

NOTICE OF PROPOSED LEASE OF PUBLIC LAND

In accordance with Section 106 (b) of Public Law 15-2, the Department of Public Lands hereby gives notice of its intent to lease certain public land in Saipan, Commonwealth of the Northern Mariana Islands. Any interested parties of the general public may submit comments, data, views, or arguments of alternative proposals for the lease of the public land. As further provided by Public Law 15-2, the following pertinent information is required to be published.

- The proposed lease of public land is described as Lot 011 L 03, containing an area of approximately 241,037 square meters, Lot 011 L 04, containing an area of approximately 337,564 square meters, and Lot 011 L 02 R/W, containing an area of approximately 2,984 square meters situated in Unai Dankulu, Saipan. A map showing the location of the parcel is available at the Department of Public Lands for inspection.
- The prospective Lessee is Suwaso Corporation dba Coral Ocean Resort. The list of officers for Suwaso Corporation dba Coral Ocean Resort: Hosik (Brian), Shin, as President, Eunpyung (Calvin), Park, as Vice President and Ji Eun Lee, as Secretary/ Treasurer.
Principal shareholders of Suwaso Corporation is Micronesia Resort, Inc.
- The proposed lease is compliant with DPL regulations and was negotiated by the officers and directors of Suwaso Corporation dba Coral Ocean Resort, mainly by Hosik (Brian) Shin and Gloria Cavanaugh.
- The Lessee shall use the premises solely for the purpose of a Hotel and Golf Resort Complex.
The term of the proposed lease agreement is 40 years with an extension of up to 15 years with approval of the Legislature in accordance with P.L. 20-84 (1 CMC 2806(c)(1)).
The proposed annual rental during the term of the lease agreement is based on a percentage of the appraised fair market value of the property plus the applicable percentage of Business Gross Receipts in DPL's regulation.
A copy of the proposed lease agreement may be obtained at the office of the Department of Public Lands, located on the 2nd floor of the Joeten Dandan Commercial Building in Dandan, Saipan; 1st floor of the De'Ana Commercial Building, Songsong Village, Rota; or the 1st floor of the PM Building, Tinian. A copy will also be available online at www.dpl.gov.mp
- The Department of Public Lands has received no alternative proposals to lease the subject public land in Unai Dangkulu, Saipan.
- The Secretary of the Department of Public Lands shall accept written comments, views, arguments or alternative proposals from interested parties on or before February 12, 2024, at the Department of Public Lands offices located in Saipan, Rota or Tinian. A public hearing will be held if requested during the comment period.

NUTISIA PUT I MAPROPONI NA ATKILON TĀNU ' PUPBLIKU

Sigun gi Seksiona 106 (b) gi Lain Puplicu 15-2, i Dipattamentun Tanu' Puplicu mannāñi huyung nutisia guini put i intension-niha para u ma'atila metton na tanu' puplicu giya Saipan, Commonwealth gi Sangkattan na Islas Mariānas. Maseha hāyi na pattidā intirisao gi halum hinirāt puplicu siña muna'hālum upiñon, infotmasion, pat testimoniuñon kinontra gi tinahguin prinoponi siha para i atkilon nu i tanu' puplicu. Komu mapribeni más mo'na ginin i Lain Puplicu 15-2, i tinattitiyi pettanesi na infotmasion manisisita para u mapupublika.

- I maproponi na atkilon tanu' puplicu madiskribi komu Lot 011 L 03 ni kunsissisti kási 241,037 square meters, Lot 011 L 04, ni kunsissisti kási 337,564 square meters, yan Lot 011 L 02 R/W, ni kunsissisti kási 2,984 square meters ni gaigi gi hālum Unai Dangkulu, iya Saipan. I māpa ni ina'a'annuk i lugāt managuaha gi ufsinan Dipattamentun Tanu' Puplicu para inspeksion.
- I prospective lessee i Suwaso Corporation dba Coral Ocean Resort. I listan nu ufsiāt siha para i Suwaso Corporation dba Coral Ocean Resort: Si Hosik (Brian), Shin, komu Presidenti, Eunpyung (Calvin), Park, komu Sigundu Presidenti yan si Ji Eun Lee, komu Sekritāriu/Tresureru.
I prinsipāt na shareholders nu Suwaso Corporation sa i Micronesia Resort, Inc.
- I maproponi na atkilon ha tattiyi i regulasion DPL siha yan ginin manegosiu ni ufsiāt yan direktot nu Suwaso Corporation dba Coral Ocean Resort, mayotmenti ginin as Hosik (Brian), Shin yan si Gloria Cavanaugh.
- I lessee debi na u usa i lugāt put atyu ha' na rason nu i Hotel and Golf Resort Complex.
I tema nu i maproponi na kontrātan atkilon sa' kuarenta (40) āñus na tiempu yan i ekstensyon asta kinsi āñus na tiempu yan i inapruuban i Lehisatura sigun yan i P.L. 20-84 (1 CMC 2806(c)(1)).
I maproponi na atkilon gi kada'sakkan gi durāntin teman kontrātan i atkilon mapega gi put sientus i bālin "appraised fair market" i propiedāt yan i aplikāo na put sientus nu i "Business Gross Receipts" gi halum i regulasion DPL.
- I kopian nu i maproponi na kuntrātan atkilon siña machuli' gi ufsinan i Dipattamentun Tanu' Puplicu, ni gaigi gi sigundu (2nd) na bibiendan i Joeten Dandan Commercial Building iya Dandan, Saipan, primet (1st) na bibiendan i De'Ana Commercial Building, iya Songsong Village, Luta; pat i primet (1st) na bibiendan i PM Building, giya Tinian. I kopia debi lokku' na u managuaha online gi www.dpl.gov.mp
- I Dipattamentun Tanu' Puplicu tāya marisibi ni hāfa na tinahguin inforesi siha ni para u ma'atila i suhetu na tanu' puplicu gi Unai Dangkulu, giya Saipan.
- I Sekritāriu Dipattamentun Tanu' Puplicu debi na u akseptā tinigi' upiñon, infotmasion, testimoniuñon kinontra pat tinahguin prinoponi siha ginin i manintirisāo na pattidā siha gi pat āntis di Fibreru 12, 2024, gi ufsinan Dipattamentun Tanu' Puplicu siha ni gaigi giya Saipan, Luta pat Tinian. I inekkungkuk puplicu siempri magotyi yanggin marikueta gi durānti i tiempun upiñon.

ARONGORONGOL PPWOMMWOL ATKILÓÓNOL FALUWEER TOULAP

Sángi Tállil 106 (b) reel Alléghul Toulap 15-2, Bwulasiyol Ammwelil Faluweer Toulap re isisiwaw arongorong igha re mǎngmǎngil rebwe atkilaay faluweer toulap llól Seipél, Commonwealth Téél Falúw kka Efang llól Marianas. Schóo kka re tipáli sǎngi toulap emmwel rebwe isisilong ischil kkapas, data, views, ngare angingil ppwommw ol kka aa siwel ngáli ppwommw ol atkiloónol faluweer toulap. Re bwal ayoorā sǎngi Alléghul Toulap 15-2, arongorong ikka e ffil ebwe akkatéewow e amwirimwiritiv:

- Ppwommw ol atkiloónol faluweer toulap e bwáá bwe Lot 011 L 03, e lo 241,037 reel square meters, Lot 011 L 04, iye e lo bwe 337,564 reel square meters, e lo Lot 011 L 02 R/W, iye e lo bwe 2,984 reel square meters iye e lo Unai Dankulu, Seipél. E bwáá wól móopal falúw eyoor me Bwulasiyol Ammwelil Faluweer Toulap reel ubwe amwuri.
- Ppwommw ol schóól atkiloón nge Suwaso Corporation dba Coral Ocean Point. List-al officers ngáli Suwaso Corporation dba Coral Ocean Point: Mr. Hosik (Brian), Shin, bwe President, Eunpyung (Calvin), Park Liang, bwe Vice President me Ji Eun Lee, bwe Sekkretóoriyo/Treasurer.
Principal shareholder-il Suwaso Corporation nge Micronesia Resort, Inc.
- Ppwommw ol atkiloón e angúungú fengál me mwóghutughutúl DPL me e abwungubwung sǎngi officers me directors-il Suwaso Corporation dba Coral Ocean Point, spesiamente Hosik (Brian) Shin me Gloria Cavanaugh.
- Schóól atkiloón ebwe yááyá falúw ngáli Hotel and Golf Resort Complex.
Ppwommw ol abwungubwungúl atkiloón nge fááigh ráágh fengál me aláálááyi ngáli seigh me limooow ráágh fengál me átirowal Sou Allégh (Legislature) llól angúungú fengál me P.L. 20-84 (1 CMC 2806(c)(1)).
Ppwommw ol atkiloón ghal ráágh atol abwungubwungúl atkiloón yeel nge e lo reel percentage of the appraised fair market value reel falúw fengál me application percentage of Gross Receipts llól mwóghutughutúl DPL.
- Pappidil ppwommw ol abwungubwungúl atkiloón nge emmwel ubwe bweibwogh me reel Bwulasiyol Ammwelil Faluweer Toulap me 2nd floor me Joeten Dandan Commercial Building me Dandan, Seipél; 1st floor me De'Ana Commercial Building, me Apilómw ol Songsong, Luuta; me 1st floor me PM Building, Tchiliyól. Ebwal yoor pappid emmwel ubwe amwuri online me www.dpl.gov.mp
- Bwulasiyol Ammwelil Faluweer Toulap rese bweibwogh siwelil ppwommw ol atkiloónol faluweer toulap iye e lo Unai Dangkulu, Seipél.
- Sekkretóoriyal Bwulasiyol Ammwelil Faluweer Toulap re bweibwogh ischil kkapas, views, angingil ngare siwelil ppwommw ol sǎngi schóo kka re mwuschel wól ngare mmwalil Febreero 12, 2024, me Bwulasiyol Ammwelil Faluweer Toulap iye e lo Seipél, Luuta ngare Tchiliyól. Rebwe ayoorā arongorongol toulap ngare re tingór atol mille comment period.

