family Ownership

We understand that Guam's cannabis regulations require that entities cannot be vertically integrated. 3 GAR § 9208(b). Furthermore, none of these entity types may have ownership stakes in the others. *Id.*

¹ In the cannabis industry, "immaculate conception" refers to the practice of entering mature plants or clones directly into the state's tracking system without documenting their complete lifecycle from seed. This approach allows licensed operators to begin with established plants—often purchased from other licensed facilities or grown during a pre-licensure period—and enter them into the seed-to-sale system at the point of initial inventory. This practice significantly reduces the initial time-to-market for new operations while still maintaining regulatory compliance for all subsequent cultivation and sales.

Given these restrictions, we seek clarification on whether a married couple may own separate cannabis entities in different license categories. For example, could a husband be a Responsible Official, own and operate a manufacturing facility while his wife partially owns and operates a retail establishment (provided they maintain separate business entities with distinct ownership structures, finances, and operations)? May the wife be a Responsible Official for the retail establishment? We want to ensure full compliance with the Board's requirements regarding vertical integration and cross-ownership prohibitions.

5. Multiple Cannabis Operators Leasing from a Single Landlord

Finding a landlord who will lease to a Cannabis business is not easy. Does the Board have a position on multiple Cannabis tenants leasing from a single landlord? Put differently, does a Cannabis operator have to insist that his landlord will not lease to a different Cannabis entity?

We appreciate the Board's time and consideration in providing guidance on these matters. Your clarification will be invaluable as we finalize our operational plans and ensure full regulatory compliance. We remain committed to operating a compliant, professional cannabis cultivation business that serves the Guam market responsibly

Thank you for your time and attention to this matter. Please contact me at my office or at bhuesman@rwtguam.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Braddock J. Huesman', written over a horizontal line.

Braddock J. Huesman

Enclosures

cc: Client



Department of Agriculture Dipåttamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña
Director

Lourdes A. Leon Guerrero
Governor
Joshua F. Tenorio
Lt. Governor

ORIGINAL

BONA-FIDE FARMER CERTIFICATION

NAME: ROBERTO, STEPHEN P.

SOCIAL SECURITY NO#: _____

FARM LOCATION: _____

ACTIVITY: **FRUIT TREES/CROPS/HYDROPONIC/NURSERY/CANNABIS**
FARMING VENTURE: **COMMERCIAL**

The applicant above is certified bona-fide farmer/local producer based on field investigation and/or record (s) provided. Field certification is on file with the Guam Department of Agriculture for reference and information.

Certification will expire on: **February 5, 2027**

Inspected/Verified by:

JATHAN MUNA-BARNES

CHELSA MUNA
Approving Officer
Director
Guam Department of Agriculture

Date Signed: **February 6, 2026**



The Honorable
LOURDES A. LEON GUERRERO
 Governor

The Honorable
JOSHUA F. TENORIO
 Lt. Governor



DEPARTMENT OF PUBLIC WORKS

VINCENT P. ARRJOLA
 Director

LINDA J. IBANEZ
 Deputy Director

ERNEST G. CANDOLETA
 Deputy Director

**OFFICE OF BUILDING INSPECTION & PERMIT
 TERRITORY OF GUAM**

BUILDING PERMIT

DATE: December 23, 2025 PERMIT NO: [REDACTED]

APPLICANT: VICTOR B. GARCIA CONTRACTOR LIC. NO: [REDACTED]

ADDRESS: 1 [REDACTED]

PERMIT TO: UPGRADE () STORY PROPOSED USE: COMMERCIAL () UNITS

LOCATION: [REDACTED] ZONING DISTRICT: MI

TRACT: _____ LOT: [REDACTED] BLOCK: _____

BUILDING DIMENSIONS: _____ FT. WIDE, BY: _____ FT. LONG, BY: _____ IN HEIGHT

TYPE: II USE GROUP: S FOUNDATION: CONCRETE

REMARKS: ELECTRICAL UPGRADE FOR EXISTING COMMERCIAL WAREHOUSE

AREA OR VOLUME: _____ COST: [REDACTED] PERMIT FEE: [REDACTED]

OWNER: GUAM WAREHOUSE HOLDINGS LLC FLOOD ZONE: N/A

ADDRESS: [REDACTED]

BUILDING OFFICIAL: [Signature] 12-23-2025

**BUILDING PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED IS NOT
 COMMENCED WITHIN TWELVE (12) MONTHS OR IS SUSPENDED OR
 ABANDONED FOR A PERIOD OF TWELVE (12) MONTHS AFTER WORK HAS BEEN
 COMMENCED (21GCA BUILDING LAW CH.66 SECTION 66212(c)).**

**PERMIT MUST BE POSTED AT A CONSPICUOUS LOCATION AT THE PROJECT SITE
 AT ALL TIMES. FAILURE TO DO SO WILL RESULT IN A \$50.00 FINE AND
 INSPECTION DISAPPROVAL.**

DIPATTAMENTON MINANEHAN TANO'
(Department of Land Management)
GUBETNAMENTON GUAHAN
(Government of Guam)



LOURDES A. LEON GUERRERO
Governor

JOSHUA F. TENORIO
Lieutenant Governor

JOSEPH M. BORJA
Director

ROSSANA SAN MIGUEL TISTON
Deputy Director

**THE DEPARTMENT OF LAND MANAGEMENT HEREBY ISSUES THIS
CERTIFICATE OF COMPLIANCE
To:
OPERATE A CULTIVATION FACILITY
ON LOT 5162-7-R1 NEW-1, IN THE MUNICIPALITY OF
TAMUNING (FORMERLY DEDEDO), IN AN "M-1" (LIGHT INDUSTRIAL)
ZONE, LAND PARCEL DESCRIBED ABOVE IS OWNED BY:
GUAM WAREHOUSE HOLDINGS REAL ESTATE LLC**


STEPHEN ROBERTO / GUAM'S REAL DEAL LLC

Name of Applicant:

DEEP GREEN GUAM

Doing Business As:

**PURSUANT TO PUBLIC LAW 35-5, THE GUAM CANNABIS INDUSTRY ACT OF 2019
AND IN ACCORDANCE WITH § 9210(d)(4), CHAPTER 9, TITLE 3 GAR.**


JOSEPH M. BORJA
DIRECTOR, DEPARTMENT OF LAND MANAGEMENT

ISSUED THIS 29TH DAY OF OCTOBER 2024.



Dipáttamenton Kontribusion yan Adu'ána

DEPARTMENT OF REVENUE AND TAXATION

GOVERNMENT OF GUAM

Gubetnamenton Guáhan

11.2023

Form DRT-CELC

CANNABIS ESTABLISHMENT LICENSE CLEARANCE FORM

DATE: 10/15/2024

TO: Department of Land Management (Location: ITC Building 3rd Floor)
 Department of Public Works (Location: Permit Center)
 Department of Public Health (Location: Dept. of Public Works – Permit Center)
 Guam Environmental Protection Agency (Location: Dept. of Public Works - Permit Center)
 Guam Fire Department (Location: Dept. of Public Works - Permit Center)
 Guam Waterworks Authority
 Mayor of Tamuning
 Other Agency: _____

FROM: Director (Department of Revenue & Taxation)

SUBJECT: NOTICE OF APPLICATION FOR CANNABIS ESTABLISHMENT LICENSE;
TITLE 3 GUAM ADMINISTRATIVE RULES AND REGULATIONS CHAPTER 9 § 9210

In accordance with the provisions of the above cited section, you are hereby notified that the Guam Cannabis Control Board has received an application for a Type: Four (IV) / Cultivation Facility Cannabis Establishment License

For premises located _____ Tamuning
(Lot) (Block) (Municipality)

Name of Applicant: Guam's Real Deal LLC

Responsible Official: _____ P R.O. CIC No.: _____

R.O. Contact No.: _____ R.O. Email Address: _____

Respectfully,

Marie P. Lizama, Acting Director

Prepared By:

REMARKS: NON-HRE, NO FOOD PRODUCTS

APPROVED BY: ERVIN EATA, EPHO I
DEH OFFICIAL

Date: 10.29.2024

Division of Environmental Health
Department of Public Health and Social Services



Guam Fire Department Inspection Report
 Fire Prevention Bureau
 DPW One Stop Office Tel: 646-8810 Fax: 472-3360



Case No.: 12345 Start Time: 08:00 End Time: 12:30
 Date: 11/15/2011
 Unannounced
 Complaint

Type of Inspection
 Business License
 Initial
 Notice of Hazard
 Occupancy
 1st Re-inspection
 Stop Order
 Permit
 2nd Re-inspection
 3rd Re-inspection
 Fire Protection System
 Fire Protection System

Plan Review No.: 12345 CFD Invoice No.: 12345 Occupancy Group: Residential
 Building Name: ABC Building Legal Address (Lt, Bk, Trt): 123 St, 456 Bk, 789 Trt
 Name (Business/Contractor): ABC Corp Representative: John Doe
 Business/Bldg. Physical Location: 123 St, 456 Bk, 789 Trt State: GU Zip: 96911 Ph: 646-1234
 Mailing Address: 123 St, 456 Bk, 789 Trt City: San Juan
 Building Owner: ABC Corp

Waste Materials Managed	(304)	<input type="checkbox"/> Y <input type="checkbox"/> N	Vegetation Managed	(304)	<input type="checkbox"/> Y <input type="checkbox"/> N
Clearance from Ignition Source Adequate	(305)	<input type="checkbox"/> Y <input type="checkbox"/> N	Vehicle Impact Protection Adequate	(312)	<input type="checkbox"/> Y <input type="checkbox"/> N
Storage Space Adequate	(315)	<input type="checkbox"/> Y <input type="checkbox"/> N	Hazard to Firefighters Adequate	(316)	<input type="checkbox"/> Y <input type="checkbox"/> N
Fire Safety & Evacuation Plan Adequate	(404)	<input type="checkbox"/> Y <input type="checkbox"/> N	Evacuation Drills Record Available	(405)	<input type="checkbox"/> Y <input type="checkbox"/> N
Fire Apparatus Access Roads Adequate	(503)	<input type="checkbox"/> Y <input type="checkbox"/> N	Access to Bldg, Openings & Roofs Adequate	(504)	<input type="checkbox"/> Y <input type="checkbox"/> N
Premise Identification Adequate	(505)	<input type="checkbox"/> Y <input type="checkbox"/> N	Fire Hydrant Clearance Adequate	(507)	<input type="checkbox"/> Y <input type="checkbox"/> N
Fire Protection Equip. I.D. & Access Adequate	(509)	<input type="checkbox"/> Y <input type="checkbox"/> N	Maintenance/Service Records Adequate	(604)	<input type="checkbox"/> Y <input type="checkbox"/> N
Emergency/Standby Power Systems Adequate	(604)	<input type="checkbox"/> Y <input type="checkbox"/> N	Electrical Labeling Adequate	(605)	<input type="checkbox"/> Y <input type="checkbox"/> N
Electrical Equipment Clearance Adequate	(605)	<input type="checkbox"/> Y <input type="checkbox"/> N	Mech. Refrigeration Records Available	(606)	<input type="checkbox"/> Y <input type="checkbox"/> N
Extension Cords/Multiplug Adapters Adequate	(605)	<input type="checkbox"/> Y <input type="checkbox"/> N	Elevator Emergency Signs Adequate	(607)	<input type="checkbox"/> Y <input type="checkbox"/> N
Refrigeration System Emerg. Shutoff Adequate	(606)	<input type="checkbox"/> Y <input type="checkbox"/> N	Stationary Storage Battery Systems Adequate	(608)	<input type="checkbox"/> Y <input type="checkbox"/> N
Elevator Keys Available for Firefighters	(607)	<input type="checkbox"/> Y <input type="checkbox"/> N	Fire-Resistant-Rated Construction (Chap.7)	(806)	<input type="checkbox"/> Y <input type="checkbox"/> N
Comm. Kitchen Hoods Inspection Maintained	(609)	<input type="checkbox"/> Y <input type="checkbox"/> N	Interior Finish/Decorative Materials and Furnishings (Chap.8)	(807)	<input type="checkbox"/> Y <input type="checkbox"/> N
Meets Requirements of Chapter 7		<input type="checkbox"/> Y <input type="checkbox"/> N	Fire Protection Systems (Chap.9)	(901)	<input type="checkbox"/> Y <input type="checkbox"/> N
Decorative Vegetation meets Code		<input type="checkbox"/> Y <input type="checkbox"/> N	Decorative Materials meets Code Requirements	(903)	<input type="checkbox"/> Y <input type="checkbox"/> N
Required Permits Available		<input type="checkbox"/> Y <input type="checkbox"/> N	Fire Protection Systems Records Available	(904)	<input type="checkbox"/> Y <input type="checkbox"/> N
Automatic Sprinkler System Required		<input type="checkbox"/> Y <input type="checkbox"/> N	Sprinkler System F.D.C. Adequate	(904)	<input type="checkbox"/> Y <input type="checkbox"/> N
Sprinkler Supervision & Alarm Adequate		<input type="checkbox"/> Y <input type="checkbox"/> N	Alternative Auto Fire Exting. System Provided	(905)	<input type="checkbox"/> Y <input type="checkbox"/> N
Alternative Exting. System Connected to Alarm		<input type="checkbox"/> Y <input type="checkbox"/> N	Commercial Cooking Exting System Adequate	(907)	<input type="checkbox"/> Y <input type="checkbox"/> N
Class-K Fire Extinguisher Provided		<input type="checkbox"/> Y <input type="checkbox"/> N	Standpipe System Adequate	(909)	<input type="checkbox"/> Y <input type="checkbox"/> N
Portable Fire Extinguishers Adequate		<input type="checkbox"/> Y <input type="checkbox"/> N	Fire Alarm & Detection System Adequate	(913)	<input type="checkbox"/> Y <input type="checkbox"/> N
Stand-alone Smoke Detectors Adequate		<input type="checkbox"/> Y <input type="checkbox"/> N	Smoke Control Systems Adequate	(1004)	<input type="checkbox"/> Y <input type="checkbox"/> N
Fire Department Connections (FDC) Adequate		<input type="checkbox"/> Y <input type="checkbox"/> N	Fire Pump Records Adequate	(1008)	<input type="checkbox"/> Y <input type="checkbox"/> N
Means of Egress Adequate	(1003/5)	<input type="checkbox"/> Y <input type="checkbox"/> N	Occupant Load Posted	(1011/30)	<input type="checkbox"/> Y <input type="checkbox"/> N
Means of Egress Illumination Adequate	(1006)	<input type="checkbox"/> Y <input type="checkbox"/> N	Exit Doors & Door Hardware Adequate		
Stairways (width, handrails, etc.) Adequate	(1009)	<input type="checkbox"/> Y <input type="checkbox"/> N	Exit Signs Adequate		

In accordance with Title 10 GCA (Guam Code Annotated) Chap. 72, Guam Fire Department, Chap. 73, section 73111 International Fire Code, you are required to comply with, or correct the item(s) listed below.

DRUG FREE SCHOOL ZONE

LOT 5162-7-R1NEW-1

Municipality of Tamuning



In accordance with the Drug Free School Zone Act, § 48001, Chapter 48, Title 17 GCA and the requirements of § 9210(d)(2), Chapter 9, Title 3 GAR, the Department of Land Management, does hereby affirm, that:

Lot 5162-7-R1NEW-1

Municipality of Tamuning

is not deemed within a Drug Free School Zone and is in accordance with the provisions of Chapter 61, Title 21 GCA.

Applicant: Stephen Roberto/

Guam's Real Deal LLC

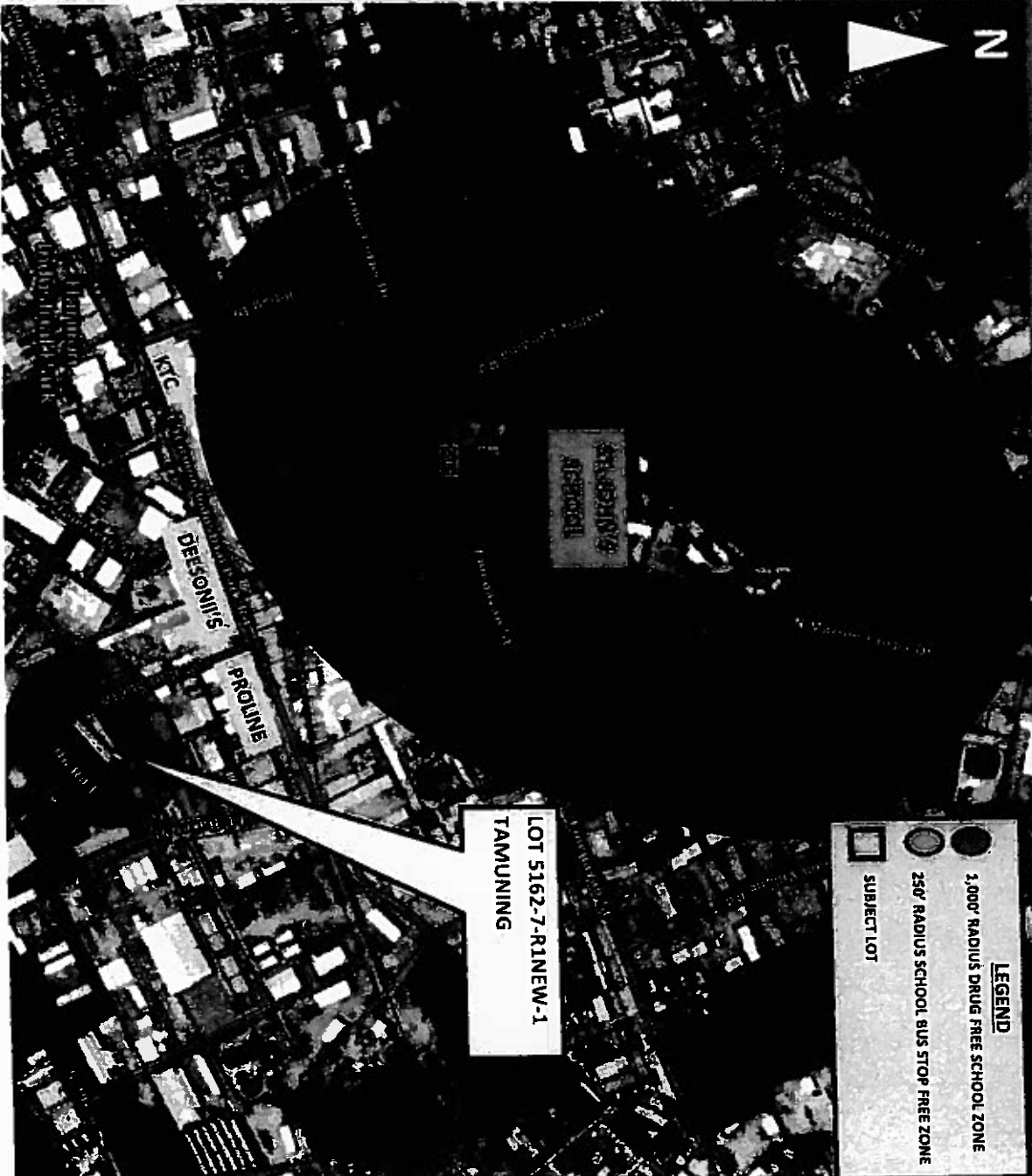
DBA: Deep Green Guam

10/29/24
Date

Joseph M. Bedia
Director

Department of Land Management

fr cc
sg sg





Lourdes A. Leon Guerrero
 Governor
 Joshua F. Tenorio
 Lt. Governor

Department of Agriculture
Dipåttamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña
 Director

ORIGINAL

February 9, 2026

Memorandum

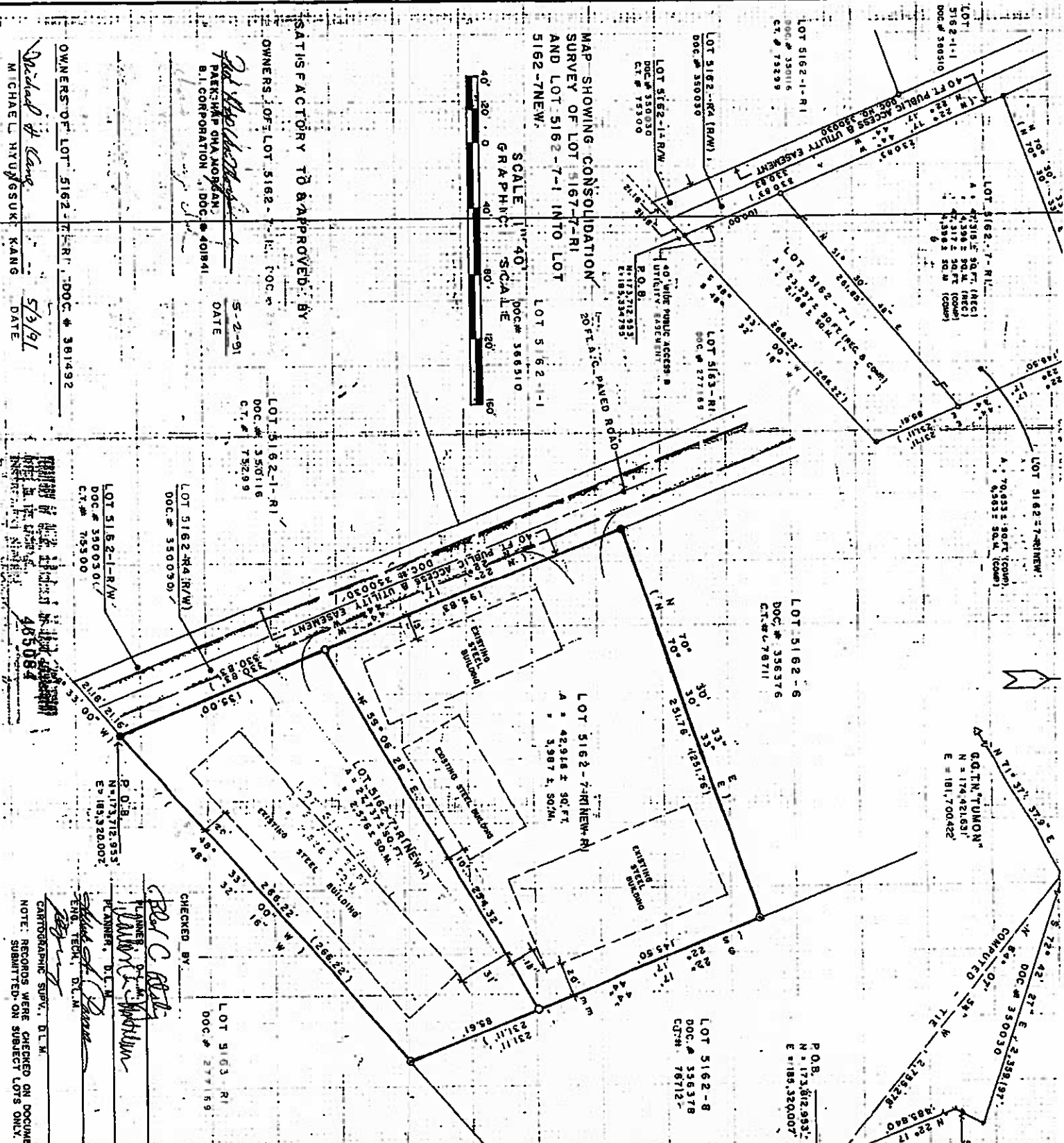
To: General Manager, Guam Waterworks Authority
From: Director, Guam Department of Agriculture
Subject: Implementation and Installation of Agricultural Water Rate

ROBERTO, STEPHEN has applied for the installation of a water meter for agricultural purposes as provided by Government of Guam Code §21103. Whose mailing address is [REDACTED] whose phone number is [REDACTED]

Based on our field inspection on **February 5, 2026** the applicant has qualified for an agricultural water meter installation under the Agricultural Water Rate Program P.L 9-42. The farm is located in [REDACTED]

Your prompt attention to this request is greatly appreciated.

CHELSA MUNA
 Approving Officer



MAP SHOWING CONSOLIDATION SURVEY OF LOT 5167-R1 AND LOT 5162-7-1 INTO LOT 5162-7NEW.

SCALE 1"=40' POC# 366310
GRAPHIC SCALE

SATISFACTORY TO & APPROVED BY:

OWNERS OF LOT 5162-1-R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50

Paul H. ...
PAENKMAN CIVIL ENGINEER, INC.
B.I. CORPORATION, DOC# 401941
DATE 5-2-91

OWNERS OF LOT 5162-7-R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50

Michael H. Kang
MICHAEL H. KANG
DATE 5/3/91

REVIEWED BY: *Michael H. Kang*
DATE: 5/3/91
485084

LOT 5162-1-R/W
DOC# 3500300
CT# 75500

LOT 5162-1-R1
DOC# 350116
CT# 75299

LOT 5162-1-R1
DOC# 350116
CT# 75299

LOT 5162-1-R/W
DOC# 3500300
CT# 75500

LOT 5162-1-R/W
DOC# 3500300
CT# 75500

LOT 5162-7-1 (NEW)
A = 42,916 ± SQ. FT.
B = 3,987 ± SQ. FT.

LOT 5162-6
DOC# 356376
CT# 78711

G.G.T.M. "TUMON"
N = 174,451.631'
E = 181,700.422'

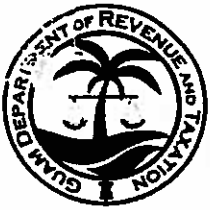
P.O.B.
N = 173,802,993'
E = 185,350,007'

LOT 5162-8
DOC# 356378
CT# 78712

CHECKED BY:

Paul C. ...
PLANNER, D.L.M.
Michael H. Kang
PLANNER, D.L.M.
ENG. TECH., D.L.M.

CARTOGRAPHIC SURV., D.L.M.
NOTE: RECORDS WERE CHECKED ON DOCUMENT SUBMITTED ON SUBJECT LOTS ONLY.



Dipåtamenton Kontribusion yan Adu'ána

DEPARTMENT OF REVENUE AND TAXATION

GOVERNMENT OF GUAM

Gubetnamenton Guåhan

11.2023

Form DRT-CELC

CANNABIS ESTABLISHMENT LICENSE CLEARANCE FORM

DATE: 10/15/2024

- TO:
- Department of Land Management (Location: ITC Building 3rd Floor)
 - Department of Public Works (Location: Permit Center)
 - Department of Public Health (Location: Dept. of Public Works – Permit Center)
 - Guam Environmental Protection Agency (Location: Dept. of Public Works - Permit Center)
 - Guam Fire Department (Location: Dept. of Public Works - Permit Center)
 - Guam Waterworks Authority
 - Mayor of Tamuning
 - Other Agency: _____

FROM: Director (Department of Revenue & Taxation)

SUBJECT: NOTICE OF APPLICATION FOR CANNABIS ESTABLISHMENT LICENSE;
TITLE 3 GUAM ADMINISTRATIVE RULES AND REGULATIONS CHAPTER 9 § 9210

In accordance with the provisions of the above cited section, you are hereby notified that the Guam Cannabis Control Board has received an application for a Type: Four (IV) / Cultivation Facility Cannabis Establishment License

For premises located STATE PATROL #200-0-102-0101 Tamuning
(Lot) (Block) (Municipality)

Name of Applicant: Guam's Real Deal LLC

Responsible Official: Roberto, Stephen P R.O. CIC No.: [REDACTED]

R.O. Contact No.: [REDACTED] R.O. Email Address: [REDACTED]

Respectfully,

Marie P. Lizama, Acting Director

Prepared By:

REMARKS:

* "M1" Zone - Cultivation Facility permitted

APPROVED DISAPPROVED

ZONING DISTRICT

A R-1 R-2 C (4-1)

REMARKS:

[Handwritten signature]

10/29/24



Lourdes A. Leon Guerrero
Governor
Joshua F. Tenorio
Lt. Governor

Department of Agriculture Dipattamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña
Director

COPY

February 9, 2026

Memorandum

To: General Manager, Guam Waterworks Authority
From: Director, Guam Department of Agriculture
Subject: Implementation and Installation of Agricultural Water Rate

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CHELSA MUNA
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Lourdes A. Leon Guerrero
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Department of Agriculture Dipårtamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña
Director

ORIGINAL

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CHELSA MUNA
 Approving Officer



DIPATTAMENTON MINANEHAN TANO'
 (Department of Land Management)
GUBETNAMENTON GUAHAN
 (Government of Guam)



Street Address:
 0 S. Marine Corps Drive
 Suite 733 ITC Building
 Tamuning, GU 96913

LOURDES A. LEON GUERRERO
 MAGA'HAGA • GOVERNOR

JOSEPH M. BORJA
 DIRECTOR


JOSHUA F. TENORIO
 SIGUNDO MAGA'LÁHI • LIEUTENANT GOVERNOR

ROSSANA SAN MIGUEL TISTON
 DEPUTY DIRECTOR

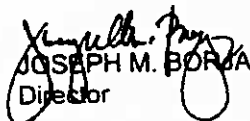
October 29, 2024

To: Director, Department of Revenue and Taxation
 From: Director, Department of Land Management
 Subject: Re: Notice of Application for Cannabis Establishment License:
 Title 3 Guam Administrative Rules and Regulations Chapter 9 § 9210

The Department is in receipt of the following Notice of Application for a Cannabis Establishment License Clearance.

Type: Four (IV)/ Cultivation Facility/ Cannabis Establishment License
 Location: 
 Applicant: Guam's Real Deal LLC DBA: Deep Green Guam
 Responsible Official: Roberto, Stephen P

- [XX]** The location of the premise is in an "M-1" (Light Industrial) Zone where a Cultivation Facility is permitted.
- Zoned "A" (Agricultural); permitted for a Cultivation Facility
 - Zoned "M-2" (Heavy Industrial); permitted for a Cultivation Facility
 - Zoned "A" (Agricultural); permitted for a Cannabis Product Manufacturing Facility
 - Zoned "M-1" (Light Industrial); permitted for a Cannabis Product Manufacturing Facility
 - Zoned "M-2" (Heavy Industrial); permitted for a Cannabis Product Manufacturing Facility
 - Zoned "C" (Commercial); permitted for Cannabis Retail
 - Zoned "M-1" (Light Industrial); permitted for Cannabis Retail
 - Zoned "M-2" (Heavy Industrial); permitted for Cannabis Retail
 - Zoned "M-2" (Heavy Industrial); permitted for a Cannabis Testing Facility


 JOSEPH M. BORJA
 Director

Mailing Address:
 P.O. Box 2950
 Hagåtña, GU 96932

Website:
<http://dlm.guam.gov>

E-mail Address:
dmdir@land.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383



DIPATTAMENTON MINANEHAN TANO'
 (Department of Land Management)
GUBETNAMENTON GUAHAN
 (Government of Guam)



Street Address:
 3 S. Marine Corps Drive
 Suite 733 ITC Building
 Tamuning, GU 96913

Mailing Address:
 P.O. Box 2950
 Hagåtña, GU 96932

Website:
<http://dlm.guam.gov>

E-mail Address:
dlmdir@land.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383

LOURDES A. LEON GUERRERO
 MAGA'HAGA • GOVERNOR

JOSHUA F. TENORIO
 SIGUNDO MAGA'LÁHI • LIEUTENANT GOVERNOR

JOSEPH M. BORJA
 DIRECTOR

ROSSANA SAN MIGUEL TISTON
 DEPUTY DIRECTOR

Date: October 25, 2024
 To: Stephen Roberto
 From: Guam Chief Planner
 Re: Request for DLM Certification of Designated Zone

Property Description:
 Municipality:
 Project/Application Name:
 Reference Map No.:



410FY91

Requestor:
 Contact No.:

Stephen Roberto



Verification of Designated Zone

ZONING DISTRICT:

"M-1" (Light Industrial) Zone

REMARKS:

Subject lot is zoned "M-1" pursuant to Official Zoning Map F3-67S38, recorded under Instrument No. 80627.

Grace Vergara Planner IV
 (Research Verified By)

Certification of Zone (above)

Celine L. Cruz
 Guam Chief Planner

10-28-24
 Date

*This is a written request for the above information. Filing Fee: Ten Dollars (\$10.00) filing fee as per Public Law 29-02, Chapter V, Part III (Fees and Charges Assessed by the Department of Land Management); available approximately four (4) working days as per P.L. 25-06, Section 1(d), Sunshine Reform Law, except for zone verifications.



Lourdes A. Leon Guerrero
Governor
Joshua F. Tenorio
Lt. Governor

Department of Agriculture Dipåtamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña
Director

ORIGINAL

BONA-FIDE FARMER CERTIFICATION

NAME: ROBERTO, STEPHEN P.

SOCIAL SECURITY NO#: XXX-XX-8853

FARM LOCATION: [REDACTED]

ACTIVITY: **FRUIT TREES/CROPS/HYDROPONIC/NURSERY/CANNABIS**
FARMING VENTURE: **COMMERCIAL**

The applicant above is certified bona-fide farmer/local producer based on field investigation and/or record (s) provided. Field certification is on file with the Guam Department of Agriculture for reference and information.

Certification will expire on: **February 5, 2027**

Inspected/Verified by:

JATHAN MUNA-BARNES

CHELSA MUNA
Approving Officer
Director
Guam Department of Agriculture

Date Signed: **February 6, 2026**

NOT VALID WITHOUT SEAL



Department of Agriculture Dipattamenton Agrikottura

163 Dairy Road, Mangilao, Guam 96913



Chelsa Muña
Director

Lourdes A. Leon Guerrero
Governor
Joshua F. Tenorio
Lt. Governor

COPY

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